



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – June 27, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, June 27, 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 182-003-008 (06-27-24):** Peter Madsen, Project Engineer, Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B, Bedford, NH requests an Equitable Waiver of Dimensional Requirement for **18 Garden Circle, Hudson, NH** to allow a newly poured foundation to remain in its current location, which encroaches 0.5 feet into the side yard setback leaving 14.5 feet where 15 feet is required. [Map 182, Lot 003, Sublot-008; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]
2. **Case 198-012 (06-27-24):** Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests three (3) Variances as follows for a proposed gas station/convenience store/car wash to be constructed at **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 freestanding “pylon” sign with 146.9 SF where a maximum size of 100 square feet 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) square feet 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]
3. **Case 165-049 (06-27-24):** Manuel D. Sousa of Sousa Realty & Development Corp., 46 Lowell Rd., Hudson, NH requests a Variance for **36 Campbello St., Hudson, NH** for the proposed construction of a new private road and 10 new single family homes plus retaining the existing single family home on a lot with 30.37 feet of frontage where a minimum of 90 feet is required in the Town Residence (TR) district. [Map 165, Lot 049, Sublot-000; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
4. **Case 145-005 (06-27-24):** Kyle Segal, Manager, Axis Realty Group, LLC, 270 Nashua Rd., Londonderry, NH requests a Variance for **2 Sullivan Rd., Hudson, NH** for the proposal to redevelop and expand an existing motel into multi-family housing with up to 14 units where multi-family dwellings are not permitted in the G-1 district. [Map 145, Lot 005, Sublot-000; Zoned General-One (G-1); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

VI. REQUEST FOR REHEARING: None

VII. REVIEW OF MINUTES: 05/23/2024 edited draft Meeting Minutes

VIII. OTHER BUSINESS: Upcoming: **SAVE THE DATE**

1. **Case 165-021 (07-11-2024 tentative):** Keystone Estates, LLC, 343R High St., Hingham, MA requests an Appeal from an Administrative Decision for **12-14 Gambia St., Hudson, NH.**
2. **Case 144-005 (07-25-24):** Rowdy Smith, **19 Robinson Rd., Hudson, NH** requests a Variance.

IX. ADJOURNMENT:

Chris Sullivan, Zoning Administrator