

26 PINE ROAD

MINOR SITE PLAN

MSP# 13-25

STAFF REPORT

December 1, 2025

SITE: 26 Pine Road, Map 252 / Lot 043

ZONING: General - One (G-1)

PURPOSE OF APPLICATION: to depict turning an existing 3-family dwelling into a 4-family dwelling by adding one unit to the currently unfinished basement.

PLAN UNDER REVIEW:

Minor Site Plan MSP# 11-25, Map 252 / Lot 043, 26 Pine Road, Hudson, New Hampshire 03051; Individual Sewerage System Design Plan Prepared by; S&H Land Services, 141 Londonderry PTPKE, Hooksett, NH: Prepared for; John Granfield, 1 Valley Hill Road, Pelham, NH 03076, Hudson, NH, 03051; consisting of 1 sheet, and general notes 1-2 on sheet 1: dated October 22, 2025.

ATTACHMENTS:

- 1) Application received October 30, 2025– Attachment “A”.
- 2) Application Narrative – Attachment “B”.
- 3) Department Comments – Attachment “C”.
- 4) ZBA Notice of Decision Case# 252-043, dated July 24, 2025 – Attachment “D”.
- 5) CAP Fee Worksheet – Attachment “E”
- 6) Sewerage System Design & Parking Plan, dated October 22, 2025.

APPLICATION TRACKING:

- October 30, 2025 – Application received.
- November 17, 2025 – Special Site Review Committee scheduled. Application was denied without prejudice due to applicant not being present.

COMMENTS

BACKGROUND

The property is 1 acre and located in the General - 1 district. The proposed additional unit received a variance from the ZBA on July 24, 2025 (Attachment “D”). The lot is serviced by a well and septic system. The applicant is proposing 400 Square feet of additional pavement to provide 2 parking spaces per unit. No expansion of the current building footprint is proposed at this time.

DEPARTMENT COMMENTS

All departments have indicated that the project is ready for approval. Full comments may be found in **Attachment “C”**.

STAFF COMMENTS

The property has been home to a pre-existing non-conforming use for a long time. With the variance granted by the ZBA, the 4th dwelling unit was permitted to be explicitly in the basement as an expansion of the non-conforming use. No signed Site Plan is needed with this application as it falls under **§275-25.C** Minimum requirements exception – A change of use within an existing building on any site where no increase in building square footage, a minor increase in impervious surface area and driveway access, and other similar improvements is proposed.

Staff notes that the applicant has supplied waiver requests for seven (7) sections of §276-11.1.B. Staff has identified additional sections that the proposal either is not in compliance with or would be challenging to enforce post-approval. These hardships arise from the nature of the property being a pre-existing non-conforming use, alongside not putting undue burden on the applicant for superficial or administrative items. Pursuant to this, staff recommends instead granting a waiver from §276-11.1.B as a whole, with the understanding that this is due to the nature of the property being a pre-existing non-conforming use.

DRAFT MOTIONS:

ACCEPT the minor site plan application:

I move to accept the Minor Site Plan Application MSP# 13-25 creating a four-family dwelling located at 26 Pine Road, Hudson, New Hampshire, 03051, Map 252 / Lot 043.

Motion by: _____ Second: _____ Carried/Failed: _____

GRANT a waiver:

I move to grant a waiver from **§276-11.1.B – General Plan Requirements**, in accordance with recommendation by the Town Planner, based on the Board’s discussion, the testimony of the Applicant’s representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion by: _____ Second: _____ Carried/Failed: _____

APPROVE the minor site plan application:

I move to approve the Minor Site Plan Application MSP# 13-25 creating a four-family dwelling located at 26 Pine Road, Hudson, New Hampshire 03051, Map 252 / Lot 043; Prepared by; S&H Land Services, 141 Londonderry TPKE, Hooksett, NH: Sewerage System Design Plan Prepared for; John Granfield, 1 Valley Hill Road, Pelham, NH 03076, Hudson, NH, 03051; consisting of 1

sheet, and general notes 1-2 on sheet 1: dated October 22, 2025; subject to the following stipulations:

1. All stipulations of approval shall be incorporated into the Notice of Approval, which shall be recorded at the HCRD.
2. No work shall commence until all building permits are obtained by the Inspectional Services Department.
3. A cost allocation procedure (CAP) amount of \$3,210.00 for the new unit shall be paid prior to the issuance of a Certificate of Occupancy.
4. A driveway permit shall be applied for, and inspected by, the Engineering Department prior to a Certificate of Occupancy.
5. Prior to Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.

