



TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
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MEETING AGENDA – SEPTEMBER 24, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, September 24, 2026**, 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 on the right side.

- I. CALL TO ORDER**
- II. PLEDGE OF ALLEGIANCE**
- III. ROLL CALL-ATTENDANCE**
- IV. SEATING OF ALTERNATES**

V. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 216-017 (09-24-26)**: Sandra Ziehm, 50 Haines St., Nashua, NH, requests a variance for **8 Hardy Rd., Hudson, NH** for a proposed two-lot subdivision which creates a new lot with zero (0) linear feet of frontage on a class V or greater road where 120 linear feet would otherwise be required. [Map 216, Lot 017, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
2. **Case 190-191 (09-24-26)**: Benchmark LLC, 50 Nashua Rd., Suite 305, Londonderry, NH, requests a variance for **48 Lowell Rd. & 10 Roosevelt Ave., Hudson, NH** to allow for additional required parking on a separate lot from the principal use whereas required off-street parking facilities shall be provided on the same lot as the principal use they are designed to serve. The spaces are proposed to be accessed via a paved 24' wide access driveway between these lots. [Map 190, Lot 191, Sublot-000; Zoned Business (B); HZO Article III: General Regulations; §334-15.A.(1), Parking]
3. **Case 190-163 (09-24-26)**: Mike Lacasse, 9 Scenic Lane, Hudson, NH, requests a variance for **13 Oak Ave., Hudson, NH** to construct a duplex (after demolition of the existing single-family structure) whereas two-family dwellings (A-2) are not permitted in the TR Zone. [Map 190, Lot 163, Sublot 000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

- VI. REVIEW OF MINUTES**: 08/27/2026 edited draft meeting minutes
- VII. OTHER BUSINESS**: Amendments of zoning applications per ZBA bylaw §143-8.A.(3)
- VIII. ADJOURNMENT**

* Comments or questions may be submitted in writing until 10:00 a.m. on the Wednesday prior to the day of the meeting.


Ben Witham-Gradert, Zoning Administrator