

# TOWN OF HUDSON

## Zoning Board of Adjustment



Charlie Brackett, Chairman      Marilyn E. McGrath, Selectmen Liaison

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

### MEETING AGENDA – July 23, 2020

#### COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment will conduct a virtual and public meeting & hearings electronically by remote video & conference call and physically at the Community Center, 12 Lions Ave, Hudson on Thursday, July 23, 2020, at 7:00 PM. Written comments can be sent in advance either by: 1) Email to [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov) prior to 5:00 pm, July 23, 2020; or 2) Mail by July 20, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For the public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 or online at: <http://hudsonctv.com/CablecastPublicSite/watch/2?channel=3> .

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

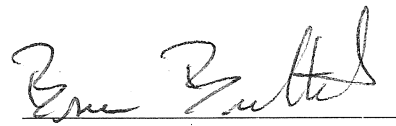
**III. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**

1. Case 116-075 (07-23-20): Diane Bean, 13 Stoney Lane, requests a Home Occupation Special Exception for a home care and staffing agency business from her primary residence. Staffing will be conducted off-site at client’s homes or businesses. [Map 116, Lot 075-000; Zoned Residential-One (R-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
2. Case 173-022 (07-23-20) (deferred from 07-09-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests to amend the Variance application heard on the 5/28/20 ZBA meeting for 15 Tolles St., Hudson, NH to request a one-year extension from the previously imposed June 7, 2020 deadline, to submit a complete site plan application to the Hudson Planning Board. [Map 173, Lot 022-000; Zoned Town Residence (TR); HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].
3. Case 173-012 & 014 (07-23-20) (deferred from 07-09-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a Variance at 4 & 14 Tolles St., Hudson, NH to be allowed to extend the same uses to Lots 173-012 & 014 as were granted by the ZBA on June 7, 2018 for three (3) variances at 15 & 17 Tolles St. [Map 173, Lot 012-000 and Lot 014-000; Zoned Town Residence (TR); HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

**III. REQUEST FOR REHEARING:** None

**IV. REVIEW OF MINUTES:** 06/25/20, 07/09/20

**V. OTHER**

  
 \_\_\_\_\_  
 Bruce Buttrick  
 Zoning Administrator

# TOWN OF HUDSON

## Land Use Division



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

### Zoning Administrator Staff Report

Meeting Date: July 23, 2020 80 7-16-20

**Case 116-075 (07-23-20):** Diane Bean, 13 Stoney Lane, requests a Home Occupation Special Exception for a home care and staffing agency business from her primary residence. Staffing will be conducted off-site at client's homes or businesses. [Map 116, Lot 075-000; Zoned Residential-One (R-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

**Address:** 13 Stoney Lane

**Zoning district:** Residential One (R-1)

#### Summary:

Applicant requests a Home Occupation Special Exception to allow a staffing agency business office from her residence.

#### Property description:

This is an existing conforming lot of record: Having 1.046 Acre = 45,563 sqft, where 43,560 sqft is required and frontage of 150 ft where 120 ft is required. Legal existing single family use.

#### History:

Assessing: Listed as single family.

Building Permits: # 2006-231; 32 x 40 Garage, issued 11-1-05

#### In-House (Town) review/comments:

Fire Dept: yes

Engineering: yes

Town Planner: none received

#### Attachments:

"A" Assessing record.

"B" Building Permit #2006-231

"C" Fire Dept in-house review/comments

"D" Town Engineer in-house review/comments

## Previous Assessments

| Year | Code             | Building | Yard Items | Land Value | Acres | Special Land | Total   |
|------|------------------|----------|------------|------------|-------|--------------|---------|
| 2020 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2019 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2019 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2018 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2018 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2017 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2017 | 101 - ONE FAMILY | 91,600   | 52,100     | 115,400    | 1.05  | 0.00         | 259,100 |
| 2017 | 101 - ONE FAMILY | 120,900  | 57,900     | 120,300    | 1.05  | 0.00         | 299,100 |
| 2016 | 101 - ONE FAMILY | 91,600   | 52,100     | 115,400    | 1.05  | 0.00         | 259,100 |
| 2016 | 101 - ONE FAMILY | 91,600   | 52,100     | 115,400    | 1.05  | 0.00         | 259,100 |
| 2015 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2015 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2014 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2014 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2013 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2013 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2012 | 101 - ONE FAMILY | 89,100   | 39,300     | 115,400    | 1.05  | 0.00         | 243,800 |
| 2012 | 101 - ONE FAMILY | 110,200  | 31,200     | 147,400    | 1.05  | 0.00         | 288,800 |
| 2011 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2011 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2010 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2010 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2009 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2008 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2008 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2007 | 101 - ONE FAMILY | 110,200  | 27,500     | 147,400    | 1.05  | 0.00         | 285,100 |
| 2007 | 101 - ONE FAMILY | 112,100  | 3,900      | 115,300    | 1.05  | 0.00         | 231,300 |
| 2006 | 101 - ONE FAMILY | 112,100  | 3,900      | 115,300    | 1.05  | 0.00         | 231,300 |
| 2006 | 101 - ONE FAMILY | 112,100  | 3,900      | 115,300    | 1.05  | 0.00         | 231,300 |
| 2005 | 101 - ONE FAMILY | 112,100  | 3,900      | 115,300    | 1.05  | 0.00         | 231,300 |
| 2005 | 101 - ONE FAMILY | 112,100  | 3,900      | 115,300    | 1.05  | 0.00         | 231,300 |
| 2004 | 101 - ONE FAMILY | 112,900  | 0          | 115,400    | 1.06  | 0.00         | 228,300 |
| 2004 | 101 - ONE FAMILY | 91,000   | 0          | 90,300     | 1.06  | 0.00         | 181,300 |
| 2003 | 101 - ONE FAMILY | 91,000   | 0          | 90,300     | 1.06  | 0.00         | 181,300 |
| 2003 | 101 - ONE FAMILY | 91,000   | 0          | 90,300     | 1.06  | 0.00         | 181,300 |
| 2002 | 101 - ONE FAMILY | 91,000   | 0          | 90,300     | 1.06  | 0.00         | 181,300 |
| 2002 | 101 - ONE FAMILY | 91,000   | 0          | 90,300     | 1.06  | 0.00         | 181,300 |
| 2001 | 101 - ONE FAMILY | 54,800   | 0          | 55,200     |       | 0.00         | 110,000 |
| 2000 | 101 - ONE FAMILY | 54,800   | 0          | 55,200     | 1.06  | 0.00         | 110,000 |
| 1999 | 101 - ONE FAMILY | 54,800   | 0          | 55,200     | 1.06  | 0.00         | 110,000 |





