



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Marilyn E. McGrath, Selectmen Liaison

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### MEETING AGENDA – February 25, 2021

#### 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 hold a public meeting & hearing electronically by remote video & conference call and physically at the **Hudson Community Center, 12 Lions Ave, on Thursday, February 25, 2021, 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 4:30 pm, February 25, 2021; or 2) Mail by February 23, 2021 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 4:00 PM of the meeting date. 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 20.

The following items before the Board will be considered:

#### I. CALL TO ORDER

#### II. OLD BUSINESS:

1. **Case 157-001 (02-25-21) (continued from 01-28-21):** 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].

#### III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 259-011 (02-25-21):** American Towers LLC and T-Mobile Northeast LLC represented by Daniel D. Klasnick, Esq. of Duval & Klasnick LLC, P.O. Box 254, Boxford, MA requests a Special Exception for **143 Dracut Rd., Hudson, NH** to allow a proposed 155 ft. tall camouflaged wireless telecommunications tower and facility as a mixed use on a single lot that includes a residential use. This proposal is considered a Development of Regional Impact per RSA 36:57 IV, and RSA 12-K:7 Regional Notification. [Map 259, Lot 011-000; Split Zoned General-One (G-1) & Residential-Two (R-2); HZO Article III, General Regulations, §334-10.D, Mixed or dual use on a lot, and Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
2. **Case 199-023 (02-25-21):** Marc & Gail Mousseau, **75 Pelham Rd., Hudson, NH** [Map 199, Lot 023-000; Zoned General (G)] requests the following:
  - a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: due to the location of an existing garage, which encroaches eleven (11) feet into the front yard setback leaving 39 feet where 50 feet is required as shown on the Certified Plot Plan dated November 18, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]
  - b. A Variance to construct a 2 ft. x 12 ft. roof/garage door overhang which encroaches eight (8) feet into the front yard setback leaving 42 feet where 50 feet is required. [HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31, Alteration and expansion of nonconforming structures and HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements.]

#### IV. REQUEST FOR REHEARING: None

#### V. REVIEW OF MINUTES:

01/28/21 edited Minutes

#### VI. OTHER:

1. Distribution of January 28, 2021 Amended ZBA Bylaws
2. Home Occupation Special Exception Application- Discussion for proposed draft amendment on retail sales.

*Bruce Buttrick*

Bruce Buttrick  
Zoning Administrator