



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Marilyn E. McGrath, Selectmen Liaison

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MEETING AGENDA – March 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, March 25, 2021, at 7:00 PM.** Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 4:30 pm, March 25, 2021; or 2) Mail by March 22, 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. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 198-079 (03-25-21):** Shawn Lussier, **18 Lorraine Street, Hudson, NH** requests a Variance to replace 2 existing sheds with one new 16' x 20' shed in a proposed location which encroaches 10 feet into the rear setback leaving 5 feet where 15 feet is required. [Map 198, Lot 079-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
2. **Case 191-099 (03-25-21):** Karen Bastarache, **52 Belknap Rd, Hudson, NH** requests a Variance for the addition of a second story with no footprint increase to an existing non-conforming structure (house and garage). [Map 191, Lot 099-000; Zoned Residential-Two (R-2); HZO Article VIII, Nonconforming Uses, Structures and Lots, §334-31 A, Alteration and expansion of nonconforming structures].
3. **Case 197-174 (03-25-21):** Richard L. Garland, **3 Spruce St., Hudson, NH** [Map 197, Lot 174-000; Zoned Town Residence (TR)] requests the following:
 - a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: to allow an existing 15' x 7' shed to remain in its current location which encroaches into the side and rear yard setbacks 9' and 3' respectively, where 15 feet is required as shown on the Proposed Plot Plan dated July 16, 2020. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
 - b. A Variance to allow the construction of a 420 sqft. Accessory Dwelling Unit to encroach 4 feet into the front yard setback leaving 26 feet where 30 feet is required. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
4. **Case 129-094 (03-25-21):** Roger A. Chopelas, **11 St Laurent Dr., Hudson, NH** requests a Variance to construct an 874 sqft. Accessory Dwelling Unit where 750 sqft. maximum is allowed. [Map 129, Lot 094-000; Zoned Residential-Two (R-2); HZO Article XIII A, Accessory Dwelling Units, §334-73.3 H, Provisions].

III. REQUEST FOR REHEARING: None

IV. REVIEW OF MINUTES:

02/25/21 edited Minutes

V. OTHER:

1. Home Occupation Special Exception Application- Discussion for proposed draft amendment on retail sales.

Bruce Buttrick
Zoning Administrator