



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – April 28, 2022

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **April 28, 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 HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD: 7:00 PM

1. **Case 147-016 (04-28-22):** Derry & Webster, LLC, c/o Vatche Manoukian, Manager, 253 Main St., Nashua, NH requests an extension of the Variance granted with stipulations on 01/23/2020 for **181 A Webster St., Hudson, NH** to prepare food (hot & cold) on site for take-out and serve ice cream for take-out within convenience store, a use not permitted. [Map 147, Lot 016-000, Zoned Residential-Two (R-2); HZO Article XV, Enforcement and Miscellaneous Provisions; §334-82 F, Time Limit.]
2. **Case 218-002-002 (04-28-22):** Kariuki P. Kimungu, **9B Trigate Rd., Hudson, NH** requests a Home Occupation Special Exception to operate a home office for his business, Comfort Angels Home Care of NH LLC. [Map 218, Lot 002-002, Zoned General (G); HZO Article VI, Special Exceptions; §334-24, Home Occupations.]
3. **Case 183-006 (04-28-22):** Jesse M. Couillard, **102 Central St., Hudson, NH** requests a Variance to replace and expand an existing non-conforming 12 ft. x 10 ft. deck as a breezeway and build an attached 2-stall, 24 ft. x 20 ft. garage addition. Both encroach the front yard setback 12.5 feet and 21.8 feet leaving 17.5 feet and 8.2 feet respectively where 30 feet is required. [Map 183, Lot 006-000, Zoned Town Residence (TR); 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:

Case 166-031 (02-24-22): Patricia M. Panciocco, Esq., Panciocco Law, LLC, One Club Acre Lane, Bedford, NH 03110 representing applicant, Daniel M. Flores, PE of SFC Engineering Partnership, Inc., requests a rehearing of a request for a Variance for **8 Lindsay St., Hudson, NH** 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); HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements.]

VI. REVIEW OF MINUTES:

- 03/24/22 edited Draft Minutes
- 04/09/22 Site Walk– edited Draft Minutes

VII. OTHER:

1. New Zoning Amendments: *Articles Passed at March 8, 2022 Town of Hudson Ballot*
Article 2– Repeal of Hudson Zoning Ordinance Article XIII – Housing for Older Persons.
Article 3–Amend Table of Minimum Dimensional Requirements-Reduction of side and rear yard setbacks for accessory structures & features in the TR zone: from 15 ft to 5 ft.
Article 4–Eliminate Requirement for Special Exception for Mixed-Use Buildings
Article 5–Home Occupation Ordinance: To revise the Home Occupation Special Exception to allow outdoor play areas for daycare as required by the State of New Hampshire.
Article 7–Amend Article III, Building Height – By Petition (Addition §334-14 B)
2. Continued discussion of proposed ZBA Bylaws amendments

Bruce Buttrick
Zoning Administrator