



# TOWN OF HUDSON

## Zoning Board of Adjustment

Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

### MEETING AGENDA – December 9, 2021 (Amended 11/30/21)

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **December 9, 2021 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side). 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 234-048 (12-09-21):** Lori McGibbon, 7 Stuart St., Hudson, NH [Map 234, Lot 048-000; Zoned General-One (G-1)] requests the following:
  - a. A Variance to change a current dual use of an existing building used as a business into a residential use in the G-1 Zone where multiple principal uses are only allowed within the Business or Industrial Zones within lots that meet area requirements. [HZO Article III, General Regulations; §334-10.A, Mixed or dual use on a lot.]
  - b. A Special Exception to allow 2 (two) single family structures on a lot where multiple or mixed uses on a single lot which includes a residential use, shall only be allowed by Special Exception with the general requirements listed in Article VI, § 334-23. [HZO Article III, General Regulations; §334-10.D, Mixed or dual use on a lot.]
2. **Case 234-016 (12-09-21):** Peter & Joyce Drown, 7 Bruce St., Hudson, NH requests a Variance to build a 16 ft. x 24 ft. addition, which encroaches a front yard setback 5.2 feet leaving 24.8 feet where 30 feet is required due to a corner lot with 3 (three) front yard setbacks. [Map 234, Lot 016-000; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
3. **Case 168-020 (12-09-21):** Paul & Sandra O’Sullivan, 8 Washington Drive, Hudson, NH [Map 168, Lot 020-000; Zoned Residential-Two (R-2)] requests the following:
  - a. A Variance to build a 9 ft. x 20 ft. covered porch on the front of an existing non-conforming structure (house), which encroaches the front yard setback an additional 9.3 feet, leaving 14.8 feet where 30 feet is required. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31.A, Alteration and expansion of nonconforming structures.]
  - b. An Equitable Waiver of Dimensional Requirement for an existing 19’3” x 12’3” (235.8 sqft) shed which encroaches ~9 feet into the side yard setback leaving ~6 feet where 15 feet is required. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

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**MEETING AGENDA – December 9, 2021 (CONTINUED)**

**IV. REQUEST FOR REHEARING:** None

**V. REVIEW OF MINUTES:**

10/28/21 edited Minutes

11/18/21 edited Minutes

**VI. OTHER:**

- Proposed Bylaws revision: alternate status, recusals and Clerk position/duties.
- Jan 20, 2022 meeting availability 6:30 start (non-public).
- Final request for written comments for Town Counsel regarding case #166-031 8 Lindsay St. for Jan 27, 2022 deferred mtg.
- ZBA badges



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Bruce Buttrick  
Zoning Administrator