



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – January 25, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **January 25, 2024 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 231-026 (01-25-24):** George and Diane Ultrino, **5 Deer Run, Hudson, NH** [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]
2. **Case 190-029 (01-25-24):** Antonio Marcos Pinheiro De Carvalho, **14 Riverside Dr., Hudson, NH** [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:
 - a. A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]
 - b. A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]
3. **Case 218-025 (1-25-24):** Patrick and Lisa Russell, **5 Homestead Ln., Hudson, NH** [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:
 - a. A Variance 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. A Variance 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. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]

V. REQUEST FOR REHEARING: None

VI. REVIEW OF MINUTES: 12/14/2023 edited draft Minutes

VII. OTHER: Election of Zoning Board of Adjustment Officers

VIII. ADJOURNMENT

Chris Sullivan, Zoning Administrator