



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – July 28, 2022

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **July 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. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**
 1. **Case 183-006 (07-28-22):** A **Rehearing** of the Variance granted on 04/28/2022 is being held by The Town of Hudson, Zoning Board of Adjustment for **102 Central St., Hudson, NH**. Jesse M. Couillard, applicant/owner, submitted a revised Proposed Plot Plan dated March 28, 2022 with (revision 1 dated 6/1/22 and revision 2 dated 6/6/22) 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 and reconfigured driveway. The deck encroaches the front yard setback 12.5 feet leaving 17.5 feet and the garage encroaches the front yard setback 17.8 feet leaving 12.2 feet where 30 feet is required for both. [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.]
 2. **Case 198-029-002 (07-28-22):** Don Dumont, Manager of DMT Realty LLC, 195R Central Street, Hudson, NH requests 2 (two) Variances for **4 C Street, Hudson, NH** to reconfigure the existing lot with a proposed lot line adjustment [Map 198, Lot 029-002; Zoned Business (B)] as follows:
 - a) A Use Variance for the construction of a single family home (after lot line adjustment) in the Business Zone where it is not a permitted use. [HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses.] and;
 - b) A Variance resulting in a reconfigured proposed 10,168 sqft lot area where 30,000 sqft is required and proposed 124.47 feet frontage where 150 feet is required in the Business District. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
 3. **Case 198-029-001 (07-28-22):** Don Dumont, Manager of Posey Investments LLC, 195R Central Street, Hudson, NH requests 2 (two) Variances for **6 A Street, Hudson, NH** to reconfigure the existing lot with a proposed lot line adjustment [Map 198, Lot 029-001; Zoned Business (B)] as follows:
 - a) A Use Variance for the construction of a single family home (after lot line adjustment) in the Business Zone where it is not a permitted use. [HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses.] and;
 - b) A Variance resulting in a reconfigured proposed 10,525 sqft lot area where 30,000 sqft is required and proposed 130 feet frontage where 150 feet is required in the Business District. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
 4. **Case 175-143-000 (07-28-22):** Esther J. Maturo, **57 Adelaide St., Hudson, NH** requests 2 (two) Variances for a proposed installation of a 21 ft. diameter above ground residential pool on an existing non-conforming lot with an existing nonconforming use (single family) [Map 175, Lot 143-000; Zoned Business (B)] as follows:
 - a) A Use Variance to install the pool in the Business district where it is not a permitted use. [HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses and HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses] and;
 - b) A Variance to locate the pool 7 feet in the side yard setback leaving 8 feet where 15 feet is required. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
- IV. REQUEST FOR REHEARING:** None
- V. PUBLIC HEARING:** 2nd Reading of proposed ZBA Bylaws amendments
- VI. REVIEW OF MINUTES:** 06/23/22 edited Draft Minutes
- VII. OTHER:** ZBA training/workshop

Bruce Buttrick, Zoning Administrator