



TOWN OF HUDSON

Zoning Board of Adjustment

Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – AUGUST 28, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, August 28, 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 (DEFERRED) BUSINESS: Election of Zoning Board of Adjustment Officers per ZBA Bylaws, §143-5.2 Vacancy and succession of officers

V. SEATING OF ALTERNATES

VI. UNFINISHED BUSINESS:

Case 165-049 (06-27-24): 36 Campbello St., Hudson, NH: This case was remanded back to the ZBA per Court's Order in *Sousa Realty & Development, Corp. v. Town of Hudson*, Docket No. 226-2024-CV-00497, dated July 20, 2025 (Clerk's Notice dated July 21, 2025). Acknowledgement of Court Issued Decision and Motion.

VII. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

DEFERRED/CONTINUED HEARING:

- Case 240-013-001 (08-28-25)(Continued from 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)

NEW HEARING:

- Case 191-011 (08-28-2025):** Selyn M. Sanville, Power of Attorney for Christine Cabral, **12 Regina Ave., Hudson, NH** [Map 191, Lot 011, Sublot 000; Town Residence (TR)] requests two (2) variances as follows:
 - A variance to allow a proposed approx. 1,445 sq.ft. Accessory Dwelling Unit (ADU) in the basement of the principal home structure where the size of an ADU shall not be greater than 750 square feet. [HZO Article XIII.A: Accessory Dwelling Units; § 334-73.3.H., Provisions]
 - A variance to allow the proposed ADU to have three (3) bedrooms where an ADU shall not have more than two bedrooms. [HZO Article XIII.A: Accessory Dwelling Units; § 334-73.3.I., Provisions]

VIII. REQUEST FOR REHEARING: None

IX. REVIEW OF MINUTES:

03/20/2025 draft Meeting Minutes
06/26/2025 draft Meeting Minutes
07/24/2025 draft Meeting Minutes

X. ADJOURNMENT:

Chris Sullivan, Zoning Administrator