



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman      Marilyn E. McGrath, Selectmen Liaison

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### MEETING AGENDA – February 27, 2020

The Hudson Zoning Board of Adjustment will hold a meeting on February 27, 2020, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). A public meeting for ZBA officer and member training will be conducted at 6:30 PM. 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.

6:30: ZBA workshop: ZBA officer/member training

The following items before the Board will be considered @ 7:00 PM:

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**
  - 1. Case 242-068 (02-27-20) (deferred from 1-23-20): 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].
  - 2. Case 243-022 (02-27-20): Julio Hiraldo, 21 Richman Dr., Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a new driveway expansion to remain with an encroachment of 5 ft. into the side yard setback leaving 10 ft. where 15 ft. is required. [Map 243, Lot 022-000; Zoned Residential-Two (R-2); HZO Article VII, §334-27, Table of Minimum Dimensional Requirements].
  - 3. Case 234-012 (02-27-20): Mark Tempesta, 12 Linda St., Hudson, NH requests a Home Occupation Special Exception to operate an online sales and on-site light service/repair business of motorcycles. [Map 234, Lot 012-000; Zoned General-One (G-1); HZO Article VI, §334-24, Special Exceptions, Home Occupations].
  - 4. Case 190-109 (02-27-20): Mary Ellen Bourassa, 16 Fulton St., Hudson, NH requests a Variance for 1 Chapin Street, Hudson, NH to allow 60 ft. of frontage for a proposed lot line adjustment where 90 ft. is required. [Map 190, Lot 109-000; Zoned Town Residence (TR); HZO Article VII, §334-27, Table of Minimum Dimensional Requirements].
  - 5. Case 174-079-002 (02-27-20): Barbara Chirone Young, 25 Derry St., Hudson, NH requests a Home Occupation Special Exception to conduct a home business office for off-site and (occasional on-site) pet care offering services of animal house sitting, dog walking and potty breaks. [Map 174, Lot 079-002; Zoned Town Residence (TR); HZO Article VI, §334-24, Special Exceptions, Home Occupations].
- IV. REQUEST FOR REHEARING:**
- V. REVIEW OF MINUTES:**  
1/23/20 Minutes
- VI. OTHER:**  
Upcoming: NH OSI Annual Spring Planning & Zoning Conference- Saturday, May 30, 2020, Concord, NH

Bruce Buttrick  
Zoning Administrator