



TOWN OF HUDSON

Zoning Board of Adjustment

Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – JULY 24, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, July 24, 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. ROLL CALL-ATTENDANCE

IV. OTHER BUSINESS: Election of Zoning Board of Adjustment Officers per ZBA Bylaws, §143-5.2 Vacancy and succession of officers

V. SEATING OF ALTERNATES

VI. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 240-013-001 (07-24-25):** Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for **33 River Rd., Hudson, NH**. [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:
 - A. Variance for proposed Industrial Uses –
 - Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
 - Welding Shop Use (E3)
 - Machine Shop Use (E4)
 - B. Variance for proposed Industrial Use –
 - Contractor's yard & Landscape Business Use (E15)
 - C. Variance for proposed Commercial Uses –
 - Medical and Wellness Office (Business or professional office) (D17)
 - Cross Fit Gym (Indoor commercial recreation) (D20)
 - Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)
2. **Case 183-058 (07-24-25):** Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH requests a variance for **11 Bond St., Hudson, NH** to allow a “proposed” approx. 1,335 sq.ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII A: Accessory Dwelling Units; § 334-73.3 H., Provisions]
3. **Case 252-043 (07-24-25):** John Joseph Granfield V, 1 Valley Hill Rd., Pelham, NH requests a variance for **26 Pine Rd., Hudson, NH** to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses]

VII. REQUEST FOR REHEARING: None

VIII. REVIEW OF MINUTES: 06/26/2025 edited draft Meeting Minutes

IX. ADJOURNMENT:


Chris Sullivan, Zoning Administrator