



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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### MEETING AGENDA – October 24, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, October 24, 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 232-004 (10-24-24):** Joseph Maynard of Benchmark LLC, 50 Nashua Rd., Suite 305, Londonderry, NH requests three (3) Variances for **102 Gowing Rd., Hudson, NH** [Map 232, Lot 004, Sublot-000; Zoned Residential-Two (R-2)] to allow the existing single family home to be converted to a duplex as follows:
  - A. To allow a proposed 34 ft. x 25 ft. addition of a one (1) unit dwelling to be constructed adjacent and attached to the existing garage with the firewall between the proposed addition and the garage rather than a firewall located between the proposed addition and the existing principal single family structure. [HZO Article II: Terminology; §334-6, Definitions, Duplex]
  - B. To allow the proposed addition on a lot with 1.11 acres of land where a minimum land area of 1.377 acres (60,000 SF) is required for a duplex in the R-2 district without Town water or sewer. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
  - C. To allow the proposed addition to encroach 7 feet into the side yard setback leaving 8 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
  
2. **Case 176-041 (10-24-24):** Dillon Dumont, Mgr. of Meadows Property, LLC and Don Dumont, Mgr. of Posey Investments, LLC, 195R Central St, Hudson, NH requests two (2) Variances for a proposed three (3) lot merger into one (1) lot for **197, 197R & 207 Central St., Hudson, NH** [Map 176, Lots 041, 044 & 045, Sublots-000; Zoned Business (B) & General (G)] to be redeveloped as follows:
  - A. To allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot. [HZO Article II: General Regulations; §334-10, Mixed or dual use on a lot]
  - B. To allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. x 300 ft. with 70 units. [HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]
  
3. **Case 198-037 (10-24-24):** Patrick & Caroline Ryan, **6 B St., Hudson, NH** requests a Variance to allow an existing un-permitted 22 ft. x 24 ft. (528 SF) Accessory Dwelling Unit (ADU) above the garage to remain where an ADU shall meet the Hudson Zoning Ordinance ADU Provisions which include 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 198, Lot 037, Sublot-000; Split Zoned Business (B) & Town Residence (TR); HZO Article XIII A: Accessory Dwelling Units; §334-73.3, Provisions and HZO Article III: General Regulations; §334-16, Building Permits]

**VI. REQUESTS FOR REHEARING:**

**VII. REVIEW OF MINUTES:**

09/26/2024 edited draft Meeting Minutes

**VIII. OTHER BUSINESS:**

**IX. ADJOURNMENT:**

Chris Sullivan, Zoning Administrator