



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – February 23, 2023 (Amended 2/21/2023)

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **February 23, 2023** 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).

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

DEFERRED HEARING:

1. **Case 228-006 (02-23-23) (deferred from 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 006-000; Zoned Business (B); HZO Article XII, Signs; §334-63, Business and Industrial building signs.]

NEW HEARINGS:

2. **Case 167-052 (02-23-23):** Ausama Mohamed Ali & Soukayna El Bouayadi, **135 Highland St., Hudson, NH** request a Home Occupation Special Exception to allow a Family day-care home as permitted in the Table of Permitted Accessory Uses § 334-21, and defined in the Hudson Zoning Ordinance and NH State RSA 170-E:2, IV(a). [Map 167, Lot 052-000; Zoned Residential-Two (R-2); HZO Article VI: Special Exceptions; §334-24, Home Occupations and HZO Article II: Terminology; §334-6, Definitions.]
3. **Case 105-014 (02-23-23):** Steel Properties, LLC, represented by Stephen L. Chasse, Mgr., 8 Christine Dr., Hudson, NH requests a Variance for **5 Christine Dr., Hudson, NH** to allow an expansion of an existing non-conforming use by demolishing the existing 24,106 SF building and rebuilding a 30,175 SF. industrial building where a nonconforming use shall not be extended or enlarged, except by variance. [Map 105, Lot 014-000; Zoned Business (B); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of nonconforming uses.]
4. **Case 174-197 (02-23-23):** Properties 79 Ferry LLC, represented by Kenneth Forrence, Member, 11 Ledge St., Nashua, NH requests a Variance for **79 Ferry St., Hudson, NH** [Map 174, Lot 197-000; Zoned Town Residence (TR)] as follows:
 - i. To allow multiple uses in the form of a two-family dwelling (existing) and a third dwelling (existing 600 SF detached garage to be converted to a single family dwelling) in the TR Zone where multiple principal uses are allowed only in the Industrial or Business Zones with sufficient frontage and size to satisfy minimum frontage and lot size requirements. [HZO Article III: General Regulations; §334-10.A, Mixed or dual use on a lot.]
 - ii. To eliminate the requirement of Planning Board site plan approval where no more than one single-family home or duplex shall be constructed on one lot without Planning Board site plan approval. [HZO Article III: General Regulations; §334-16.C(2)(e), Building permits, Conditions of issuance.]

V. REQUEST FOR REHEARING: None

VI. REVIEW OF MINUTES: 01/26/23 edited Draft Minutes

VII. OTHER: Planning & Zoning Spring 2023 Conference- **Saturday, April 29, 2023** 8:45 AM- 3:30 PM **Save the Date!** Where: Online (each session will be recorded and available after conference)
Cost:Free Registration Opens: March 17, 2023

Bruce Buttrick, Zoning Administrator