



TOWN OF HUDSON

Zoning Board of Adjustment



Charlie Brackett, Chairman Marilyn E. McGrath, Selectmen Liaison

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

MEETING AGENDA – November 12, 2020

COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment will conduct a virtual and public meeting & hearings electronically by remote video & conference call and physically at the Community Center, 12 Lions Ave, Hudson on **Thursday, November 12, 2020, at 7:00 PM.** Written comments can be sent in advance either by: 1) Email to bbuttrick@hudsonnh.gov prior to 4:30 pm, November 12, 2020; or 2) Mail by November 9, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For the public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or 20.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. Case 176-007 (11-12-20): Travis Spaulding of Spaulding Investment Properties, LLC, 37 Ponemah Road, Amherst, NH requests a Variance for 184 Central Street to construct a vacuum station with 3 vacuums which encroaches the side yard setback leaving 4.9 ft. where 15 ft. is required and encroaches the front yard setback leaving 37.3 ft. where 50 ft. is required. [Map 176, Lot 007-000; Zoned Business (B); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
2. Case 234-041 (11-12-20): Michael McKeown, 28 Winding Rd., Bedford, NH requests a Variance for 288 Lowell Rd., to allow one (1) additional 32 sf. building mounted sign for a total of two (2) building mounted signs (64 sf. total) where one wall sign is permitted. [Map 234, Lot 041-000; Zoned Business (B); HZO Article XII, Signs, §334-63, Business and industrial building signs].
3. Case 230-021 (11-12-20): Joseph G. Deluca, 21 Clement St., Nashua, NH requests an Appeal from an Administrative Decision for 6 James Way, which deemed an existing dwelling unit above the detached garage as illegal. [Map 230, Lot 021-000; Zoned Residential-Two (R-2); HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

IV. REQUEST FOR REHEARING:

V. REVIEW OF MINUTES:

10/22/20 edited Minutes

VI. OTHER:

1. Dec 10th vs 17th ZBA meeting schedule?
2. 2020 Virtual Land Use Law Conference recap/material
3. Bylaws- order of succession of the Officers
4. Forms – Home Occupation Special Exception

Bruce Buttrick
Zoning Administrator