



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING MINUTES – DECEMBER 11, 2025 – Approved

I. CALL TO ORDER

Mr. Dion called the meeting to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE

Mr. Dion invited all to participate in the Pledge of Allegiance and read through the Chairperson's introduction/order of business and cited housekeeping items.

III. ROLL CALL - ATTENDANCE

Mr. Dion asked the Clerk to call for attendance.

Full members present were: Tristan Dion, Dean Sakati, Tim Lanphear, Timothy Lyko, Todd Boyer

Alternate members present were: Zachary McDonough– Clerk, and Brendon Sullivan.

Others present were: Chris Sullivan –Town Liaison, Dillon Dumont–Selectman Liaison

Remote attendance: Kristan Patenaude – Recorder

IV. SEATING OF ALTERNATES: None

V. REVIEW OF MINUTES:

10/23/2025 edited draft Meeting Minutes

Mr. Lanphear moved to approve the meeting minutes of 10/23/2025, duly seconded by Mr. Lyko.

Vote: 5-0-0.

VI. COMMUNICATIONS/OTHER BUSINESS:

1. Discuss recent changes to the state laws regarding Accessory Dwelling Units (ADUs). These legislative modifications are intended to streamline the approval process, enhance flexibility in usage, and promote affordable housing options within our community.

The Board reviewed the changes to the Accessory Dwelling Unit (ADU) section, including a maximum size of 950 s.f. and that the ADU cannot be larger than the primary house.

2. Inform about the proposed five amendments to the Zoning Ordinance that have been formally forwarded to the Planning Board. These amendments have been submitted for consideration and approval as part of the ongoing zoning review process.

Mr. Dion explained that these five amendments will be submitted to the Planning Board for review and approval. Mr. Dumont noted that the first two items are to comply with State law. Mr. Dion explained that the second amendment is to comply with the recently changed State law that home daycares are allowed by-right. Previously, this proposed use within a home would need to come before the ZBA. This does not cover large commercial-style daycare centers.

Mr. Sullivan stated that ZORC discussed and made proposed changes to the setbacks in the TR Zone. Another of the proposed amendments is to add 'data center' to the allowable uses in the Industrial Zone. This change will also include a definition for the use. Mr. Dion stated that the Planning Board discussed this item at its meeting and there was a suggestion to change it from a Permitted use to a Special Exemption. Thus, applications for this type of use would come before the ZBA for a Special Exemption.

Mr. Sakati asked how the definition for 'data center' was determined. Mr. Dion stated that this was part of the discussion with the Planning Board.

Mr. Sullivan stated that the fifth item is to amend Section 334-110 Growth Management - Findings, by replacing outdated language with "Growth management practices and findings of fact shall be in accordance with the most recently adopted Master Plan".

Mr. Dumont stated that the proposed amendments will go through a public hearing process, carried out by the Planning Board, and then forwarded to the Warrant.

3. Review and discussion of Zoning Board of Adjustment bylaws.

Mr. Sullivan discussed Board recusals. If a Board member lives in close proximity to a proposed project, they should likely recuse themselves. Mr. Dion stated that Section E of the bylaws lists out a number of items that Board members should consider in terms of a recusal. Mr. McDonough stated that he believes it is also important for there to be a check-and-balance system on the Board to hold members accountable if there is a perceived need for recusal.

Mr. Dion discussed the process of Board deliberation, especially regarding Alternates. Once discussion on an item is complete, the Chair is supposed to bring the matter before the Board for final deliberation. It is clearly laid out that Alternates cannot be part of the deliberation process. He stated that he believes there is some value in alternates being allowed to speak during the deliberation process, especially in situations where there are Board member recusals and an alternate is seated. Mr. Lyko agreed that allowing Alternates to participate in discussions is a productive way to acclimate them to the process. Mr. Dumont stated that the Alternate position is sometimes used as a training ground and is a valid position. During deliberations, Alternates should be able to participate in the process. Mr. Sakati agreed that input from Alternates is often useful and valuable.

Mr. Sullivan suggested allowing the Zoning Administrator to draft amended language to allow the Selectman Liaison, Alternates, and Zoning Administrator to participate during deliberations.

Mr. Lanphear moved to allow the Zoning Administrator to draft amended bylaw language allowing Alternates, the Selectman Liaison, and the Zoning Administrator to aid in

deliberations for presentation to the Board at the next meeting, duly seconded by Mr. Sakati.

Vote: 5-0-0.

Mr. Sullivan stated that he listened to a previous ZBA meeting and heard discussion that would be better handled at the Planning Board level. The ZBA should focus on its own responsibilities. Mr. Dumont agreed that the ZBA should narrowly tailor discussions to its criteria.

VII. REMINDERS:

- Thursday, January 8, 2026 – ZBA Training Workshop: ZBA Decision Making Process. Jonathan Cowal, Legal Services Counsel from the NH Municipal Association will be presenting.

Mr. Dion confirmed with Chris Sullivan that the meeting will be held in the Buxton Conference room beginning at 6:00 PM. Chris stated he will send out a reminder email.

- Next ZBA regularly scheduled meeting – Thursday, January 22, 2026 at 7:00 PM.

VIII. ADJOURNMENT:

Motion made by Mr. Lyko, duly seconded by Mr. Lanphear and unanimously voted to adjourn the 12/11/2025 ZBA Meeting at 8:06 PM.

Respectfully submitted,
Kristan Patenaude, Recording Secretary



Tristan Dion, ZBA Chairman