



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – June 24, 2021

The Hudson Zoning Board of Adjustment will hold a meeting on **June 24, 2021**, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at **7:00 PM**, with the applications normally being heard in the order listed below. The following items before the Board will be considered:

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE


III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 247-045-012 (06-24-21)**: Alberto Mateo, **15 Lucier Park Dr.**, requests a Home Occupation Special Exception to operate an on-line/ecommerce store business. [Map 247, Lot 045-012; Zoned Town Residence (TR); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
2. **Case 167-052 (06-24-21)**: David A. Thompson, **135 Highland St.**, requests a Variance to construct and locate a 14 ft. x 6 ft. shed 7 ft. from the property line where 15 ft. is required. [Map 167, Lot 052-000; Zoned Residential-Two (R-2); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
3. **Case 182-035 (06-24-21)**: Steve Lombardi, Member Manager of SJL Properties of NH, LLC, **3 Fulton St.** [Map 182, Lot 035-000; Zoned Town Residence (TR)] requests the following:
 - a. An Equitable Waiver of Dimensional Requirement per RSA 674:33-a: to allow an existing garage to remain in its current location which encroaches approximately 9 feet into the side yard setback leaving approximately 6 feet where 15 feet is required. [HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements]
 - b. A Variance to allow the continued use of an existing non-conforming two-family structure as a two-family dwelling in the TR Zone. [HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES: 05/27/21 edited Minutes

VI. OTHER: Workshop (continuation)- Review Zoning Application Drafts



Bruce Buttrick
Zoning Administrator