

TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – September 22, 2022

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **September 22, 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 242-064 (09-22-22):** Shawn & Brianna Leite, **2 Somerset Dr., Hudson, NH** requests a Variance to build a proposed 8 ft. x 36 ft. farmers porch that will encroach the front yard setback 4.9 feet leaving 25.1 feet where 30 feet is required. [Map 242, Lot 064-000; Zoned Residential-Two (R-2); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
2. **Case 182-169 (09-22-22):** Nick Couture of Crossroads Contracting, 15 Londonderry Rd., #6, Londonderry, NH requests a Variance for **3 Oakwood St., Hudson, NH** to demolish an existing garage and shed and build a new proposed 24 ft. x 26 ft. garage that will encroach the side yard setback 7 feet leaving 8 feet where 15 feet is required. [Map 182, Lot 169-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
3. **Case 173-029 a-c (09-22-22):** Meghan Lerman, Manager of Burr Signs, 2 Karen Dr., Ste. 4, Westbrook, ME requests three (3) Variances for **56 Derry St., Hudson, NH** [Map 173, Lot 029-000; Zoned Business (B)] as follows:
 - a. To locate a proposed free-standing Pylon sign (reference #1), within the required front setback of 25 ft. leaving 12.5 ft. of setback. [HZO Article XII, Signs; §334-60.C, General requirements]
 - b. To locate one (1) additional, 22.25 sq. ft. wall sign on the building south side (reference# 2), in addition to the permitted wall sign on the east side of the building. [HZO Article XII, Signs; §334-63, Business and industrial building signs]
 - c. To locate two (2) directional signs (reference #4 and #5), within the required front setback of 25 ft. leaving 12.5 ft. of setback. [HZO Article XII, Signs; §334-60.C, General requirements and §334-58 B(3), Permit required; exemptions]

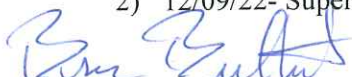
IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES:

08/25/22 edited Draft Minutes

VI. OTHER:

- 1) ZBA Training/Workshop- *ZBA Decision Making Process* on Oct 13, 2022 @ 7:00 PM
- 2) 12/09/22- Superior Court Hearing– 8 Washington Dr. appeal- Attendee(s) invite.


Bruce Buttrick, Zoning Administrator