**BUILDING PERMIT APPLICATION  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Town of Hudson**  
12 School Street  
Hudson, New Hampshire  
Phone (603) 886-6005 Fax (603) 594-1142



2006-  
231

Address: 13 Stoney Lane

Cross Roads: Robinson Road and Boulder Drive

Site/Sub Plan: \_\_\_\_\_

Map 116

Lot 75

Zone \_\_\_\_\_

HCRD \_\_\_\_\_

**Residential**

Single family detached

Townhouse

Duplex

3+ family dwelling (# of units \_\_\_\_\_)

Other \_\_\_\_\_

**Type of Improvement**

New Building

Addition

Alteration/Renovation

Repair/Replacement

Conversion of +/- dwelling units

Other \_\_\_\_\_

Deck

Shed

Swim Pool

Garage

Carport

**Commercial**

Office/Bank/Professional

Hospital/Medical

Industrial/Warehouse

Restaurant

Other \_\_\_\_\_

Garage

School

Store

Utility

**Type of Improvement**

New Building

Addition

Alteration/Renovation

Repair/Replacement

Conversion from residential to commercial space

Other \_\_\_\_\_

Deck

Shed

Swim Pool

Interior Demo

**Total Cost of Project Excluding plumbing, electrical, mechanical, fire suppression, elevator, etc.**

\$25,000<sup>00</sup>

**General Description of Work and Use** Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use.

32' x 40' Garage/hobby shed for storage

**Square Footage** Footprint 32 x 40 Renovated/added \_\_\_\_\_ Number of stories \_\_\_\_\_

Living area of new home (exclude unfinished areas and garage) \_\_\_\_\_ Total area of bldg 1280 sq. ft.

**Principal Type of Frame**

Masonry (wall bearing)

Wood Frame

Structural steel

Reinforced concrete

Other-Specify \_\_\_\_\_

**Type of Sewage Disposal**

Town of private company (requires Town permit)

Private (septic tank, ect.) n/a

**Type of Water Supply**

Public or private

Private (well, cistern) n/a

B.1





**BUILDING PERMIT APPLICATION  
COMMUNITY DEVELOPMENT DEPARTMENT**

**Town of Hudson  
12 School Street  
Hudson, New Hampshire  
Phone (603) 886-6005 Fax (603) 594-1142**

|            | Name              | Address               | City/State/Zip         | Phone          |
|------------|-------------------|-----------------------|------------------------|----------------|
| Owner      | <u>Diane Holt</u> | <u>13 Stoney Lane</u> | <u>Hudson NH 03051</u> | <u>5980895</u> |
| Lessee     | _____             | _____                 | _____                  | _____          |
| Contractor | _____             | _____                 | _____                  | _____          |
| Architect  | _____             | _____                 | _____                  | _____          |
| Engineer   | _____             | _____                 | _____                  | _____          |

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. Applicants are advised that the making of a false statement on this form is of criminal offense.

Signature of applicant Diane Holt Date 10/25/05

Address 13 Stoney Lane Hudson NH 03051

Filing Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_

Building permit fee \$ 296.00 Receipt # \_\_\_\_\_ Date \_\_\_\_\_

**THIS BUILDING PERMIT IS**

\_\_\_\_\_ Issued subject to the following condition(s)

\_\_\_\_\_ Denied for the following reason(s)

Plans received Date \_\_\_\_\_  
Comments: \_\_\_\_\_

Use group: \_\_\_\_\_

Construction type \_\_\_\_\_

Certificate of Occupancy  Required \_\_\_\_\_ Final Inspection (Building & HFD)  
Comments: \_\_\_\_\_

Live loading \_\_\_\_\_

Occupancy load \_\_\_\_\_

Approved

\_\_\_\_\_ Denied

[Signature]  
Building Inspector

11.1.05  
Date

\*Electrical Permit, Plumbing Permit, Building Certificate, Certificate of Occupancy, Water, Sewer and Driveway are to be applied for separately when applicable.



**ZONING ADMINISTRATOR REQUEST FOR INTER DEPARTMENT REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

**REQUEST FOR REVIEW/COMMENTS:**

Case: 116-075 (08-13-20)

Property Location: 13 Stoney Lane

*For Town Use*

Plan Routing Date: 07/09/20 Reply requested by: 07/17/20 ZBA Hearing Date: 08/13/20

I have no comments     I have comments (see below)

RMB                      Name: Robert M. Buxton                      Date: 07/10/2020  
(Initials)

DEPT:  
 Town Engineer     Fire/Health Department     Town Planner

[Empty rectangular box for comments]

"C"

**ZONING ADMINISTRATOR REQUEST FOR INTER DEPARTMENT REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

**REQUEST FOR REVIEW/COMMENTS:**

Case: 116-075 (07-23-20)

Property Location: 13 Stoney Lane

*For Town Use*

Plan Routing Date: 07/09/20 Reply requested by: 07/17/20 ZBA Hearing Date: 07/23/20/20

I have no comments  I have comments (see below)

EZD \_\_\_\_\_ Name: Elvis Dhima, P.E. Date: 07/13/2020  
(Initials)

DEPT:  Town Engineer  Fire/Health Department  Town Planner

Applicant will be required to meet all State of NH licensing and building permit requirements.