Motion by: _____ Second: _____ Carried/Failed: _____

OCT 30 2025

MINOR SITE PLAN APPLICATION

**TOWN OF HUDSON
PLANNING DEPT.**

Date of Application: October 30, 2025 Tax Map #: 252 Lot #: 43

Site Address: 26 Pine Rd, Hudson, NH 03051

Name of Project: _____

Zoning District: General - 1 (G-1) General MSP#: _____
(For Town Use Only)

Z.B.A. Action: Variance Granted - ZBA Case #252-043

PROPERTY OWNER:

Name: John Joseph Granfield V

Address: 1 Valley Hill Rd

Address: Pelham, NH 03076

Telephone # 603-508-9106

Email: granfield.co@gmail.com

PROJECT ENGINEER:

Name: N/A

Address: _____

Address: _____

Telephone # _____

Email: _____

DEVELOPER:

N/A

SURVEYOR:

S&H Land Services LLC

141 Londonderry Tpk

Hooksett, NH 03106

603-628-8500

petes@shlandservices.com

PURPOSE OF PLAN:

Septic Design and Parking Plan for the project proposed to turn a current 3-family dwelling into a 4-family dwelling by adding a unit to the currently unfinished basement. Proposed plan will include adding a 784 sqft, one bedroom unit.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____
(Initials)

Department: _____

Zoning: ____ Engineering: ____ Assessor: ____ Police: ____ Fire: ____ DPW: ____ Consultant: ____

MINOR SITE PLAN DATA SHEETPLAN NAME: Individual Sewerage System Design PlanPLAN TYPE: SITE PLANLEGAL DESCRIPTION: MAP 252 LOT 43DATE: October 22 2025-----
Location by Street: 26 Pine RdZoning: General- 1 (G-1)Proposed Land Use: Multi-family Dwelling (4-Family)Existing Use: Multi-family Dwelling (3-Family)Surrounding Land Use(s): Residential, Fish and Game, Small BusinessNumber of Lots Occupied: One (1)Existing Area Covered by Building: 1420 sqftExisting Buildings to be removed: N/A - No Buildings RemovedProposed Area Covered by Building: N/A - No Change To PlotOpen Space Proposed: N/AOpen Space Required: N/ATotal Area: S.F.: 43,603 Acres: 1.01Area in Wetland: 0 Area Steep Slopes: 0Required Lot Size: 87,120 sqftExisting Frontage: 200'Required Frontage: 200'

Building Setbacks:	<u>Required*</u>	<u>Proposed</u>
Front:	<u>50'</u>	<u>N/A</u>
Side:	<u>15'</u>	<u>N/A</u>
Rear:	<u>15'</u>	<u>N/A</u>

MINOR SITE PLAN DATA SHEET
(Continued)

Flood Zone Reference:	<u>N/A - Not In Flood Zone</u>
Width of Driveways:	<u>One Driveway - 45' Wide x 30' Long</u>
Number of Curb Cuts:	<u>N/A - No Curb Cuts</u>
Proposed Parking Spaces:	<u>8 Total Spaces</u>
Required Parking Spaces:	<u>Two (2) Per unit - Will Be 4 Units</u>
Basis of Required Parking (Use):	<u>Residential</u>
Dates/Case #/Description/Stipulations of ZBA, Conservation Commission, NH Wetlands Board Actions: (Attach stipulations on separate sheet)	<u>ZBA Case #252-043</u> <u>Zoning Determination #25-040 (Attached)</u> <u>Variance Granted</u>

