

TOWN OF HUDSON

Zoning Board of Adjustment

Charlie Brackett, Chairman Marilyn E. McGrath, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MEETING AGENDA – May 28, 2020

COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment will conduct a virtual public meeting and hearings, to be held electronically by remote video & conference call on Thursday, May 28, 2020, at 7:00 PM. Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 5:00 pm, May 28, 2020; or 2) Mail by May 26, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For details on how the public can listen in and/or comment, visit the Town Website, Zoning Board of Adjustment page at: <https://www.hudsonnh.gov/bc-zba> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed/downloaded using the same link above (then click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or online at: <http://hudsonctv.com/CablecastPublicSite/watch/2?channel=3>.

I. CALL TO ORDER

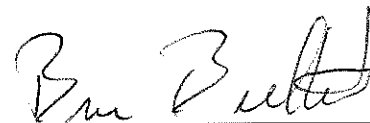
II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. Case 246-001 (05-28-20) (deferred from 03-12-20): Dr. Warren Barclay, 24 Chalifoux Rd., Hudson, NH requests two variances for 2 Stonemill Dr., Hudson, NH: 1) To permit the construction of an approx. 1,155 sqft. accessory one-story building to be used as a chiropractic office accessory to the primary residential use and; 2) To permit the location of the building to be within the front yard setback of 30 ft. where 50 ft. is required. [Map 246, Lot 001-000; Zoned Residential-Two (R-2); HZO Article III, §334-10 D, Mixed or dual use on a lot and HZO Article VII, §334-27, Table of Minimum Dimensional Requirements].
2. Case 173-022 (05-28-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a variance at 15 Tolles St., Hudson, NH to modify stipulations 3 and 6 of the three (3) variances granted by the ZBA on June, 7, 2018 for 15 & 17 Tolles St. [Map 173, Lot 022-000; Zoned Town Residence (TR) ; HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
3. Case 173-012 & 014 (05-28-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a variance at 4 & 14 Tolles St., Hudson, NH to be allowed to extend the same uses to Lots 173-012 & 014 as were granted by the ZBA on June 7, 2018 for three (3) variances at 15 & 17 Tolles St. [Map 173, Lot 012-000 and Lot 173-014-000; Zoned Town residence (TR) ; HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
4. Case 174-119-001 (05-28-20): Quan Hua Li, 74 Highland St., Hudson, NH 03051 requests a variance to allow a driveway to remain with an encroachment of 9.5 ft into the side yard setback leaving 5.5 ft. where 15 feet is required. [Map 174, Lot 119-001; Zoned Town Residence (TR) ; HZO Article II, §334-6, Terminology, Definitions, Building Setback; HZO Article VII, §334-27, Table of Minimum Dimensional Requirements].

III. REQUEST FOR REHEARING: None

IV. REVIEW OF MINUTES:

V. OTHER



Bruce Buttrick
Zoning Administrator