



TOWN OF HUDSON

Zoning Board of Adjustment



Maryellen Davis, Chairman Thaddeus Luszey, Selectmen Liaison

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MEETING AGENDA – JUNE 9, 2016

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday June 9, 2016, in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The public hearings for applications will begin at 7:30 PM, with the applications normally being heard in the order listed below.

SUITABLE ACCOMMODATIONS FOR THE SENSORY IMPAIRED WILL BE PROVIDED UPON ADEQUATE ADVANCE NOTICE BY CALLING 886-6008 OR TDD 886-6011.

The following items before the Board will be considered:

I. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD

1. Case 191-108 (6-9-16) (Deferred from 5-26-16): Melissa Corson, 9 Coll Street, Hudson, NH, requests a Variance to allow the construction of an 80-square foot addition to the front of the existing, non-conforming, single-family structure. [Map 191, Lot 108, Zoned B; HZO Article VIII §334-31A, Alteration and expansion of nonconforming structures.]
2. Case 124-060 (6-9-16): Alan & Nadine Lambert, 4 Terra Lane, Hudson, NH, request a Special Exception for an Accessory Living Unit (ALU) to be constructed within the proposed 24' x 28' addition, attached to the existing single-family dwelling. [Map 124, Lot 060, Zoned R-1; HZO Article XIII A §334-73.3, Accessory Living Unit.]
3. Case 207-004 (6-9-16): Michael R. Jarry & Rebecca B. Jarry, 143 Bush Hill Road, Hudson, NH, request a Variance to allow the frontage of the proposed two-lot subdivision to have 106 feet of frontage on the existing Lot 4, and 30 feet of frontage on the proposed Lot 4-1, where a minimum of 200 feet is required. [Map 207, Lot 004, Zoned G-1; HZO Article VII §334-27, Table of Dimensional Requirements.]
4. Case 165-153 (6-9-16): Robin M. Lawrence, 100 Derry Road, Hudson, NH, requests a Variance to add a second floor addition with a stairway and front porch, to the existing nonconforming structure. [Map 165, Lot 153, Zoned B; HZO Article VII §334-27, Table of Minimal Dimensional Requirements. Articles VIII §334-29 & §334-31, Extension or enlargement of nonconforming uses, and Alteration and expansion of nonconforming structures.]
5. Case 197-116 (6-9-16): Edwin Brackett & Scott Brackett, 8 Cedar Street, Hudson, NH, request the following:
 - a) A Variance to allow the construction of an attached garage within the side-yard setbacks; 15-feet required, 6.5-feet proposed. [Map 198, Lot 168, Zoned TR; HZO Article VII §334-27, Table of Dimensional Requirements.]
 - b) A Special Exception for an Accessory Living Unit (ALU) to be constructed within the space above the proposed attached garage. [Map 248, Lot 016, Zoned G-1; HZO Article XIII A §334-73.3, Accessory Living Unit.]

II. REVIEW OF MINUTES

- a) 12-10-15 Minutes
- b) 05-12-16 Minutes

III. REQUEST FOR REHEARING

IV. OTHER

Bruce Buttrick
Zoning Administrator