



# TOWN OF HUDSON

## Zoning Board of Adjustment



Maryellen Davis, Chairman      Thaddeus Luszey, Selectmen Liaison

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### MEETING AGENDA – JUNE 23, 2016

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 23, 2016, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

#### I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 112-026 (6-23-16) (Deferred from 5-26-16): David, Barbara, & Benjamin Baker, 69 Kienia Road, Hudson, NH, requests the following items to allow a second dwelling unit, described as a free standing garage with living area above, in addition to an existing duplex on the lot [Map 112, Lot 026, Zoned G-1]:
  - a) A Special Exception for an Accessory Living Unit (ALU) to exist on the property with an existing duplex home. [Map 112, Lot 026, Zoned G-1; HZO Article VII §334-26, Reduction of requirements for mixed and dual uses.]
  - b) A Use Variance to allow an Accessory Living Unit (ALU) to exist on the property as a free standing, detached structure on the lot in addition to an existing duplex dwelling. [Map 112, Lot 026, Zoned G-1; HZO Article VIII §334-31, Alteration or Expansion of Non-Conforming Structures.]
  - c) An Area Variance to allow an additional single-family dwelling unit located above the existing garage, in addition to an existing duplex on the lot. [Map 112, Lot 026, Zoned G-1; HZO Article VII §334-26, Reduction of requirements for mixed and dual uses.]
2. Case 182-153 (6-23-16) (Deferred from 5-26-16): Maryellen Davis, 14 Nathaniel Drive, Hudson, NH, requests an Appeal of a Zoning Administrative Decision issued by the Zoning Administrator dated 4-18-16, which states that the proposed Art School at 38 B Library Street, Hudson, NH, is a permitted use, but the change of category from D-31 to C-7 within the Table of Permitted Principle Uses would require a Site Plan review by the Planning Board. [Map 182, Lot 153, Zoned TR; HZO Article VII §334-30 & 31, Changes to or discontinuance of nonconforming uses & Alteration and expansion of nonconforming structures.]
3. Case 198-016 (6-23-16): Law Office of Attorney Andrew H. Sullivan, 24 Eastman Avenue, Bedford, NH, requests a Variance for the property located at 91 Lowell Road, Hudson, NH, proposed new lot 16, to allow a retail combination gas station, car wash, and convenience store, to be located within 800-feet of another retail gas station. [Map 198, Lots 011, 012, 013, 014, 015, and 016, Zoned B; HZO Article III §334-15.1, Retail gasoline sales.]

4. Case 124-054 (6-23-16): William C. & Mary Ellen Hanley, 15 Terra Lane, Hudson, NH, requests a Special Exception for an Accessory Living Unit (ALU) to be constructed within the space above the existing attached garage. [Map 124, Lot 054, Zoned R-1; HZO Article XIII A §334-73.3, Accessory Living Unit.]

**II. REVIEW OF MINUTES**

- a) 05-26-16 Minutes
- b) 06-02-16 Minutes

**III. REQUEST FOR REHEARING**

**IV. OTHER**

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Robert Buxton  
Fire Chief

Posted: Town Hall, Library, and Post Office – 6-16-16