



# TOWN OF HUDSON

## Zoning Board of Adjustment

Open, Chairman      Marilyn McGrath, Selectmen Liaison



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

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### MEETING AGENDA – January 28, 2016

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday January 28, 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 175-018 (1-28-16): Edward Siperek, 12 Blue Jay Way, Litchfield, NH, requests a Special Exception for an Accessory Living Unit (ALU) to be constructed within the addition attached to the existing single-family dwelling located at 75 Highland Street, Hudson, NH. [Map 175, Lot 018, Zoned TR; HZO Article XIII A §334-73.3, Accessory Living Unit.]
2. Case 199-004 (1-28-16): Don Dumont, 18 Hilindale Drive, Hudson, NH, requests the following for the proposed three unit condominium site plan located on Pelham Road, Hudson, NH:
  - a) A Variance to allow the frontage of the proposed site plan to have 82.48 feet, where a minimum of 150 feet is required. [Map 199, Lot 004, Zoned G; HZO Article VII §334-27, Table of Dimensional Requirements.]
  - b) A Variance to allow a single private common access way to the proposed three units, which would encroach both side setbacks. [Map 199, Lot 004, Zoned G; HZO Article XI §334-55, Road Standards.]
3. Case 190-191 (1-28-16): Circle T Management Company, Inc., 65 Post Road, Hooksett, NH, requests a Variance for the proposed drive through coffee shop and car wash site plan located at 48 Lowell Road, Hudson, NH to have 123 feet of frontage, where a minimum of 150 feet is required. [Map 190, Lot 191, Zoned B; HZO Article VII §334-27, Table of Dimensional Requirements.]
4. Case 198-019 (1-28-16): T Bone's Hudson, 77 Lowell Road, Hudson, NH, requests a Variance to allow a seasonal outdoor patio area to encroach in the front yard setback. [Map 198, Lot 019, Zoned B; HZO Article VII §334-27, Table of Dimensional Requirements.]

5.

#### **II. REVIEW OF MINUTES**

1. 12-10-15 Minutes

#### **III. REQUEST FOR REHEARING**

1. Case 105-017 (Wetland Special Exception - Approved 12-10-15), 22 Brady Drive, Hudson, NH

#### **IV. OTHER**

1. Election of Officers

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Bruce Buttrick, Zoning Administrator

Posted: Town Hall, Library, and Post Office