



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008 · Fax: 603-594-1142

MEETING AGENDA – May 23, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **May 23, 2024**, at 7:00 PM in the Community Development Paul Buxton Meeting Room in the lower level 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. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 184-021 (05-23-24):** Ryan T. Burke, **152 Belknap Rd., Hudson, NH** [Map 184, Lot 021, Sublot-000; Zoned Residential-Two (R-2)] requests the following:
 - a. A **Variance** to install a proposed 21 ft. diameter above ground pool 8.5 feet in the side yard setback leaving 6.5 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
 - b. An **Equitable Waiver of Dimensional Requirement** to allow a 10 ft. x 12 ft. metal shed to remain in its current location, which encroaches approximately 9 feet into the side yard setback leaving approximately 6 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]
2. **Case 214-012 (05-23-24):** Daniel Barowski, Survey Project Mgr. of Fieldstone Land Consultants, PLLC, 206 Elm St., Milford, NH proposes a two-lot subdivision which requires the following two (2) Variances for **173 Bush Hill Road, Hudson, NH** [Map 214, Lot 012, Sub lot-000; Zoned General-One (G-1)]:
 - a. A **Variance** to allow the lot area with the existing dwelling (after subdivision) to contain 0.833 acres where 2 acres of contiguous land exclusive of any wetland and slopes in excess of 25% is required. [HZO Article VII: Dimensional Requirements; §334-27.1.B., General requirements and §334-27.2, Lot requirements for subdivision of land and §334-27, Table of Minimum Dimensional Requirements]
 - b. A **Variance** to develop a 30 ft. x 40 ft. single-family home on the vacant new lot with 194.66 feet of frontage where 200 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

VI. REQUEST FOR REHEARING: None

VII. REVIEW OF MINUTES: 04/25/2024 edited draft Meeting Minutes

VIII. OTHER:

IX. ADJOURNMENT:


Chris Sullivan, Zoning Administrator