



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Marilyn E. McGrath, Selectmen Liaison

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MEETING AGENDA – April 22, 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, April 22, 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, April 22, 2021; or 2) Mail by April 19, 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 183-103 (04-22-21):** Roger Colby, **10 Thorning Rd., Hudson, NH** requests a Variance to install a 12 ft. x 24 ft. above ground pool in a proposed location which encroaches 9 feet into the rear setback leaving 6 feet where 15 feet is required. [Map 183, Lot 103-000; Zoned Residential-Two (R-2); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
2. **Case 247-139 (04-22-21):** Kenneth & Andrea Kleiner, **15 Sand Hill Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a state licensed Family Based Child Care home business. [Map 247, Lot 139-000; Zoned Residential-One (R-1); HZO Article V, Permitted Uses, §334-22, Table of Permitted Accessory Uses and Article VI, Special Exceptions, §334-24, Home Occupations].
3. **Case 174-080 (04-22-21):** Catherine Richard, **21 Derry St., Hudson, NH** requests a Variance for a proposed 375 sqft. addition with encroachments of 0.8 ft into the required front yard setback of 30 ft., leaving 29.2 ft. of setback and 3.3 ft into the required side yard setback of 15 ft. leaving 11.7 ft. [Map 174, Lot 080-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
4. **Case 111-017 (04-22-21):** Elvis Dhima, Town Engineer and authorized representative, Town of Hudson, 12 School St., requests a Variance for **151 Robinson Rd., Hudson, NH** to allow a front yard setback of 30 feet where 50 feet is required. [Map 111, Lot 017-000; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

III. REQUEST FOR REHEARING: None

IV. REVIEW OF MINUTES:

03/25/21 edited Minutes

V. OTHER:

1. OSI 27th Annual Spring Planning & Zoning. **Registration now Open.**

Bruce Buttrick
Zoning Administrator