



TOWN OF HUDSON

Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – JUNE 26, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, June 26, 2025, 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 APPLICATION BEFORE THE BOARD:

DEFERRED HEARING:

1. **Case 245-012 (06-26-25) (deferred from 04-24-25; 05-22-25):** Bradford Baker Sr., **23 Fairway Dr., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement to allow a newly built detached 41.3 ft. x 39.6 ft. metal garage on a cast-in-place concrete foundation to remain which encroaches into both the side and front yard setbacks leaving 13 feet and 22.3 feet respectively where 15 feet and 30 feet are required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]

NEW HEARINGS:

2. **Case 191-173 (06-26-25):** Edward and Christine Curran, **6 Merrill St., Hudson, NH** requests a variance for a proposed attached 12 ft. x 24 ft. single-bay garage addition with room above which encroaches 0.91 feet (10.92 in.) into the side yard setback leaving 14.09 feet where 15 feet is required. The existing single-family structure is nonconforming due to lot size and frontage, requiring a variance for any expansion. [Map 191, Lot 173, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements; and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]
3. **Case 165-050 (06-26-25):** Edward and Joyce Welsh, **38 Campbello St., Hudson, NH** [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:
 - A. **Garage 1 (North side):** A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
 - B. **Garage 2 (South side):** A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

VI. REQUEST FOR REHEARING: None

VII. REVIEW OF MINUTES:

05/22/2025 edited draft Meeting Minutes

VIII. OTHER BUSINESS:

IX. ADJOURNMENT:


Chris Sullivan, Zoning Administrator