



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman Kara Roy, Selectmen Liaison

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MEETING AGENDA – May 11, 2023

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **May 11, 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:

NEW & DEFERRED HEARING:

1. **Case 165-139 (05-11-23):** Kevin A. & Lucie Y. Jeffery, 99 Webster St., Hudson, NH [Map 165, Lot 139-000, Zoned Business (B)] requests two (2) Variances as follows:
 - a. **(New):** To allow a proposed 805 sq. ft. deck on an existing non-conforming use (residential) within the Business District. [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of nonconforming uses and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]
 - b. **(Deferred from 04-27-23):** To allow the proposed deck expansion to encroach 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. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

NEW HEARING:

2. **Case 198-147 (05-11-23):** Roderick LeFort, Manager, DBA Proscapes, LLC, 126 Talent Rd., Litchfield, NH requests a Variance for 100 Lowell Rd., Hudson, NH to allow the operation of a landscaping business on the lot with a proposed development as shown on ZBA Exhibit Plan dated 3/16/2023. The proposed use: Contractor’s yard, landscaping business (E-15) is not permitted in the Business Zone. [Map 198, Lot 147-000, Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]

V. REQUEST FOR REHEARING: None

VI. OTHER:

Bruce Buttrick, Zoning Administrator