



TOWN OF HUDSON

Zoning Board of Adjustment

Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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MEETING AGENDA – April 27, 2023

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **April 27, 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 174-197 (04-27-23)(deferred from 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.]

NEW HEARINGS:

1. **Case 191-042 (04-27-23):** Christopher Reilly, **24 B Street, Hudson, NH** requests a Variance to install an above ground pool within the front yard setback leaving 15 feet (“A” street side) where 30 feet is required. [Map 191, Lot 042-000; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
2. **Case 204-003 (04-27-23):** Daniel Proulx, Jr., Managing Member of Monument Construction, LLC, **149 Lowell Rd., Hudson, NH** requests a Variance to allow a proposed gravel area for equipment storage in the rear of the existing garage (to be converted to office space) and three (3) 8’ x 40’ storage containers on a ¼” stone pad constituting an Industrial Use as a Contractor’s Yard (E-15) where it is not permitted in the Business Zone. [Map 204, Lot 003-000; Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]
3. **Case 110-011 (04-27-23):** Donald Lamothe, **19 Putnam Rd., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement to allow a shed to remain approx. eight (8) feet in the rear yard setback where 15 feet is required. [Map 110, Lot 011-000; Zoned General-One (G-1);HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
4. **Case 136-001 (04-27-23):** Joseph A Miara, Jr., Trustee, Granite Realty Trust, **12 Bockes Road, Hudson, NH** requests a Variance to build a proposed 80 ft. x 120 ft. garage and attached 80 ft. x 45 ft. covered awning. This is an expansion of an existing, non-conforming use, not permitted in the R-2 district.[Map 136, Lot 001-000, Zoned Residential-Two (R-2); HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of nonconforming uses.]
5. **Case 165-139 (04-27-23):** Kevin A. & Lucie Y. Jeffery, **99 Webster St., Hudson, NH** requests a Variance to allow a proposed 805 sq. ft. deck expansion on an existing non-conforming structure. The deck expansion encroaches 12.7 feet into the side yard setback leaving 2.3 feet where 15 feet is required and 30.8 feet into the front yard setback leaving 19.2 feet where 50 feet is required. [Map 165, Lot 139-000, Zoned Business (B);HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

V. REQUEST FOR REHEARING: None

VI. REVIEW OF MINUTES:

03/09/23 edited Draft Minutes; 03/23/23 edited Draft Minutes

VII. OTHER:

- 1) Reminder: Planning & Zoning Spring 2023 Conference- **Saturday, April 29, 2023** 8:45 AM-3:30 PM
- 2) Reminder: May 11, 2023 carry-over ZBA mtg

Bruce Buttrick, Zoning Administrator