Waiver Requests

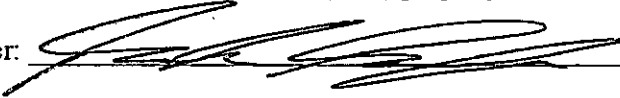
<i>Town Code Reference:</i>	<i>Regulation Description:</i>
<u>Please See Attached Document Named "Waiver Requests"</u>	
<u> </u>	
<u> </u>	
<u> </u>	
<u> </u>	

(For Town Use Only)	
Data Sheets Checked By: _____	Date: _____

MINOR SITE PLAN APPLICATION AUTHORIZATION

I hereby apply for *Minor Site Plan* Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Minor Site Plan* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 10/30/25

Print Name of Owner: John Joseph Granfield V

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: _____ Date: _____

Print Name of Developer: _____

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

WAIVER REQUEST FORM

Name of Subdivision/Site Plan: Individual Sewerage System Design Plan

Street Address: 26 Pine Rd, Hudson, NH 03051

I John Joseph Granfield V hereby request that the Planning Board
waive the requirements of item #5, #16, #18, #26, #29, #31, #32 of the Hudson Land Use Regulations
in reference to a plan presented by S&H Land Services LLC
Peter Stoddard (name of surveyor and engineer) dated October 22 2025 for
property tax map(s) 252 and lot(s) 43 in the Town of Hudson, NH.

As the aforementioned applicant, I, herein, acknowledge that this waiver is requested in accordance with
the provisions set forth in RSA 674:36, II (n), i.e., without the Planning Board granting said waiver, it would
pose an unnecessary hardship upon me (the applicant), and the granting of this waiver would not be contrary
to the spirit and intent of the Land Use Regulations.

Hardship reason(s) for granting this waiver (if additional space is needed please attach the appropriate
documentation hereto):

Please See Attached Document Named "Waiver Requests"

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use
Regulations: (if additional space is needed please attach the appropriate documentation hereto):

Please See Attached Document Named "Waiver Requests"

Signed:


Applicant or Authorized Agent

SCHEDULE OF FEES**A. REVIEW FEES:**

<u>1. Minor Site Plan Use</u>	<u>Project Size/Fee</u>	
Multi-Family	\$105.00/unit for 3-50 units \$78.50/unit for each additional unit over 50	(4 units) \$ <u>420.00</u>
Commercial/Semi Public/Civic or Recreational	\$157.00/1,000 sq. ft. for first 100,000 sq.ft. (bldg. area): \$78.50/1,000 sq.ft. thereafter.	\$ _____
Industrial	\$150.00/1,000 sq.ft for first 100,000 sq.ft. (bldg. area); \$78.50/1,000 sq.ft thereafter.	\$ _____
No Buildings	\$30.00 per 1,000 sq.ft. of proposed developed area	\$ _____

CONSULTANT REVIEW FEE: (If Applicable - Separate Check)

Total _____ acres @ \$600.00 per acre, or \$1,250.00,
whichever is greater. \$ —

This is an estimate for cost of consultant review. The fee is expected to cover the amount. A complex project may require additional funds. A simple project may result in a refund.

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

4 Direct Abutters, Applicant, Professionals, etc. as required
by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate) \$ 24.32

1 Indirect Abutters (property owners within 200 feet)
@\$0.78 (or Current First Class Rate) \$ 0.78

C. TAX MAP UPDATING FEE: (FLAT FEE if Applicable)

\$ ~~275.00~~

TOTAL

\$ 445.10

(BD)

26 Pine Rd, Hudson, NH 03051

John Granfield

Planning Board Application

List of Direct Abutters

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
252	43	*Include Applicant & Owner(s) Granfield, John	1 Valley Hill Rd, Pelham, NH 03076
252	41	Hudson Fish and Game Club C/O Treasurer	53 Pine Rd, Hudson, NH 03051
252	42	Kennedy, Allen Kennedy, Louella	24 Pine Rd, Hudson, NH 03051
252	44	Sinuon, Vibol Khut, Thari	28 Pine Rd, Hudson, NH 03051

