



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – September 26, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, September 26, 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 173-039 (09-26-24):** Ryan Lacasse, **9 Cummings St., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement to allow a 160 SF shed to remain in its current location which encroaches the side yard setback leaving 3 feet of setback where 5 feet is required. [Map 173, Lot 039, Sublot-000; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
2. **Case 106-045-001 (09-26-24):** Albert & Lisa Frenette, **13 Boyd Rd., Hudson, NH** requests a Variance to allow an existing un-permitted 1,143.5 SF Accessory Dwelling Unit (ADU) in the finished lower level/basement of the home to remain where the size of an ADU shall not be greater than 750 SF and a building permit for an ADU must be approved and issued prior to the construction of an ADU or conversion of existing space into an ADU. [Map 106, Lot 045, Sublot-001; Zoned General-One (G-1); HZO Article XIII A: Accessory Dwelling Units; §334-73.3.H & J, Provisions and HZO Article III: General Regulations; §334-16, Building Permits]
3. **Case 191-151 (09-26-24):** Kyrnakoulis & Joan Tsouprakos, **7 Thorning Rd., Hudson, NH** requests a Variance to allow the expansion of an existing non-conforming structure for the construction of a proposed 14 ft. x 6 ft. deck and 2.5 ft. stairs in the front yard setback leaving 22 feet of front yard setback where 30 feet is required. [Map 191, Lot 151, Sublot-000; Zoned Residential- Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]
4. **Case 242-007 (09-26-24):** Edgar Oliva, **101 Musquash Rd., Hudson, NH** requests a Home Occupation Special Exception for an internet car sales business with no on-site cars for sale on the property nor advertisements. [Map 242, Lot 007, Sublot-000; Zoned Residential- Two (R-2); HZO Article VI: Special Exceptions; §334-24, Home Occupations]
5. **Case 152-067 (09-26-24):** Thomas G. Brown, **110 Barretts Hill Rd., Hudson, NH** requests a Variance to allow the continued parking of a vintage recreational motor coach bus where the parking of recreational buses (Industrial use E-13) is not permitted in the R-2 Zone. [Map 152, 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:

1. **Case 165-021 (07-11-2024) (Deferred from 08-22-24):** Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests a rehearing of an Appeal from an Administrative Decision request for 12-14 Gambia St., Hudson, NH where a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 was upheld by the Zoning Board of Adjustment.

VII. REVIEW OF MINUTES:

07/11/2024 edited draft Meeting Minutes

08/22/2024 edited draft Meeting Minutes

VIII. OTHER BUSINESS:

IX. ADJOURNMENT:

Chris Sullivan, Zoning Administrator