*(Handwritten red initials "D" with "N" above and "N" to the right)*



TOWN OF HUDSON

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

JUN 24 2020

To: Zoning Board of Adjustment  
Town of Hudson  
Zoning Department

Entries in this box are to be filled out by Land Use Division personnel

Case No. 116-075 (67-23-20)

Date Filed 6/24/20

Name of Applicant Diane Bean Map: 116 Lot: 75 Zoning District: R-1 (TR)

Telephone Number (Home) 6039308701 (Work) \_\_\_\_\_

Mailing Address 13 Stoney Lane Hudson NH 03051

Owner Diane and John Bean

Location of Property 13 Stoney Lane Hudson NH 03051  
(Street Address)

Diane Bean \_\_\_\_\_ Date 6-19-2020  
Signature of Applicant

John Bean Diane Bean \_\_\_\_\_ Date 6/19/2020 6-19-2020  
Signature of Property-Owner(s)

NOTE: Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described home occupation special exception.

Items in this box are to be filled out by Land Use Division personnel

COST:

|                                       |                 |
|---------------------------------------|-----------------|
| Application fee:                      | \$130.00        |
| <u>8</u> Direct Abutters x \$4.05 =   | <u>32.80</u>    |
| <u>6</u> Indirect Abutters x \$0.55 = | <u>3.30</u>     |
| <b>Total amount due:</b>              | <u>\$166.10</u> |

Date received: 6/24/20

Amt. received: \$ 166.10 check# 6326

Receipt No.: 601, 165

Received by: \_\_\_\_\_ (TSG)

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:

\_\_\_\_\_ Engineering \_\_\_\_\_ Fire Department \_\_\_\_\_ Health Officer \_\_\_\_\_ Planner

# TOWN OF HUDSON, NH

## NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

| Applicant<br>Initials   |  | Staff<br>Initials    |
|-------------------------|--|----------------------|
| <u>DB</u>               | The applicant must provide <sup>10</sup> <del>13</del> copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)   | <u>TG</u>            |
| <u>DB</u>               | Before making the <sup>10</sup> <del>13</del> copies, please review the application with the Zoning Administrator or staff.  | <u>TG</u>            |
| <u>DB</u>               | A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.  | <u>BB</u>            |
| <u>DB</u><br><u>N/A</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)  | <u>BB</u>            |
| <u>DB</u>               | Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) | <u>TG</u>            |
| <u>DB</u>               | A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)   | <u>BB</u>            |
| <u>DB</u>               | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.   | <u>BB</u>            |
| <u>DB</u><br><u>N/A</u> | For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.  | <u>N/A</u> <u>BB</u> |







### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)


| MAP | LOT | NAME OF PROPERTY OWNER                              | MAILING ADDRESS                      |
|-----|-----|---|--------------------------------------|
| 116 | 84  | Michael H. Harris<br>Sandra J. Harris               | 10 Stoney Lane<br>Hudson NH 03051    |
| 116 | 75  | Diane G. Bean<br>John J. Bean                       | 13 Stoney Lane<br>Hudson NH 03051    |
| 116 | 49  | Angela m. Palange<br>Joshua B. Hauser               | 13 Stonewood Lane<br>Hudson NH 03051 |
| 116 | 86  | Darlene E. Parkhurst, TR.<br>Parkhurst Family Trust | 14 Stoney Lane<br>Hudson NH 03051    |
| 116 | 74  | Randall A. Daynard<br>Sharon Daynard                | 15 Stoney Lane<br>Hudson NH 03051    |
| 116 | 48  | Katherine A. Bradshaw<br>Jeffrey W. Bradshaw        | 15 Stonewood Lane<br>Hudson NH 03051 |
| 116 | 85  | John T. Doyle<br>Barbara J. Doyle                   | 12 Stoney Lane<br>Hudson NH 03051    |
| 116 | 76  | Carol M. Kelley                                     | 11 Stoney Lane<br>Hudson NH 03051    |
|     |     |   |                                      |
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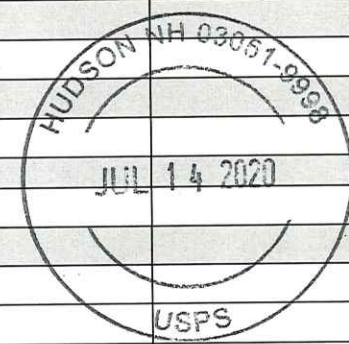
**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

| MAP | LOT | NAME OF PROPERTY OWNER   | MAILING ADDRESS                      |
|-----|-----|--|--------------------------------------|
| 116 | 47  | Robert J. Moreschi II<br>Kimberly A. Moreschi                            | 17 Stonewood Lane<br>Hudson NH 03051 |
| 116 | 87  | Steven C. Erickson<br>Lauren A. Erickson                                 | 16 Stoney Lane<br>Hudson NH 03051    |
| 116 | 50  | Patrick J. Wood<br>Nicolle M. Wood                                       | 11 Stonewood Lane<br>Hudson NH 03051 |
| 116 | 83  | Anthony P. DaCosta<br>Mary G. DaCosta                                    | 8 Stoney Lane<br>Hudson NH 03051     |
| 116 | 77  | Rocco M. Femia<br>Margaret A. Femia                                      | 9 Stoney Lane<br>Hudson NH 03051     |
| 116 | 73  | Roger F. Geilen, TR.<br>Sandra G. Geilen, TR.<br>Geilen One Family Trust | 17 Stoney Lane<br>Hudson NH 03051    |
|     |     |  |                                      |
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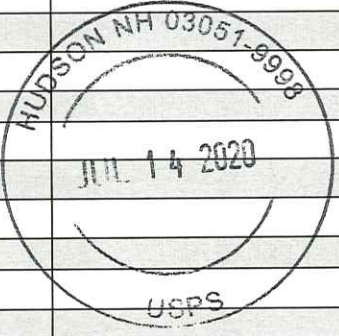


