



TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropoulos, Selectmen Liaison
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MEETING AGENDA – May 28, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, May 28, 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:**

DEFERRED HEARINGS: (Deferred from 04-23-26)


1. **Case 211-067 (05-28-26):** 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 245-012 (05-28-26):** Bradford Baker, Sr., **23 Fairway Dr.**, Hudson, NH requests a variance to allow a proposed concrete slab foundation with a metal garage to encroach on 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]

NEW HEARINGS:

1. **Case 198-012 (05-28-26):** Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an extension/renewal of each of the following three (3) variances granted on 6/27/2024 for **91-97 Lowell Road**, Hudson, NH [Map 198, Lots 011, 012, 014, 015, 016]:
 - a. **Wall Signs:** A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]
 - b. **Free-Standing Signs:** A variance to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]
 - c. **Directional Signs:** A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]
2. **Case 173-033 (05-28-26):** Robert B. Thomson, & Maria Stratakis, Trustees, **53 Derry St.**, Hudson, NH requests a variance to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted. [Map 173, Lot 033, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

- VI. **REVIEW OF MINUTES:** 04/23/2026 edited draft Meeting Minutes
- VII. **OTHER BUSINESS:**
- VIII. **ADJOURNMENT:**

Comments or questions may be submitted in writing until 10:00 a.m. on the Wednesday prior to the day of the meeting.


Ben Witham-Gradert, Associate Planner