



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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

MEETING AGENDA – February 24, 2022

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **February 24, 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 HEARINGS:

1. **Case 166-031 (02-24-22) (deferred from 01-27-22):** 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).]
2. **Case 234-016 (02-24-22) (deferred from 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.]

NEW HEARINGS:

1. **Case 147-016 (02-24-22):** Derry & Webster LLC, c/o Vatche Manoukian, Manager, 253 Main St., Nashua, NH requests an Appeal From An Administrative Decision for 181A Webster St., Hudson, NH to extend the Variance granted with stipulations on 01/23/2020. The renewal/extension was not filed timely by providing an application no later than 30 days prior to the variance expiration or by 12/23/2021. [Map 147, Lot 016-000, Zoned Residential-Two (R-2); HZO Article XV, Enforcement and Miscellaneous Provisions; §334-82 F, Time Limit.]
2. **Case 168-020 (02-24-22):** 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.]

V. REQUEST FOR REHEARING:

VI. REVIEW OF MINUTES:

01/20/22 edited Minutes
01/27/22 edited Minutes

V. OTHER:

1. Continued discussion of proposed ZBA Bylaws amendments: alternate status, recusals and Clerk position/duties.

Bruce Buttrick
Zoning Administrator