List of Indirect Abutters

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
247	007	Roberts, Michael Roberts, Kimberly	2 Wissahickon Dr, Hudson, NH 03051

Owner of 26 Pine Rd, Hudson, NH 03051

John Joseph Granfield V

Signature:



Waiver Requests

Applicant: John Granfield

Property Address: 26 Pine Road, Hudson, NH 03051

Tax Map: 252 Lot: 43 Zoning District: G-1

#5 – Title, including the term “site plan” or “subdivision plan”

#16 - Error of closure shown and certified by a licensed land surveyor

#18 – Zoning classification note of the tract and location of the zoning district boundaries if the property is located in two or more zoning district [§ 276-11.1.B.(10)]

#26 – A green area shown between the right-of-way line and any pavement, gravel or structure meeting the required minimum width [§ 276-11.1.B.(22)]

#29 – Note any pertinent highway projects. [§ 276-11.1.B.(23)]

#31 – The location size and character of all signs or a note* stating “All signs are subject to approval by the Hudson Zoning Administrator prior to installation thereof.” [§ 276-11.1.B.(13)]

#32 – The location, detail and character of all exterior lighting or a note stating: “There will be no exterior lighting.” [§ 276-11.1.B.(14)]

Hardship reason(s) for granting this waiver:

The plan being submitted is for a septic system design only, titled “Individual Sewerage System Design Plan.” It was prepared specifically for septic approval purposes and not as a full site or subdivision plan. Preparing a complete site plan solely to include these additional checklist items would result in significant unnecessary expense, as there will be no alteration to the existing site layout beyond finishing the basement into an additional dwelling unit.

Checklist item #5 (title) cannot be met because the plan is a septic design, not a formal “site plan.” Checklist item #16 (error of closure) is not shown because this is not a full boundary or subdivision survey. Checklist item #18 (zoning classification/boundary) is not applicable because the parcel lies entirely within the General-1 (G-1) zoning district. Checklist items #26 (green area), #29 (highway projects), #31 (signs), and #32 (lighting) are not applicable because there are no exterior site changes, signage, or lighting proposed as part of this project.

Requiring full compliance with these checklist items for a simple basement-finish project would create an undue financial hardship, adding thousands of dollars in unnecessary survey and design costs without providing any additional benefit to the Town or the review process.

Reason(s) for granting this waiver, relative to not being contrary to the spirit and intent of the Land Use Regulations:

Granting this waiver will not be contrary to the spirit and intent of the Land Use Regulations, as the purpose of these checklist items is to ensure clear and complete information for developments that alter site conditions, grading, access, or use of land. In this case, the proposal does not involve any exterior construction, grading, or site alteration, only the interior finishing of an existing basement and an updated septic design to support the additional unit.

The submitted septic design plan provides sufficient detail regarding property boundaries, existing and proposed features, and parking layout to allow for an informed review by Town staff and the Planning Board. The intent of the Land Use Regulations, to ensure public health, safety, and orderly development, is fully maintained through this submission.

Approval of these waivers will allow the applicant to provide the necessary information in proportion to the scope of work while avoiding unnecessary cost and redundancy.

**TOWN OF HUDSON
LOCAL APPROVAL FOR CONSTRUCTION OF
AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM**

WORK NUMBER: 202505777

I. PROPERTY INFORMATION

Address: 26 PINE ROAD
HUDSON NH 03051
Subdivision Approval No.: PRE-1987
Subdivision Name: N/A
County: HILLSBOROUGH
Tax Map/Lot No.: 252/43

II. OWNER INFORMATION

Name: JOHN GRANFIELD
Address: 1 VALLEY HILL ROAD
HUDSON NH 03051

III. APPLICANT INFORMATION

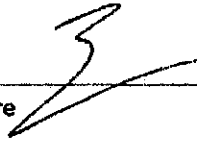
Name: PETER STODDARD
Address: 141 LONDONDERRY TPKE
HOOKSETT NH 03106

IV. DESIGNER INFORMATION

Name: PETER STODDARD
Address: 141 LONDONDERRY TPKE
HOOKSETT NH 03106
Permit No.: 01404

In accordance with RSA 485-A:32, IIa, the Town of Hudson grants local approval to construct the Individual Sewage Disposal system described above and in an application and plans dated 30/22, 2025.

