



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman      Marilyn E. McGrath, Selectmen Liaison

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### MEETING AGENDA – January 23, 2020

The Hudson Zoning Board of Adjustment will hold a meeting on January 23, 2020, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:00 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011. The following items before the Board will be considered:

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**

1. Case 165-155 (01-23-20) (deferred from 12-12-19): Keri Demers, 23 Dexter St., Nashua, NH requests a Special Exception for 77 Derry Street, Hudson, NH to allow a Dog Daycare and Boarding facility which will have uses of retail grooming, training, community pet education and kennel/boarding of dogs (day & overnight). [Map 165, Lot 155-000; Zoned Business (B); HZO Article VI, §334-23, Special Exceptions, General Requirements].
2. Case 242-068 (01-23-20): Elaine Bettencourt, 26 Gowing Rd., Hudson, NH requests a Use Variance to allow the construction of a 714 SF Accessory Dwelling Unit (ADU) in the lower level of a split level duplex where an ADU is not allowed in two family dwellings. [Map 242, Lot 068-000; Zoned Residential-Two (R-2); HZO Article XIII A, §334-73.3 A, Accessory Dwelling Units, Provisions].
3. Case 147-016 (01-23-20): Alfred Sapochetti, 3B Yale Ct., Hudson, NH requests a Use Variance for 181 A Webster St., Hudson, NH to prepare food (hot & cold) on site for take-out and serve ice cream for take-out, a use not permitted. [Map 147, Lot 016-000; Zoned Residential-Two (R-2); HZO Article V, §334-21, Table of Permitted Principal Uses].

**IV. REQUEST FOR REHEARING:**

**V. REVIEW OF MINUTES:**

12/12/19 Minutes

**VI. OTHER:**

1. Election of Officers
2. Proposed Zoning Ordinance amendments going to ballot.
3. ZBA-9/24/09 Use Variance granted w/stipulations for 35 Hazelwood Rd: Completed- \$2,500 septic bond released.
4. ZORC Reactivated ?

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Bruce Buttrick  
Zoning Administrator