



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 21, 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 21, 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 21, 2020; or 2) Mail 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 (05-21-20) (deferred from 3-12-20): 2 Stonemill Dr., Hudson, NH. Received applicant email—Request to be deferred to May 28, 2020 ZBA Meeting.
2. Case 235-002 (05-21-20): Jack Beard, 4 Stuart St., Hudson, NH requests a Home Occupation Special Exception to operate a fence installation service business with office activities of computer work for client estimates and ordering fence materials for delivery & install at job site. Some work in garage for preparation/custom installs and limited outdoor storage of material with new fence surround. [Map 235, Lot 002-000; Split Zoned General-One (G-1) and Residential-Two (R-2); HZO Article VI, §334-24, Special Exceptions, Home Occupations].
3. Case 175-088 (05-21-20): Albert J. & Ann M. Antosca, 13 Alpine Ave., Hudson, NH [Map 175, Lot 088-000; Zoned Business (B)] requests four (4) Variances:
 - (1) To allow the addition of an Accessory Dwelling Unit (ADU) to be attached to an existing single-family dwelling on a lot in the Business (B) Zoning District which does not allow single family dwellings. [HZO Article V, §334-20 and §334-21, Table of Permitted Principal Uses; and HZO Article XIII A, §334-73.3, Accessory Dwelling Units, Provisions];
 - (2) To allow the enlargement of an existing single family dwelling in the B District to be extended/enlarged to accommodate the ADU. [HZO Article VIII, §334-29, Extension or enlargement of nonconforming uses];
 - (3) To allow the ADU with a 34.6 ft. setback from Alpine Ave., 21.2 ft. setback from Cliff Ave. and 48 ft. setback from Cliff Ave. where 50 foot setbacks are required. [HZO Article VII, §334-27, Table of Minimum Dimensional Requirements];
 - (4) To allow an approx. 947 sqft. ADU where 750 sqft. is allowed. [HZO Article XIII A, §334-73.3 H, Accessory Dwelling Units, Provisions].

III. REQUEST FOR REHEARING: None

IV. REVIEW OF MINUTES: 2/27/20 Minutes; 3/12/20 Minutes

V. OTHER

Bruce Buttrick
Zoning Administrator