Signature



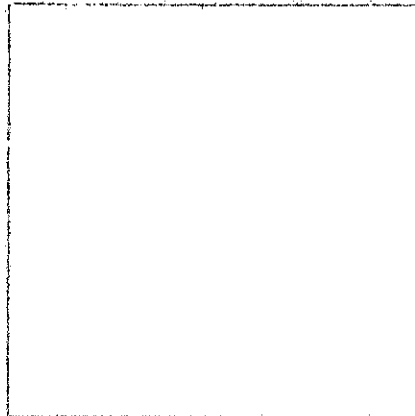
Title

Peter Stoddard

Date

10/22/25

- OR -



Town Stamp



The State of New Hampshire
Department of Environmental Services

Attachment "A"



Robert R. Scott, Commissioner

APPROVAL FOR CONSTRUCTION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM (ISDS)

AS AUTHORIZED BY THE NH DEPARTMENT OF ENVIRONMENTAL SERVICES, WATER DIVISION PURSUANT TO RSA 485-A, WATER POLLUTION AND WASTE DISPOSAL AND ENV-WQ 1000, SUBDIVISION AND INDIVIDUAL SEWAGE DISPOSAL SYSTEM DESIGN RULES.

APPLICATION APPROVAL DATE: 10/23/2025

APPROVAL NUMBER: eCA2025102307

I. PROPERTY INFORMATION

Address: 26 PINE ROAD
HUDSON NH 03051
Subdivision Approval No.: PRE-1967
Subdivision Name:
County: HILLSBOROUGH
Tax Map/Lot No.: 252/43

II. OWNER INFORMATION

Name: JOHN GRANFIELD
Address: 1 VALLEY HILL ROAD
HUDSON NH 03051

III. APPLICANT INFORMATION

Name: PETER STODDARD
Address: 141 LONDONDERRY TPKE
HOOKSETT NH 03106

IV. DESIGNER INFORMATION

Name: PETER STODDARD
Address: 141 LONDONDERRY TPKE
HOOKSETT NH 03106
Permit No.: 01404

V. SPECIFIC TERMS AND CONDITIONS: Applicable to this Approval for Construction
Please read **VI. General Terms and Conditions** on the reverse side of this approval.

- A. TYPE OF SYSTEM:** STONE AND PIPE
- B. NO. OF BEDROOMS:** 0
- C. APARTMENT BEDROOMS:** 0
- D. APPROVED FLOW:** 900 GPD
- E. OTHER CONDITIONS AND WAIVERS:**

- 1. Approved for a septic system to serve (4) 1-bedroom units @ 225 GPD/each; totaling 900 GPD
- 2. This approval is valid for 4 years from date of approval, per Env-Wq 1004.13.
- 3. No waivers have been approved.

Noah D. Buckner
Subsurface Systems Bureau

VI. GENERAL TERMS AND CONDITIONS: Applicable to all Approvals for Construction

- A. This Approval for Construction is issued to construct the ISDS as identified on Page 1 of this Approval.
- B. This Approval is valid until 10/23/2029, unless an Approval for Operation has been granted.
- C. By exercising any rights under this approval, the parties have agreed to all terms and conditions.
- D. No liability is incurred by the State of New Hampshire by reason of any approval of any Approval for Construction. Approval by the Department of Environmental Services of sewage and waste disposal systems is based on plans and specifications supplied by the Applicant.
- E. The system must be constructed in strict accordance with the approved plans and specifications.
- F. The installed system must be left uncovered and cannot be used after construction until it is inspected and has received an Approval for Operation of Individual Sewage Disposal System (ISDS) by an authorized agent of the Department.
- G. **This system must be installed by an installer holding a valid permit. An owner may install the system for his or her domicile. Env-Wq 1002.18 defines "Domicile" as that place where an individual has his or her true, fixed, and permanent home and principal establishment, and to which, whenever he or she is absent, he or she has the intention of returning. An individual might have more than one residence, but has only one domicile. Accordingly, an owner may only install a replacement system and may not install the system at a property that he or she does not reside at and that he or she intends to make their future domicile.**
- H. This Approval for Construction does not supersede any equivalent or more stringent local ordinances or regulations. State standards are minimal and must be met statewide.

