



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 – October 22, 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, October 22, 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, October 22, 2020; or 2) Mail by October 19, 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. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. Case 152-001 (10-22-20): Christopher Porembski, 22 Mallard Dr., Hudson, NH requests a Home Occupation Special Exception to operate an internet sales of firearms business that requires a Federal License. Occasional face to face sales/transactions will be on site. [Map 152, Lot 001-000; Zoned General One (G-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
2. Case 247-045-014 (10-22-20): Cody Decker, 11 Lucier Park Dr., Hudson, NH requests a Variance to locate an 8 ft. by 10 ft. shed that encroaches into the side yard setback leaving 3 ft. and into the rear yard setback leaving 5 ft, where 15 ft. is required for both setbacks. [Map 247, Lot 045, Sub lot 014; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
3. Case 194-004 (10-22-20): Jeffrey Lamothe, 37 Speare Rd., Hudson, NH requests a Home Occupation Special Exception to operate a home office for an online automotive wholesale dealer business/entity. [Map 194, Lot 004-000; Zoned General (G); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
4. Case 191-037 (10-22-20): Kenneth Bishop & Mary Sullivan, 19 B St., Hudson, NH requests a Variance to build a 40 ft. by 22 ft. pavilion that encroaches into the side yard setback leaving 0.6 ft. and rear yard setback leaving 3.6 ft., where 15 ft. is required for both setbacks. [Map 191, Lot 037-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
5. Case 157-001 (10-22-20): Andrea Mastrangelo, 56A Ledge Rd., Hudson, NH requests a Home Occupation Special Exception to operate a home hair salon color studio business in the basement area of the primary residence. [Map 157, Lot 001-000; Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

IV. REQUEST FOR REHEARING:

V. REVIEW OF MINUTES:

9/19/20 Site Walk- edited Minutes
9/24/20 edited Minutes

VI. OTHER:

2020 Virtual Land Use Law Conference- Saturday, October 31, 2020- Registration is Open

Bruce Buttrick
Zoning Administrator