



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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### MEETING AGENDA – MAY 22, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, May 22, 2025 at 7:00 PM** in the Community Development Paul Buxton Meeting Room located in the lower level of **Hudson Town Hall, 12 School St., Hudson, NH**. Please enter by the ramp entrance at the 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:

##### DEFERRED HEARING:

1. **Case 245-012 (05-22-25) (deferred from 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.]

##### NEW HEARINGS:

2. **Case 161-019 (05-22-25):** Richard N. Breault, 72 Windham Rd., Hudson, NH [Map 161, Lot 019, Sublot-000; Zoned General-One (G-1)] requests two (2) Variances as follows:
  - A. A Variance to allow a “proposed” additional single family dwelling (approx. 972 SF) to remain in the rear of the lot. The structure was previously a garage but the dwelling was constructed w/o a building permit thus changing the Use on the lot to three (3) dwelling units or a multifamily dwelling Use where this is not permitted in the General-One (G-1) district. [Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]
  - B. A Variance to allow a “proposed” Accessory Dwelling Unit (ADU) greater than 750 SF in the basement of the principal structure to remain where the size of an ADU shall not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Article XIII A: Accessory Dwelling Units; § 334-73.3 H. Provisions]

#### VI. REQUEST FOR REHEARING: None

#### VII. REVIEW OF MINUTES:

03/06/2025 edited draft Meeting Minutes  
03/20/2025 edited draft Meeting Minutes  
04/24/2025 edited draft Meeting Minutes

#### VIII. OTHER BUSINESS:

#### IX. ADJOURNMENT:

Chris Sullivan, Zoning Administrator