WORK NUMBER: 202505777-1

APPROVAL NUMBER: eCA2025102307

RECEIVED DATE: October 22, 2025

TYPE OF SYSTEM: STONE AND PIPE

NUMBER OF BEDROOMS: 0

APARTMENT BEDROOMS: 0

APPROVED FLOW: 800 GPD



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

Zoning Determination #25-040

May 19, 2025

Sent Via 1st Class Mail

John Granfield
1 Valley Hill Rd
Pelham, NH 03076

Re: 26 Pine Rd 252 Lot 043-000
District: General One (G-1)

Dear Mr. Granfield,

Zoning Review / Determination: If you can add/create another dwelling unit in this 3-family structure to create a total of 4 dwelling units?

According to the town this is a lot of record. The property has a 3-family dwelling on it that was constructed in 1960. The lot is 43,603sq ft. where 87,120 is required.

This lot is a legal non-conforming lot with regards to the area and frontage requirements per Article VIII §334-32 Table of Dimensional Requirements. The use as a 3 family is also a legal existing non-conforming use. Your proposal to create an additional dwelling unit is not allowed per Article V §334-21 Table of Permitted Principal Uses, and the creation of an additional (expansion) non-conforming use would need a variance per Article VIII §334-29 Extension or enlargement of nonconforming uses.

You will need to get an approve site plan to increase the number of units in your dwelling per Article III §334-16.1 – Approved Site Plan. For more information regarding planning approval process please contact the Planning Department.

Building permits will be required per Article III §334-16 – Building Permit. For more information regarding building permit contact the Inspectional Service.

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 886-6000 (ext. 1275)
csullivan@hudsonnh.gov

cc: B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

Project Narrative

Applicant: John Granfield

Property Address: 26 Pine Road, Hudson, NH 03051

Tax Map: 252 Lot: 43 Zoning District: G-1

Project Description

The applicant, John Granfield, proposes to finish the existing basement at 26 Pine Road into a one-bedroom apartment within an existing three-family dwelling, thereby converting the structure into a four-family residence. The proposed finished basement space will total approximately 784 square feet and include a bedroom, bathroom, mudroom, laundry area, storage space, and a kitchen.

The exterior of the building will remain largely unchanged, with the exception of three basement windows at the rear of the house being enlarged for required egress. These windows will not be visible from the street. There will be no changes to the property layout or building footprint, aside from a modest expansion of the parking area to accommodate a total of eight (8) vehicles.

Project Purpose and Background

This project is being undertaken to create an additional dwelling unit for the property owner and his wife. John's wife is currently serving in the United States Army and is nearing the completion of her service commitment in December. Upon purchasing the property, the applicants discovered they enjoy their current tenants and wish to maintain the existing three rental units without displacing anyone. By finishing the basement into a self-contained apartment, the owners will be able to live on-site while preserving housing for the current tenants.

This proposal aligns with the Town of Hudson's housing goals of increasing affordable housing opportunities without requiring new infrastructure, additional land development, or significant alterations to neighborhood character.

Site and Surrounding Area

The property is located in the G-1 zoning district and is currently used for residential purposes. The surrounding area contains a mix of uses, including residential homes, small businesses, and community facilities such as the Fish and Game Club. The proposed project will remain fully residential in use and appearance.

Compliance and Design

A zoning variance has been granted by the Hudson Zoning Board of Adjustment to permit the additional unit. All work will comply with applicable building, plumbing, electrical, and fire codes, and all necessary permits will be obtained prior to construction. The new apartment will

be designed and constructed with materials that minimize sound transmission and maximize energy efficiency.

