



# 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 – APRIL 23, 2026 Amended 4/13/26

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, April 23, 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:

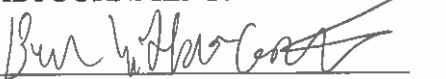
1. **Case 211-067 (04-23-26)**: Hudson Community Food Pantry Corporation, 23 Library Street, Hudson, NH, requests a variance for **72 Burns Hill Road**, Hudson, NH to subdivide a portion of the 25-acre lot to be used for a community food pantry classified as a civic use (D-22) where this use is not allowed in the Residential-Two (R-2) district. [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]
2. **Case 176-026 (04-23-26)**: Farrukh Chaudhry, 214 Central St., Hudson, NH, requests a variance for **214-216 Central St.**, Hudson, NH to replace a nonconforming 32.16 sqft. existing backlit street sign with a 26.9 sqft. programmable (two-sided) LED sign where a nonconforming structure may not be altered or expanded, except by variance per HZO §334-31– Nonconforming structures. The freestanding sign is nonconforming due to a setback distance less than 25 feet from the right-of-way. [Map 176, Lot 026, Sublot-000; Zoned Business (B); HZO Article XII: Signs; §334-60 C, General Requirements & §334-64 C, Freestanding business and industrial signs]
3. **Case 245-012 (04-23-26)**: Bradford Baker, Sr., **23 Fairway Dr.**, Hudson, NH requests a variance to allow a proposed concrete slab foundation with a metal garage to encroach the side yard setback by 2 feet leaving 13 feet of side yard setback where 15 feet is required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

VI. REVIEW OF MINUTES: 03/26/2026 edited draft Meeting Minutes

#### VII. OTHER BUSINESS:

- **Registration is now open:** Office of Planning and Development's Spring 2026 Planning and Zoning (virtual) Conference on **Saturday, May 9, 2026, 8:45 AM - 3:30 PM**. The cost is free. Details on handouts.

#### VIII. ADJOURNMENT:

  
Ben Witham-Gradert, Associate Planner