| SENDER: | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL  | Case# 116-075 Home Occupation SE<br>13 Stoney Lane<br>Map 116/Lot 075-000 1 of 1                                      |
|---------|--|---|---|
|         | ARTICLE NUMBER   | Name of Addressee, Street, and post office address                                    | 7/23/2020 ZBA Meeting   |
| 1       | 7018 2290 0001 3001 4178                               | MICHAEL H. HARRIS; SANDRA J. HARRIS<br>10 STONEY LANE, HUDSON, NH 03051               | ABUTTER NOTICE MAILED   |
| 2       | 7018 2290 0001 3001 4161                               | DIANE G. BEAN; JOHN J. BEAN<br>13 STONEY LANE, HUDSON, NH 03051                       | APPLICANT/OWNER-NOTICE MAILED   |
| 3       | 7018 2290 0001 3001 4185                               | ANGELA M. PALANGE; JOSHUA B. HAUSER<br>13 STONEWOOD LANE, HUDSON, NH 03051            | ABUTTER NOTICE MAILED   |
| 4       | 7018 2290 0001 3001 4192                               | DARLENE E. PARKHURST, TR.; PARKHURST FAMILY TRUST<br>14 STONEY LANE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED   |
| 5       | 7018 2290 0001 3001 4208                               | RANDALL A. DAYNARD; SHARON DAYNARD<br>15 STONEY LANE, HUDSON, NH 03051                | ABUTTER NOTICE MAILED   |
| 6       | 7018 2290 0001 3001 4215                               | KATHERINE A. BRADSHAW; JEFFREY W. BRADSHAW<br>15 STONEWOOD LANE, HUDSON, NH 03051     | ABUTTER NOTICE MAILED   |
| 7       | 7018 2290 0001 3001 4222                               | JOHN T. DOYLE; BARBARA J. DOYLE<br>12 STONEY LANE, HUDSON, NH 03051                   | ABUTTER NOTICE MAILED   |
| 8       | 7018 2290 0001 3001 4239                               | CAROL M. KELLEY<br>11 STONEY LANE, HUDSON, NH 03051                                   | ABUTTER NOTICE MAILED   |
| 9       |  |   |   |
| 10      |  |   |   |
| 11      |  |   |   |
| 12      |  |   |   |
|         | Total Number of pieces listed by sender 8              | Total number of pieces rec'vd at Post Office 8  | Postmaster (receiving Employee)  |





| SENDER: | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL                                 | Case# 116-075 Home Occupation SE<br>13 Stoney Lane<br>Map 116/Lot 075-000 1 of 1 |
|---------|--|--|--|
|         | ARTICLE NUMBER   | Name of Addressee, Street, and post office address                   | 7/23/2020 ZBA Meeting  |
| 1       | Mailed First Class                                     | ROBERT J. MORESCHI II; KIMBERLY A. MORESCHI                          | ABUTTER NOTICE MAILED  |
|         |  | 17 STONEWOOD LANE, HUDSON, NH 03051                                  |  |
| 2       | Mailed First Class                                     | STEVEN C. ERICKSON; LAUREN A. ERICKSON                               | ABUTTER NOTICE MAILED  |
|         |  | 16 STONEY LANE, HUDSON, NH 03051                                     |  |
| 3       | Mailed First Class                                     | PATRICK J. WOOD; NICOLLE M. WOOD                                     | ABUTTER NOTICE MAILED  |
|         |  | 11 STONEWOOD LANE, HUDSON, NH 03051                                  |  |
| 4       | Mailed First Class                                     | ANTHONY P. DACOSTA; MARY G. DACOSTA                                  | ABUTTER NOTICE MAILED  |
|         |  | 8 STONEY LANE, HUDSON, NH 03051                                      |  |
| 5       | Mailed First Class                                     | ROCCO M. FEMIA; MARGARET A. FEMIA                                    | ABUTTER NOTICE MAILED  |
|         |  | 9 STONEY LANE, HUDSON, NH 03051                                      |  |
| 6       | Mailed First Class                                     | ROGER F. GEILEN, TR.; SANDRA G. GEILEN, TR.; GEILEN ONE FAMILY TRUST | ABUTTER NOTICE MAILED  |
|         |  | 17 STONEY LANE, HUDSON, NH 03051                                     |  |
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|         | Total Number of pieces listed by sender 6              | Total number of pieces rec'vd at Post Office<br>60                   | Postmaster (receiving Employee)<br>JP  |



For any appeal, the application form must be properly filled out. The application form is intended to be self-explanatory, but be sure that you show:

1. Who owns the property. If the applicant is not the owner, please include a statement from the owner that you have permission to speak on his/her behalf.
2. Where the property is located.
3. What you propose to do. Supply twelve copies of an 8.5" x 11" or 11" x 17" scale plan which gives lot area, frontage, side and rear lot lines, natural features, existing and proposed structures, alteration to the lot, and distance to lot lines or wetlands. Pictures and construction plans are helpful.
4. Why your proposed use requires an appeal. Please fill out the attached appeal forms completely. Include why the appeal should be granted.
5. List of abutters, per NH RSA 672:3. This includes property and the name(s) of the owner(s) of properties which physically touch the subject property, across the street and kitty-corner to the subject property.

Prepare a list of all abutting property owners using the Assessing Office records, and attach it to your application. **The accuracy of the list is your responsibility. If the list is found to be incorrect, you may be required to appear before the ZBA a second time, at your expense.**

6. Deliver the completed application, with all attachments, to the office of the Zoning Administrator. A fee is charged sufficient to cover the cost of preparing and mailing the legally required notices. If paying by check, make the check payable to the Town of Hudson and submit with your application.

The Zoning Office will schedule a public hearing within thirty (30) days of receipt of your **properly-completed** application. Applications are scheduled on a first come, first serve basis. **Only completed applications will be scheduled for a hearing.** Public notice of the hearing will be posted and printed in a newspaper, and a notice will be mailed to you, all abutters and other parties whom the Board may deem to have an interest.

