



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 – August 13, 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, August 13, 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, August 13, 2020; or 2) Mail by August 10, 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 165-155 (08-13-20): Christopher Baillargeon, 23 Brandy Lane, Pelham, NH requests a Special Exception for 77 Derry Street to operate a retail pet store selling puppies, kittens, fish, reptiles and pet supplies while also providing pet care education. [Map 165, Lot 155-000; Zoned Business (B); HZO Article VI, Special Exceptions, §334-23, General Requirements].
 - 2. Case 190-096 (08-13-20): Paula Bowden, 1 Riverview Street, requests a Variance to build a 26' x 26' two car garage that has a side yard setback encroachment of 10.3 ft., leaving 4.7 ft. of side yard setback. [Map 190, Lot 096-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements , §334-27, Table of Minimum Dimensional Requirements].
 - 3. Case 252-023 (08-13-20): Jessica Ryan Kozick, 6 McKinney Drive, requests a Home Occupation Special Exception to install a single chair home beauty salon in the lower level of the primary residence. [Map 252, Lot 023-000; Zoned Residential-One (R-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
 - 4. Case 111-017 (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].
- IV. REQUEST FOR REHEARING:** None
- V. PUBLIC HEARING – ByLaws amendment (1st reading)**
- VI. REVIEW OF MINUTES:** 07/23/20
- VII. OTHER:** 2020 Virtual Land Use Law Conference- 10/31/20- List of interested attendees

Bruce Buttrick
Zoning Administrator