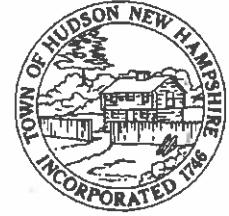




TOWN OF HUDSON

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 – November 14, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, November 14, 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 147-029 (11-14-24):** Laurie & Robert Greer, 28 Derry Lane, Hudson, NH requests an Appeal from an Administrative Decision of a Notice of Violation letter dated September 27, 2024 citing the current placement of an un-permitted 14 ft. x 40 ft. shed and pergola structure in a 25 ft. cemetery setback which are in violation of a NH State Regulation and also Hudson Zoning Ordinance for building permits. [Map 147, Lot 029, Sublot-000; Zoned Residential-Two (R-2); HZO Article III: General Regulations; §334-16, Building permits; NH RSA Title XXVI: Cemeteries; Burials; Dead Bodies; §289:3, III., Location]
2. **Case 174-216 (11-14-24):** Joseph F. Roberts, duly Authorized for LK41 Real Estate, LLC, requests a Variance for 71 Ferry Street, Hudson, NH for a proposed two-lot subdivision with the newly created lot containing 70 feet of frontage where 90 feet is required in the TR zone. [Map 174, Lot 216, Sublot-000; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and §334-27.2, Lot requirements for subdivision of land]

VI. REQUESTS FOR REHEARING:

VII. REVIEW OF MINUTES:

- 10/24/2024 edited draft Meeting Minutes

VIII. OTHER BUSINESS:

- Reminder: The next ZBA Meeting is scheduled on Thursday, December 12, 2024 @ 7:00 PM

IX. ADJOURNMENT:

Chris Sullivan, Zoning Administrator