



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – December 12, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, December 12, 2024, 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 at right side.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 217-017-002 (12-12-24):** John D. Onoroski, **63B Wason Rd., Hudson, NH** requests a Home Occupation Special Exception to allow a home business to produce and sell first aid kits online in the basement of the home. [Map 217, Lot 017, Sublot-002; Zoned Residential-Two (R-2); HZO Article VI: Special Exceptions; §334-24, Home Occupations]
2. **Case 157-059 (12-12-24):** Jeremy & Nicole Lyon, **28 Robin Dr., Hudson, NH** requests a Home Occupation Special Exception to operate a home office for the management and administrative needs of a handyman service business with all services performed off-site. [Map 157, Lot 059, Sublot-000; Zoned Residential-One (R-1); HZO Article VI: Special Exceptions; §334-24, Home Occupations]
3. **Case 211-067 (12-12-24):** George Hurd, Mgr., Tumpney Hurd Clegg, LLC, **72 Burns Hill Rd., Hudson, NH** requests a Variance for a proposed construction of four (4) self-storage units totaling 18,950 SF in the rear portion of the vacant 24.816 acre lot previously zoned as General (G) but re-zoned to Residential-Two (R-2) where this Industrial Use (E-13) is not permitted. Self-storage use is only permitted in the Industrial (I) and General-One (G-1) Zones. [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

VI. REQUESTS FOR REHEARING: None

VII. REVIEW OF MINUTES: 11/14/2024 edited draft Meeting Minutes

VIII. OTHER BUSINESS:

- 2025 ZBA Meeting Schedule
- Tentative overflow ZBA Meeting on January 9, 2025. Member availability?
- Next regularly scheduled ZBA Meeting is Thursday, January 23, 2025
- Reminder- Election of new ZBA Officers-January 23, 2025. *Per the Town of Hudson, NH ZBA Bylaws, Chapter 143 of the Town Code, § 143-5. A., B., & C regarding Officers: A Chairperson, Vice-Chairperson and Clerk shall be elected annually by a majority vote of the Board at the first meeting in the month of January...*
- 2025 ZBA Training/Workshops?

IX. ADJOURNMENT:

Chris Sullivan, Zoning Administrator

Posted: Town Hall, Town Website, Library, Post Office – 11/27/2024