



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 – August 22, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, August 22, 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 the ramp entrance at right side.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 151-059 (08-22-24):** John Gargas, owner of Barrett Hill, LLC, 21 Continental Blvd., Door #4, Merrimack, NH requests a Variance for **75 Barretts Hill Rd.**, Hudson, NH to allow the construction of 13 condex/duplex units with the firewall located between the garages versus a firewall located between the principal dwelling units. [Map 151, Lot 059, Sublot-000; Zoned General-One (G-1); HZO Article II: Terminology; §334-6, Definitions, Duplex]

VI. REQUESTS FOR REHEARING:

1. **Case 165-049 (06-27-24) (Request deferred from 07-25-24):** Manuel D. Sousa of Sousa Realty & Development Corp., 46 Lowell Rd., Hudson, NH requests a rehearing of a Variance request for **36 Campbello St.**, Hudson, NH which was denied for the proposed construction of a new private road and 10 new single family homes plus retaining the existing single family home on a lot with 30.37 feet of frontage where a minimum of 90 feet is required in the Town Residence (TR) district.
2. **Case 165-021 (07-11-2024):** Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests a rehearing of an Appeal from an Administrative Decision request for **12-14 Gambia St.**, Hudson, NH where a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 was upheld by the Zoning Board of Adjustment.

VII. REVIEW OF MINUTES:

07/11/2024 draft Meeting Minutes
07/25/2024 draft Meeting Minutes

VIII. OTHER BUSINESS:

IX. ADJOURNMENT:



Chris Sullivan, Zoning Administrator