



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

SITE WALK MEETING MINUTES – April 9, 2022– approved

The Hudson Zoning Board of Adjustment members met for a Site Walk Review of the property located at 185 Webster St., Hudson, NH on Saturday, April 9, 2022.

Meeting opened at 9:02 AM by Chairman Daddario.

ZBA Clerk, Normand Martin took attendance. Members present were Gary Daddario (Member/Chair), Brian Etienne (Member), Gary Dearborn (Member) and Normand Martin (Alt. Member/Clerk). Also present were Bruce Buttrick, Zoning Administrator and Kara Roy, Selectman Liaison. Excused was Marcus Nicolas (Member). Members absent were Jim Pacocha (Member/Vice-Chair), Dean Sakati (Alt. Member) and Edward Thompson (Alt. Member).

Other Attendees: Gerry Prunier, Applicant's Attorney; Vatche Manoukian, Property Owner; Tony Basso, Engineer-Keach-Nordstrom Associates.

Members visited each of the buildings addressed as 183, 185, 187 and 189 Webster St. for review & discussion of the proposed uses pertaining to the following requests:

- a. A Variance for a Greenhouse Building addressed as 183 Webster Street– for a proposed use to warehouse material and equipment, with accessory use of garage or parking of two or more light commercial vehicles and heavy commercial vehicles and equipment where these uses are not permitted as Principal nor Accessory Uses in the R-2 Zone.
- b. A Variance for a Residential Building addressed as 185 Webster Street to allow a third dwelling unit, where three-family (multi-family) dwellings are not permitted in the R-2 Zone.
- c. A Variance for a Small Garage Building addressed as 187 Webster Street– for a proposed use to warehouse material and equipment, with accessory use of garage or parking of two or more light commercial vehicles and heavy commercial vehicles and equipment where these uses are not permitted as Principal nor Accessory Uses in the R-2 Zone.

- d. A Variance for a Large Garage Building addressed as 189 Webster Street– for a proposed use to warehouse material and equipment, with accessory use of garage or parking of two or more light commercial vehicles and heavy commercial vehicles and equipment where these uses are not permitted as Principal nor Accessory Uses in the R-2 Zone.
- e. A Variance for the parcel known as 185 Webster Street (Map-147 Lot-016 Sublot-000)– to allow mixed uses on a lot in a Residential-Two (R-2) district where mixed uses are only allowed in Business and Industrial Districts.
- f. A Special Exception for the parcel known as 185 Webster Street (Map-147 Lot-016 Sublot-000)– to allow residential use on a single lot with mixed uses which is only allowed by Special Exception in accordance with the general requirements listed in Article VI, § 334-23. Additionally, the mixed or dual uses shall be compatible.

Motion made by Mr. Etienne, seconded by Mr. Dearborn and unanimously voted to adjourn the site walk review meeting. The meeting adjourned at 9:28 AM.

Respectfully submitted,

Normand Martin,
ZBA Clerk