

TOWN OF HUDSON

Zoning Board of Adjustment

Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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MEETING AGENDA – April 24, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, April 24, 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 198-077 (04-24-25):** Raffi Massouyan, **14 Lorraine Street, Hudson, NH** requests a Variance to build a detached, 24 ft. x 24 ft., two-car garage with storage above which encroaches into the side yard setback 9.5 ft. leaving 5.5 ft. of setback where 15 feet is required. [Map 198, Lot 077, Sublot-000; Zoned Town Residence (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
2. **Case 200-005 (04-24-25):** Joshua & Caitlin M. Fuentes, **93 Pelham Rd., Hudson, NH** [Map 200, Lot 005, Sublot-000; Zoned Residential-Two (R-2)] requests two (2) Variances:
 - A. A variance to build a proposed 1,003 SF addition onto an existing nonconforming 2-story house where a nonconforming structure may not be altered or expanded, except by variance. The nonconformance is due to Pelham Rd. being a Collector Rd. where fifty (50) feet of front yard setback is required. [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A, Alteration and expansion of nonconforming structures]
 - B. A variance to allow the nonconforming proposed 1,003 SF building addition to encroach into the front yard setback 16.6 feet leaving 33.4 feet (same as the existing house) where 50 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
3. **Case 245-012 (04-24-25):** Bradford Baker Sr., **23 Fairway Drive, Hudson, NH** requests an Equitable Waiver of Dimensional Requirement 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 into 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.]

VI. REQUEST FOR REHEARING: None


VII. REVIEW OF MINUTES:

03/06/2025 edited draft Meeting Minutes
03/20/2025 edited draft Meeting Minutes
03/27/2025 edited draft Meeting Minutes

VIII. OTHER BUSINESS:

- **REMINDER: Registration is open 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 the conference. The cost is free.

IX. ADJOURNMENT:


Chris Sullivan, Zoning Administrator