After the public hearing, the Board will reach a decision. You will be sent a Notice of Decision.

If you believe that the Board's decision is wrong, you have the right to appeal. Any party affected has the right to appeal the decision of your case. To appeal, you just first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The motion must be made within thirty (30) days of the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in its' opinion, good reason is stated in the motion. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

See **NH RSA Chapter 677** for more detail on rehearing and appeal procedures.

Requests before the Board may require connection to the municipal sewer system. Please contact the Town Engineer prior to submittal of this application to determine if connection is required, and the procedures for such application.

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

A home occupation is a sales or service operation for goods produced or services provided on-site and is permitted only as a special exception upon approval by the Zoning Board of Adjustment. In granting such an exception, the Board must find the home occupation to be in full compliance with the requirements listed below.

Please explain, in detail, the nature of your home business.

I would like to start a home care and staffing agency, providing staffing services for elderly clients in their own homes and/or temporary staffing to licensed nursing facilities. I will only require my computer & telephone - no employees or clients on-site. No increased traffic.

Is the home occupation secondary to the principal use of the home as the business owners' residence? Please explain.

This would be a secondary use only. This home is our primary (and only) residence.

Will the home occupation business be carried on within the residence and/or within a structure accessory to the residence? Please explain.

All business activities will be carried out within the home, using a bedroom as a place for my desk, computer & printer.

Other than the sign(s) permitted under Article XII, will there be exterior display or other exterior indications of the home occupation? Will there be any variation from the primarily residential character of the principal or accessory building? Please explain.

No signage of any kind will be on display.  
No variations of any kind will be made to the home.



APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION (CONTINUED)

Will there be exterior storage and will it be screened from neighboring views by a solid fence or by evergreens of adequate height and bulk at the time of planting to effectively screen the area? In situations where a combination of existing foliage and/or long distances to neighboring views provide screening, the fencing requirements may be waived at the discretion of the Board. Please explain how you will comply.

No exterior storage will be required.

Will there be noise, vibrations, dust, smoke, electrical disturbances, odors, heat or glare produced? Please explain, and if there will be electrical disturbances, describe the frequency.

No noise, vibrations, dust, etc will be produced.

Strictly an office.

Will the traffic generated by the home occupation activity be substantially greater in volume that would normally be expected in the neighborhood? Please explain the expected traffic to your business.

No clients or employees will be at the home. No traffic increase will occur.

Where will customer/client parking for the home occupation be located? Please explain.

N/A No clients will be at the home.

Who will be conducting the home occupation? Please explain.

Diane Bean - homeowner.

Will there be a vehicle(s) for the home occupation? Please explain the type and number of vehicle(s).

No additional vehicles will be needed.

using personal vehicle.



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-065

June 18, 2020

Diane Bean  
13 Stoney Lane  
Hudson, NH 03051

Re: **13 Stoney Lane Map 116 Lot 075-000**  
**District: Residential One (R-1)**

Dear Ms. Bean,

Your request if you can operate an "on-line" business at this address, has been completed.

**Zoning Review / Determination:**

Your Primary Principal Use allowed is residential per the Zoning Ordinance Table of Permitted Principal Uses §334-21. The requested use as a home occupation (as off-site placement and on-site billing) is a permitted use in the Table of Permitted Accessory Uses §334-22 would need a Home Occupation Special Exception from the Zoning Board of Adjustment per §334-24.