The site is currently served by private well and private septic. A new septic system design has been prepared and is included with this application to ensure adequate capacity for the additional unit.

Parking and Access

The parking area will be expanded to accommodate eight (8) total parking spaces, arranged in a way that does not interrupt traffic flow or access. No new curb cuts or driveway entrances are proposed.

Community Benefits

This project provides several community benefits, including:

- On-site property management and maintenance.
- The addition of an affordable residential unit without new land development.
- Preservation of existing housing and neighborhood character.
- Continued compliance with town regulations and coordination with town officials.

Conclusion

This proposal represents a thoughtful, minimal-impact approach to expanding housing availability in Hudson while maintaining the integrity of the existing structure and neighborhood. The applicant respectfully requests the Planning Board's approval for this project and is committed to working closely with the Town throughout the review and permitting process.

Planning Board Sign-off

Project Name		Map/Lot:	
Site Address:		Zone:	
		Due by:	

Project Status		Ready for Approval	Awaiting Revisions	Approval with Stipulations
DEPARTMENT	INITIAL			
FUSS & O'NEILL:				
ZONING:				
ASSESSING:				
ENGINEERING:				
PUBLIC WORKS:				
FIRE:				
POLICE:				

Comments:

Planning Board Sign-off

Project Name		Map/Lot:	
Site Address:		Zone:	
		Due by:	

Extended Comments:

#A43

Hudson Zoning Board

FEES:	\$10.74
SURCHARGE:	\$2.00
CASH:	

 COPY

Doc # 250032183 09/05/2025 11:39:35 AM
Book 9886 Page 506 Page 1 of 1
Dennis C Hogan
Register of Deeds, Hillsborough County

Send recorded copy to:

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
12 School Street, Hudson, New Hampshire 03051

NOTICE OF DECISION

Map 252, Lot 043-000, Zone G-1(General-One), Case # 252-043

ZBA Decision 07/24/2025

VARIANCE – GRANTED

Property Owners: Morgan Kiley Walsh and John Joseph Granfield V
1 Valley Hill Road, Pelham, NH 03076

Property Location: 26 Pine Road, Hudson, NH 03051

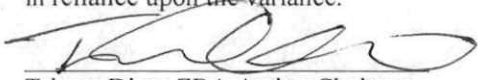
Action sought: A variance to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance.

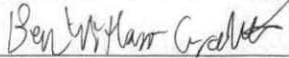
Hudson Zoning Ordinance: Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses

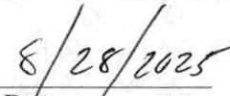
Action granted: After consideration of the testimony, recognition that the existing units are occupied and due to the fact that the proposed fourth unit would be for the new property owners; and after review of the variance criteria and determining by unanimous vote that all five (5) were satisfied; motion made, seconded and voted 5:0 to grant the variance.

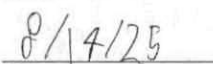
NOTES:

- (1) All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.
- (2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of final approval, or as further extended by the Zoning Board of Adjustment for good cause, provided that no such variance shall expire within 6 months after the resolution of a planning application filed in reliance upon the variance.


Tristan Dion, ZBA Acting Chairman


Ben Witham-Gradert, Town Liaison


Date


Date



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

CAP FEE WORKSHEET - 2025

Date: 11-14-25 Zone # 2 Map/Lot: 252/043-000
26 Pine Road

Project Name: Mutli-family Dwelling (4th Unit)

Proposed ITE Use #1: Multi-family

Proposed Building Area (square footage): N/A S.F.

CAP FEES: (ONE CHECK NEEDED)

1.	(Bank 09) 2070-702	Traffic Improvements	\$ <u>1,368.00</u>
2.	(Bank 09) 2050-182	Recreation	\$ <u>400.00</u>
3.	(Bank 09) 2080-051	School	\$ <u>1,442.00</u>
Total CAP Fee			\$ <u>3,210.00</u>

Check should be made payable to the Town of Hudson.

Thank you,

Brocke Dubowik

Town Planner