



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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### MEETING AGENDA – September 28, 2023

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **September 28, 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:**
  1. **Case 149-022 (09-28-23):** Daniel & Lisa Mahoney, 7 Rosemary Ct., Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a 2020 installed above-ground pool, in an Open Space Subdivision, to remain which completely encroaches into the required 7.5 ft. rear setback. [Map 149, Lot 022-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and HZO Article XI: Open Space Development; §334-52, Dimensional requirements.]
  2. **Case 231-017 (09-28-23):** Dennis Wilkinson & Laurie Brown, 9 Beaver Path, Hudson, NH requests a Variance to locate a proposed 12 ft. x 16 ft. shed in the front yard where accessory storage structures (sheds) shall be placed to the rear of the main building. [Map 231, Lot 017-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27.1(C), General Requirements.]
  3. **Case 165-154 (09-28-23):** Keri Demers, 153 Lowell Rd., Hudson, NH requests a Special Exception for 102 Derry St., Hudson, NH to allow a dog & cat daycare facility with retail services of grooming, training, animal rescue services, pet supplies retail sales, community pet education and kennel (day & overnight boarding). [Map 165, Lot 154-000; Zoned Business (B); HZO Article VI: Special Exceptions; §334-23, General Requirements and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses (D-2).]
- V. **REQUEST FOR REHEARING:** None
- VI. **REVIEW OF MINUTES:**  
08/24/23 edited Draft Minutes
- VII. **OTHER:**

Chris Sullivan, Zoning Administrator