Sincerely,

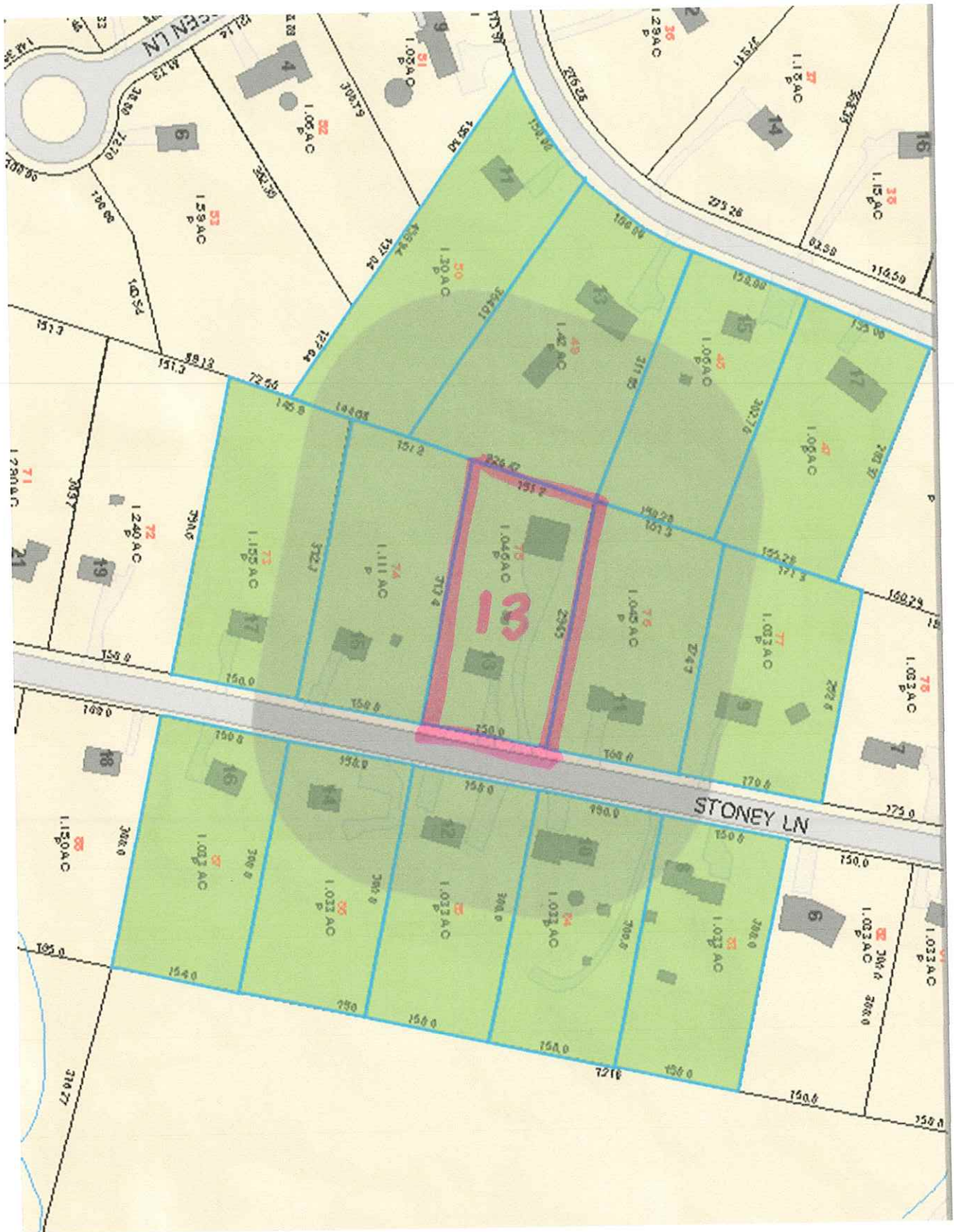
*Bruce Buttrick, MCP*

Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Public Folder  
File

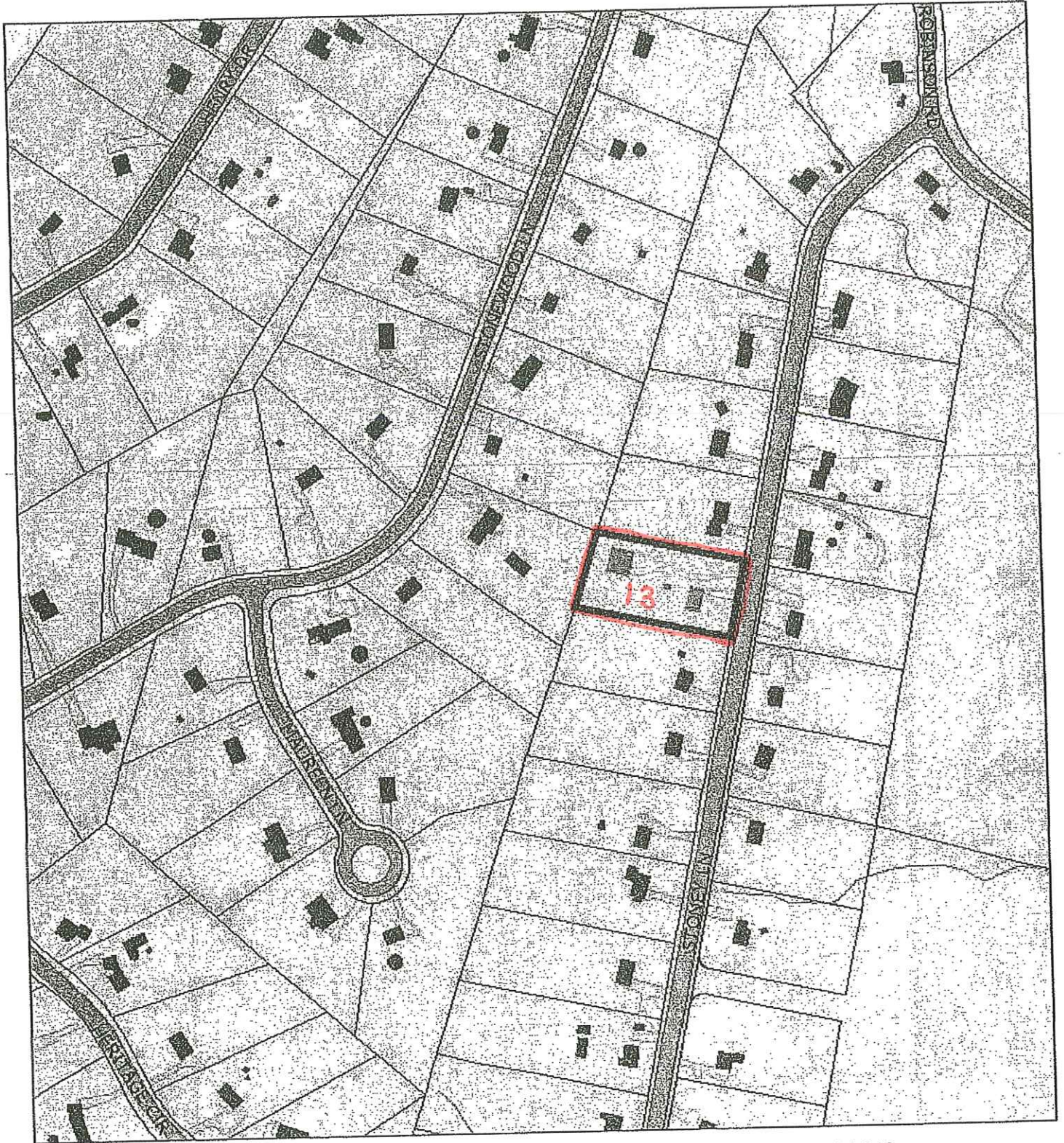
NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.








