



TOWN OF HUDSON

Zoning Board of Adjustment

Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – November 16, 2023

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **November 16, 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 101-006 (11-16-23):** Benjamin Bosowski, Mgr., Bosowski Properties, LLC., 40 Temple St., Nashua, NH, requests a Variance for **19 West Rd., Hudson, NH** to allow three (3) multi-tenant buildings with nine (9) Industrial Uses not allowed in the Business District which includes: **(E.2.)** Research laboratories, manufacture of equipment, electronics industry, assembling of electrical appliances; **(E.3.)** Welding shop; **(E.4.)** Machine shop; **(E.6.)** Manufacturing; **(E.8.)** Distribution facility of 100,000 square feet or less; **(E.10.)** Warehouse of 100,000 square feet or less; **(E.12.)** Wholesale; **(E.13.)** Self-storage; includes parking of recreational vehicles, buses and/or boats; **(E.15.)** Contractor's yard or landscaping business. [Map 101, Lot 006-000; Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]
2. **Case 166-011 (11-16-23):** Todd A. Boyer, Trustee of The Boyer Family Revocable Trust of 2019, 2 Merrill Street, Hudson, NH, requests a Variance for **32 Ledge Rd., Hudson, NH** for a proposed 4-lot subdivision to allow three (3) lots within the R-2 Zone with lot areas of 12,192 SF and 12,401 SF and 21,088 SF where 43,560 square feet is required for each lot. [Map 166, Lot 011-000; Split Zoned Residential-Two (R-2) and Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Permitted Principal Uses.]
3. **Case 218-024 (11-16-23):** Alan Simoneau, C/O Brett W. Allard, Esq., Shaughnessy Allard, PLLC, 24 Eastman Ave., Suite C3, Bedford NH, requests two (2) Variances for **4 Homestead Lane, Hudson, NH** [Map 218, Lot 024-000; Zoned General One (G-1)] as follows:
 - a. To allow the continued existing (non-permitted) mixed principal uses: **(A.1.)** Residential Use– Single family detached dwelling and **(E.15.)** Industrial Use– Contractor's yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A, Mixed or dual use on a lot.]
 - b. To allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]

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4. **Case 167-052 (11-16-23):** Ausama Mohamed Ali & Soukayna El Bouayadi, **135 Highland St., Hudson, NH** requests a Variance to allow a Family group day-care home with a maximum of 12 preschool children and 5 school age children with assistant staff. This is an Accessory Use prohibited in the R-2 Zone. [Map 167, Lot 052-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article II: Terminology; §334-6, Definitions and NH State RSA 170-E:2, IV(b).]
5. **Case 236-020 (11-16-23):** Carl & Debrah Howes, **2 Glenview Dr., Hudson, NH** requests a Variance to build a proposed 12 ft. x 12 ft. deck on the rear of the house which will encroach the rear yard setback approx. 4.5 feet leaving approx. 10.5 feet where 15 feet is required. [Map 236, Lot 020-000, Zoned Residential -Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

V. **REQUEST FOR REHEARING:** None

VI. **REVIEW OF MINUTES:**
10/26/23 edited draft Minutes

VII. **ADJOURNMENT**


Chris Sullivan, Zoning Administrator