

# 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 AGENDA – FEBRUARY 26, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, February 26, 2026**, 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 on the right side.

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ROLL CALL-ATTENDANCE

#### IV. SEATING OF ALTERNATES

#### V. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

**Case 176-041 (02-26-2026):** Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of **197, 197R & 207 Central St., Hudson, NH** as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

**Variance 1**– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

**Variance 2**– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

**The proposed two variance requests are combined and required as shown below:**

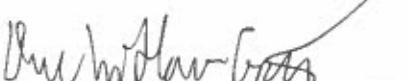
**Variance 3a**– to allow an extension of the mixed use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82.F, Time Limit]

**Variance 3b**– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

#### VI. REVIEW OF MINUTES: 01/22/26 edited draft Meeting Minutes

#### VII. OTHER BUSINESS: Continued discussion of proposed ZBA Bylaws amendments: regarding deliberations in §143-9. Decision Process

#### VIII. ADJOURNMENT:

  
Ben Witham-Gradert  
Associate Planner