



# 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 – March 27, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, March 27, 2025**, 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 APPLICATION BEFORE THE BOARD:

1. **Case 197-177 (03-27-25):** William J. Coyne, 22 Fairway View Lane, Norton, MA requests a Variance for **8 Spruce Street, Hudson, NH** to reconstruct & expand a previous approx. 4 ft. x 5 ft. front stair structure to a current 6 ft. x 8 ft. deck where a nonconforming structure may not be altered or expanded, except by variance. The new deck encroaches the front yard setback 2.5 feet leaving 27.5 feet where 30 feet is required. [Map 197, Lot 177, Sublot-000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion of nonconforming structures and HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

#### VI. REQUEST FOR REHEARING: (Board Discussion Only, No Public Input)

1. **Case 245-012 (01-23-2025):** Bradford Baker Sr., 23 Fairway Drive, Hudson, NH by and through its counsel, Gottesman & Hollis, P.A requests a rehearing of an Equitable Waiver of Dimensional Requirement, a request which was denied on 01/23/2025 by the Zoning Board of Adjustment. The request was to allow a newly built detached 41.3 ft. x 39.6 ft. metal garage on a cast-in-place concrete foundation to remain which encroaches both the side and front yard setbacks leaving 13 feet and 22.3 feet respectively where 15 feet and 30 feet are required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I., Equitable Waiver of Dimensional Requirement.]

#### VII. REVIEW OF MINUTES:

02/27/2025 edited draft Meeting Minutes

#### VIII. OTHER BUSINESS:

- Save the date for the NH Office of Planning and Development's **Spring 2025 Planning and Zoning Online Conference, Saturday, May 10, 8:45 AM - 3:30 PM**. Each session will be recorded and available after conference. The cost is free. **Registration Opens: April 4**

#### IX. ADJOURNMENT:

  
Chris Sullivan, Zoning Administrator

Posted: Town Hall, Town Website, Library, Post Office – March 14, 2025