



# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman      Marilyn E. McGrath, Selectmen Liaison

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### MEETING AGENDA – September 24, 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 and public meeting & hearings electronically by remote video & conference call and physically at the Community Center, 12 Lions Ave, Hudson on Thursday, September 24, 2020, at 7:00 PM. Written comments can be sent in advance either by: 1) Email to [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov) prior to 5:00 pm, September 24, 2020; or 2) Mail by September 21, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For the public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (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. ATTORNEY-CLIENT (NON-PUBLIC) SESSION per RSA 91-A:3 II(f) begins at 6:30 PM**

Public hearings for applications will begin at 7:00 PM, normally being heard in the order listed below.

**II. CALL TO ORDER**

**III. PLEDGE OF ALLEGIANCE**

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

**CONTINUED/DEFERRED HEARINGS:**

1. Case 175-019 (09-24-20) (deferred from 08-27-20): Joshua P. Lanzetta, Esq. of Bruton & Berube, PLLC., 601 Central Ave., Dover NH representing Christopher & Christine Floyd and Rene Joyal, 78 Highland St., Hudson, NH, requests an Appeal From An Administrative Decision of a Notice of Violation and Cease & Desist Order dated May 18, 2020 citing violation of the 2009 variance granted by the ZBA and 10 specific violations of the Hudson Zoning Ordinance. [Map 175, Lot 019-000; Zoned Town Residence (TR); HZO Article XV, Enforcement and Miscellaneous Provisions, §334-81, Appeals].
2. Case 111-017 (09-24-20) (continued from 08-13-20): Earl J Sanford of Sanford Surveying & Engineering representing 4NH Homes, LLC (c/o Mike Gallo), 597 New Boston Road, Bedford, NH requests a Variance for 151 Robinson Road to build a 28 ft. x 48 ft., two bedroom house with a 25 ft. front yard setback where 50 ft. is required. [Map 111, Lot 017-000; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

**NEW HEARINGS:**

3. Case 156-060-001 (09-24-20): Dean Lombardo, 9 Essex Ave., Hudson, NH requests a Variance to install an outdoor hot tub 10 feet from the side yard property line, where 15 feet is required. [Map 156, Lot 060-001; Zoned Business (B); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
4. Case 241-035 (09-24-20): Marie Mayotte dba Red Brick Clothing, 17 Dracut Rd., Hudson, NH requests a Variance to allow a sign in the R-2 zone for an existing non-conforming business use. [Map 241, Lot 035; Zoned Residential-Two (R-2); HZO Article XII, Signs, §334-60 F, General Requirements].

**V. REQUEST FOR REHEARING:**

Case 173-012 & 014: Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a rehearing of a request for a Variance at 4 & 14 Tolles St. previously denied by the ZBA on 07/23/20.

**VI. REVIEW OF MINUTES: 8/27/20 edited Minutes**

**VII. OTHER**



Bruce Buttrick  
Zoning Administrator