



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 MINUTES – January 26, 2023 – approved

The Hudson Zoning Board of Adjustment met on Thursday, January 26, 2023 at 7:00 PM in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ATTENDANCE**

Acting Chair Jim Pacocha called the meeting to order at 7:00 PM and invited everyone to stand and join in the Pledge of Allegiance.

Members present were Tristan Dion (Alternate), Tim Lanphear (Alternate), Normand Martin (Regular/Clerk), Marcus Nicolas (Regular) Jim Pacocha (Regular/Vice Chair/Acting Chair), Dean Sakati (Regular) and Edward Thompson (Alternate). Also present were Bruce Buttrick, Zoning Administrator, Louise Knee, Recorder (remote) and Kara Roy, Selectman Liaison. Excused was Gary Daddario (Regular/Chair). Alternate Thompson was appointed to vote.

IV. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 228-006 (01-26-23):** Jeffrey R. Davis, Permit Coordinator of pb2 Architecture & Engineering, 2809 Ajax Ave., Suite 100, Rogers, AR requests a Variance for **254 Lowell Rd., Hudson, NH** to allow three (3) additional wall signs on the west front side of the Walmart Store (#1785) building where one wall sign is allowed. [Map 228, Lot 006; Zoned Business (B); HZO Article XII, Signs; §334-63, Business and Industrial building signs.]

Mr. Buttrick stated that he has received a request to defer hearing on this Case to the February meeting as the Applicant is ill and referred to the Supplemental Meeting Packet for the email dated 1/23/2023 from Jeff Davis.

Not Official until reviewed, approved and signed.
Approved 2/23/2023 as edited

Motion made by Mr. Martin and seconded by Mr. Nichols to defer the Case to the 2/23/2023 per the Applicant's request. Roll call vote was 5:0. Motion passed. Case deferred to the 2/23/2023 meeting.

V. REQUEST FOR REHEARING: None

No requests were presented for Board consideration.

VI. REVIEW OF MINUTES:

12/08/22 edited Draft Minutes

The edited 12/8/2022 draft Minutes were reviewed. Question was raised on the edits applied on Page 3 Line 22 and comment made that it appeared "gibberish" with all the strikethroughs. Mr. Buttrick downloaded the draft from the Town's website and read the section as edited and no additional edits were made to the section questioned or to the edited Minutes. Mr. Martin made the motion to approved the 12/8/2022 Minutes as edited and presented. Mr. Nicolas seconded the motion. Vote was 5:0.

VII. OTHER:

Election of Zoning Board of Adjustment Officers

Chairman: Mr. Buttrick stated that he broached the possibility with Mr. Daddario prior to the meeting and stated that he would be willing to continue as Chairman. Motion made by Mr. Sakati and seconded by Mr. Nicolas to nominate Gary Daddario to continue as Chairman. Being no other nominations presented, Mr. Martin made the motion to close the nominations and elect Gary Daddario by acclamation. Mr. Nicolas seconded the motion. Vote was unanimous. Motion carried. Gary Daddario re-elected as Chairman for 2023.

Vice Chairman: Motion made by Mr. Pacocha and seconded by Mr. Nicolas to nominate Normand Martin as Vice Chairman. No other nominations were presented. Mr. Pacocha made the motion to close nominations and elect Normand Martin by acclamation. Mr. Nicolas seconded the motion. Vote was unanimous. Normand Martin elected as Vice Chairman for 2023.

Clerk: The challenge for a Regular Voting Member to also be a Clerk was noted. Mr. Sakati made the motion to nominate Edward Thompson. Mr. Nicolas seconded the motion. Mr. Thompson stated that the Board recently discussed the role of the Clerk and asked what had been reached. The ByLaws

were reviewed. Mr. Thompson accepted the nomination. Vote was unanimous. Ed Thompson elected as Clerk for 2023.

Miscellaneous

Mr. Buttrick stated that there is a new updated RSA Book and that all Members have been issued a badge. Mr. Buttrick noted that the State of NH has offered an optional test and upon successful completion a “frame-able” certificate is available and that he would forward the link. Mr. Sakati noted that the training video of the NHMA presentation to the ZBA was very good.

Mr. Buttrick stated that the Court hearing was held for the appeal on the 8 Washington Drive Case, that the Judge did do a Site Walk and remanded the Case back to the ZBA for reevaluation of the hardship criteria. Mr. Sakati asked if the Board should schedule a Site Walk. Mr. Buttrick noted that there is a full Agenda for the February meeting but the Board could schedule a Site Walk for the second Thursday. The option was discussed and consensus reached to do individual drive-by review. Mr. Pacocha cautioned everyone to be mindful about engaging in any side conversations until it formally comes before the Board.

Motion made by Mr. Martin, seconded by Mr. Nicolas and unanimously voted to adjourn the meeting. The 1/26/2023 ZBA meeting adjourned at 7:25 PM

Respectfully submitted,

James Pacocha, Acting Chairman