



TOWN OF HUDSON

Zoning Board of Adjustment



Gerald Dearborn, Chairman Marilyn E. McGrath, Selectmen Liaison

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

MEETING AGENDA – December 17, 2020 **postponed from December 10, 2020**

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, December 17, 2020, at 7:00 PM (Postponed from Dec 10, 2020)**. Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 4:30 pm, December 17, 2020; or 2) Mail by December 14, 2020 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 the date of the meeting. 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.

I. ATTORNEY-CLIENT (NON-PUBLIC) SESSION per RSA 91-A:3 II(l) begins at 6:30 PM

The following items before the Board will be considered:

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 230-021 (12-17-20) (deferred from 11-12-20):** Joseph G. Deluca, 21 Clement St., Nashua, NH requests an Appeal from an Administrative Decision for **6 James Way**, which deemed an existing dwelling unit above the detached garage as illegal. [Map 230, Lot 021-000; Zoned Residential-Two (R-2); HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
2. **Case 239-001 (12-17-20):** James M. Dobens, 4 Eagle Drive; Angela M. and Phillip G. Volk, 15 Fairway Drive; and Scott J. Wade, Trustee of the Scott J. Wade Revocable Trust, 1 Fairway Dr., all represented by Amy Manzelli, Esq. of BCM Environmental & Land Law, PLLC, 3 Maple St., Concord, NH requests an Appeal from an Administrative Decision of a Zoning Determination #20-106, dated October 6, 2020 regarding **43 Steele Road, Hudson, NH** citing the building setback regulation & definitions of building setback and structure per the Hudson Zoning Ordinance. [Map 239, Lot 001-000; Zoned General-One (G-1); HZO Article II, Terminology, §334-6, Definitions and Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

IV. PUBLIC HEARING: Proposed Bylaw amendments– 1st reading.

V. REQUEST FOR REHEARING:

Case 152-001: Christopher Porembski, 22 Mallard Dr., Hudson, NH requests a rehearing of a request for a Home Occupation Special Exception previously denied by the ZBA on 10/22/20 to operate an internet sales of firearms business that requires a Federal License and occasional face to face sales/transactions on site. [Map 152, Lot 001-000; Zoned General One (G-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

VI. REVIEW OF MINUTES:

11/12/20 edited Minutes

VII. OTHER:

1. Review 2021 ZBA Meeting Schedule
2. Forms – Home Occupation Special Exception
3. Discussion of Order of Business: Chairman



Bruce Buttrick
Zoning Administrator