



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman Kara Roy, Selectmen Liaison

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MEETING AGENDA – January 27, 2022

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **January 27, 2022 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. CONSULTATION WITH TOWN COUNSEL (non-public) per RSA 91-A:2 I (b) START 6:30 PM

II. CALL TO ORDER

III. PLEDGE OF ALLEGIANCE

IV. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD: 7:00 PM

CONTINUED/DEFERRED HEARING:

1. **Case 166-031 (01-27-22) (deferred from 10-28-21):** Daniel M. Flores, PE of SFC Engineering Partnership, Inc., 183 Rockingham Rd, Unit 3 East, Windham NH 03087 requests a Variance for **8 Lindsay St., Hudson, NH** for relief from HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off Grigas St. [Map 166, Lot 031-000, Zoned Town Residence (TR).]

NEW HEARINGS:

2. **Case 147-024 (01-27-22):** James Silverthorn, **28 Mansfield Drive, Hudson, NH** requests an Equitable Waiver of Dimensional Requirement due to a foundation setback encroachment discovered upon review of a Certified Foundation Plan dated December 28, 2021 by John W. Yule, LLS which shows the foundation encroaching 1.1 feet into the required side yard setback of 15 feet leaving 13.9 feet. [Map 147, Lot 024-000; Split Zoned Residential-Two (R-2) and Residential-One (R-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
3. **Case 215-009 (01-27-22):** Earl Blatchford, P.E., Haynor/Swanson, Inc., 3 Congress St., Nashua, NH requests a Variance at **2 Wentworth Dr., Hudson, NH** to permit construction and use of a 12' diameter, 48' high storage silo constructed on a 13.5' x 13.5' concrete pad which encroaches 3 feet into the side yard setback leaving 12 feet where 15 feet is required. [Map 215, Lot 009-000; Zoned Industrial (I); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

V. REQUEST FOR REHEARING:

Case 168-020 (12-09-21): Paul & Sandra O'Sullivan, **8 Washington Drive, Hudson, NH** requests 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. [Map 168, Lot 020-000; Zoned Residential-Two (R-2); 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.]

VI. REVIEW OF MINUTES:

12/09/21 edited Minutes

VII. OTHER:

1. 2022 Election of ZBA Officers
2. Discussion of proposed ZBA Bylaws amendments: alternate status, recusals and Clerk position/duties



Bruce Buttrick
Zoning Administrator