



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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SITE WALK MEETING MINUTES – July 8, 2023- approved

The Hudson Zoning Board of Adjustment members met for a Site Walk at 181-189 Webster Street, Hudson, NH on Saturday, July 8, 2023.

The meeting opened at 9:04 AM by Chairman Daddario.

ZBA Clerk, Edward Thompson took attendance. Members present were Gary Daddario (Regular/Chair), Jim Pacocha (Regular), Dean Sakati (Regular), Edward Thompson (Alternate/Clerk), Tim Lanphear (Alternate), Tristan Dion (Alternate). Also present were Chris Sullivan, Zoning Administrator and Dillon Dumont, Selectman Liaison. Excused were Marcus Nicolas (Regular) and Normand Martin (Regular/Vice Chair). Alternates, Mr. Lanphear and Mr. Dion were seated for Mr. Nicholas and Mr. Martin.

Other Attendees were Andrew Prolman (Applicant's Attorney), Vatche Manoukian (Mgr., Derry & Webster, LLC), Mike Regis (Regis Landscaping), Dave Wilmot (Regis Landscaping) and Tim Wyatt (Resident).

Some members took notes from their observations and reserved for discussion at the July 13, 2023 scheduled Zoning Board of Adjustment meeting. This was a site-walk meeting for review of the lot areas occupied by Regis Landscaping and input for the following Variance requests:

Case 147-016 (07-13-23) (deferred from 05-25-23): Derry & Webster LLC, c/o Vatche Manoukian, Manager, 253 Main St., Nashua, NH requests four (4) Variances for **181 B Webster St., Hudson, NH** [Map 147, Lot 016-000; Zoned Residential-Two (R-2)] as follows:

- a. To allow an existing (non-permitted) landscaping business to remain/continue where landscaping use is not permitted in the R-2 district.; [HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]
- b. To allow an existing (non-permitted) landscaping business to continue to sell retail landscaping products where this use is not permitted in the R-2 district. [HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses.]
- c. To allow the continued use of existing (non-permitted) garaging or parking of commercial vehicles and equipment where the garaging or parking of two or more light commercial vehicles or heavy commercial vehicles and equipment are not permitted in the R-2 district. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses.]
- d. To allow the continuation of additional mixed uses on the lot where mixed uses on a lot are not permitted in the R-2 district. [HZO Article III: General Regulations; §334-10A., Mixed or dual use on a lot.]

The meeting adjourned at 10:01 AM.

Respectfully submitted,

Gary M. Daddario, ZBA Chairman

Not Official until reviewed, approved and signed.

Approved 7/27/23