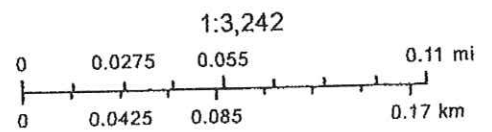
# 13 Stoney Lane



June 19, 2020

Legend

 Parcels





116 075 000  
 MAP LOT SUB

1 of 1 RESIDENTIAL  
 CARD Hudson

APPRaised: 299,100/ 299,1  
 USE VALUE: 299,100/ 299,1  
 ASSESSED: 299,100/ 299,1

PROPERTY LOCATION  
 No Alt No Direction/Street/City  
 13 STONEY LANE, HUDSON

OWNERSHIP  
 Owner 1: BEAN, DIANE GRACE  
 Owner 2: BEAN, JOHN JOSEPH  
 Owner 3:  
 Street 1: 13 STONEY LANE  
 Street 2:  
 Twn/City: HUDSON  
 S/Prov: NH Cntry Own Occ:  
 Postal: 03051 Type:

PREVIOUS OWNER  
 Owner 1: HOLT, DIANE G. -  
 Owner 2: -  
 Street 1: 13 STONEY LANE  
 Twn/City: HUDSON  
 S/Prov: NH Cntry  
 Postal: 03051

NARRATIVE DESCRIPTION  
 This parcel contains 1.046 ACRES of land mainly classified as ONE FAMILY with a RANCH Building built about 1971, having primarily VINYL Exterior and 1008 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS  
 Code Descrip/No Amount Com. Int

PROPERTY FACTORS  
 Item Code Description % Item Code Description  
 Z R1 RESD ONE water 9 PRIV WATER  
 o Sewer 0 SEPTIC  
 n Electric  
 Census: Exmpt  
 Flood Haz: C  
 D Topo 3 BEL ST  
 s Street  
 t Gas:

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size                             | Building Value | Yard Items      | Land Value | Total Value |
|-------------------------|---------------------------------------|----------------|-----------------|------------|-------------|
| 101                     | 1.046                                 | 120,900        | 57,900          | 120,300    | 299,100     |
| Total Card              | 1.046                                 | 120,900        | 57,900          | 120,300    | 299,100     |
| Total Parcel            | 1.046                                 | 120,900        | 57,900          | 120,300    | 299,100     |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 296.73 |                | /Parcel: 296.73 |            |             |

Legal Description  
 Entered Lot Size  
 Total Land: 1.046  
 Land Unit Type: AC

User Acct  
 5045  
 GIS Ref  
 GIS Ref  
 Insp Date  
 09/15/15

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2020   | 101 | JB  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 5/6/2020   |
| 2019   | 101 | FV  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 9/16/2019  |
| 2019   | 101 | JB  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 5/8/2019   |
| 2018   | 101 | FV  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 8/27/2018  |
| 2018   | 101 | JB  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 5/9/2018   |
| 2017   | 101 | FV  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 10/26/2017 |
| 2017   | 101 | PV  | 120,900    | 57900     | 1.046     | 120,300    | 299,100     | 299,100       | Year End Roll | 8/28/2017  |
| 2017   | 101 | JB  | 91,600     | 52100     | 1.046     | 115,400    | 259,100     | 259,100       | Year End Roll | 5/10/2017  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-------|
| HOLT, DIANE G., | 9301-1893 | 2    | 5/28/2020 | FAMILY TRANS |            | No | No  |       |       |
| HOLT, RICHARD M | 7253-0143 | 2    | 6/3/2004  | FAMILY TRANS |            | No | No  |       |       |
| BRIGHAM, KENNET | 5729-1453 |      | 6/26/1996 |              | 106,500    | No | No  |       |       |

BUILDING PERMITS

| Date       | Number     | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment            |
|------------|------------|----------|--------|-----|------------|----------|------------|--------------------|
| 12/8/2014  | 2014-00841 | MECHANIC |        | C   |            |          |            | BOILER             |
| 10/28/2014 | 2014-00841 |          |        | C   |            |          |            | 2 120 GAL LP TANKS |
| 12/28/2005 | 2006-231   | GARAGE   | 25,000 | C   | 5/29/2007  |          |            | NOTHING YET.       |
| 11/1/2005  | 2006-231   | FOUNDATI | 25,000 | C   | 3/29/2006  |          |            | NOTHING YET.       |

ACTIVITY INFORMATION

| Date       | Result       | By | Name         |
|------------|--------------|----|--------------|
| 9/15/2015  | Inspected    | 15 | APPR TECH 5  |
| 9/3/2015   | Measured     | 15 | APPR TECH 5  |
| 5/29/2007  | Permit Visit | 3  | ASMNT TECH   |
| 3/20/2006  | Permit Visit | 4  | APPR TECH II |
| 2/28/2005  | New Maps     | 1  | CHIEF ASSESS |
| 10/5/2004  | Meas/Inspect | 6  | RB           |
| 8/3/2001   | Inspected    | 0  | PATRIOT      |
| 5/9/2001   | Entry Denied | 0  | PATRIOT      |
| 12/11/1990 | Inspected    | 2  | AVITAR       |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price Units | Unit Type  | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | All Class % | Spec Land % | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|------------|-----------|-----------|------------|------------|------|-------|------------|-----------|----------|----------|----------|-----------------|-------------|-------------|--------|------|-----------|-------|
| 101      | ONE FAMILY  |          | 1           |                     | SITE ACRES | SITE      |           | 0          | 120,000    | 1.00 | RF    |            |           |          |          |          | 120,000         |             |             |        |      | 120,000   |       |
| 101      | ONE FAMILY  |          | 0.046       |                     | ACRES      | EXCESS    |           | 0          | 5,250      | 1.25 | RF    |            |           |          |          |          | 302             |             |             |        |      | 300       |       |

Total AC/HA: 1.04600 Total SF/SM: 45564 Parcel LUC: 101 ONE FAMILY Prime NB Desc: RES GD Total: 120,302 Spl Credit: amym Total: 120,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - HudsonNH



USER DEFINED

Prior Id # 1: 0038  
 Prior Id # 2: 0042  
 Prior Id # 3: 0000  
 PRINT  
 Date Time  
 06/19/20 10:57:14  
 LAST REV  
 Date Time  
 06/12/20 10:29:44  
 amym  
 5394  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:



**EXTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Type:         | 19 - RANCH     |
| Sty Ht:       | 1 - ONE STY    |
| (Liv) Units:  | 1 Total: 1     |
| Foundation:   | 1 - CONCRETE   |
| Frame:        | 1 - WOOD       |
| Prime Wall:   | 04 - VINYL     |
| Sec Wall:     | %              |
| Roof Struct:  | 1 - GABLE      |
| Roof Cover:   | 1 - ASPH SHING |
| Color:        | BEIGE          |
| View / Desir: |                |

**GENERAL INFORMATION**

|               |             |
|---------------|-------------|
| Grade:        | C - AVERAGE |
| Year Bilt:    | 1971        |
| Alt LUC:      |             |
| Jurisdict:    |             |
| Const Mod:    |             |
| Lump Sum Adj: |             |

**INTERIOR INFORMATION**

|                |                    |
|----------------|--------------------|
| Avg Ht/FL:     | STD                |
| Prim Int Wall: | 1 - DRYWALL        |
| Sec Int Wall:  | %                  |
| Partition:     | T - TYPICAL        |
| Prim Floors:   | 03 - HARDWOOD      |
| Sec Floors:    | 06 - CERAMIC T 25% |
| Bsmnt Flr:     | 12 - CONCRETE      |
| Subfloor:      |                    |
| Bsmnt Gar:     |                    |
| Electric:      | 3 - TYPICAL        |
| Insulation:    | 2 - TYPICAL        |
| Int vs Ext:    | S -                |
| Heat Fuel:     | 4 - PROPANE        |
| Heat Type:     | 3 - FORCED HW      |
| # Heat Sys:    | 1                  |
| % Heated:      | 100                |
| Solar HW:      | NO                 |
| % Com Wall:    |                    |

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 1 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | AVERAGE |
| A Kits: |   | Rating: |         |
| Frpl:   |   | Rating: |         |
| WSFlue: | 1 | Rating: | AVERAGE |

**CONDO INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |              |     |
|-------------|--------------|-----|
| Phys Cond:  | AV - Average | 32% |
| Functional: |              | %   |
| Economic:   |              | %   |
| Special:    |              | %   |
| Override:   |              | %   |
| Total:      |              | 32% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 105.00     |
| Size Adj.:         | 1.39285707 |
| Const Adj.:        | 0.99959999 |
| Adj \$ / SQ:       | 146.192    |
| Other Features:    | 1000       |
| Grade Factor:      | 1.00       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 177833     |
| Depreciation:      | 56907      |
| Depreciated Total: | 120927     |

**COMMENTS**

GARAGE / LEAN-TO ATTACHED.

**RESIDENTIAL GRID**

|              |                                 |      |          |   |
|--------------|---------------------------------|------|----------|---|
| 1st Res Grid | Desc:                           | CONV | # Units: | 1 |
| Level        | FY LR DR D K FR RR BR FB HB L O |      |          |   |
| Other        |                                 |      |          |   |
| Upper        |                                 |      |          |   |
| Lvl 2        |                                 |      |          |   |
| Lvl 1        |                                 |      |          |   |
| Lower        |                                 |      |          |   |
| Totals       | Rms:                            | 5    | BRs:     | 3 |
|              | Baths:                          | 1    | HB       |   |

**REMODELING**

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

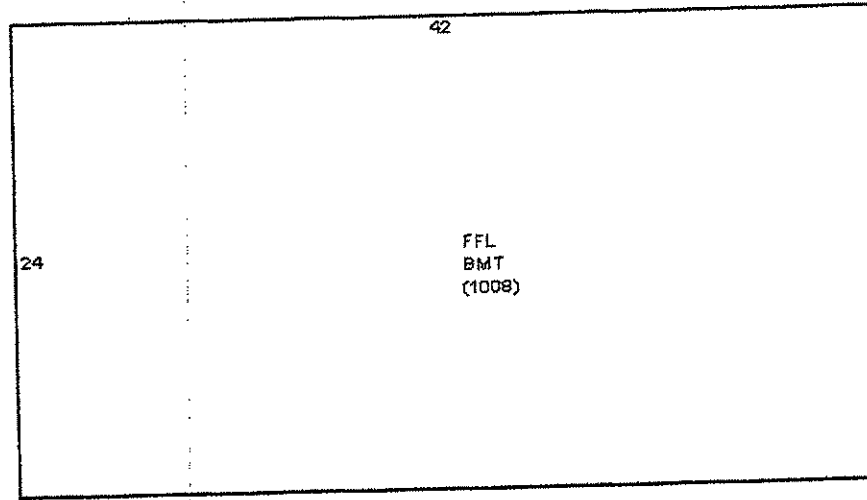
**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 5   | 3   | M  |
| Totals: |     |     |    |
| 1       | 5   | 3   |    |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ | Date         | Sale Price |
|-------------------|-----------|-----|--------------|------------|
| WtAv\$/SQ:        |           |     |              | Ind.Val    |
| Juris. Factor:    |           |     | Before Depr: | 146.19     |
| Special Features: | 0         |     | Val/Su Net:  | 59.97      |
| Final Total:      | 120900    |     | Val/Su SzAd  | 119.94     |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT                | BASEMENT    | 1,008      | 29.240    | 29,472       |      |
| FFL                | FIRST FLOOR | 1,008      | 146.190   | 147,361      |      |
| Net Sketched Area: |             | 2,016      | Total:    | 176,833      |      |
| Size Adj           | 1008        | Gross Area | 2016      | FinArea      | 1008 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu |
|----------|--------|---------|--------|----|
|          |        |         |        |    |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep  | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|-------|-----|----------|------|-----|------|------------|-----|------|-----|------|-------|------------|------|-------|--------------|
| 19   | PATIO       | D Y   | 1   | 864      | AV   | AV  | 2004 | 6.11       | T   | 19.5 | 101 |      |       | 4,200      |      |       | 4,200        |
| 45   | GAR-HIGH    | D Y   | 1   | 32 X 40  | AV   | AV  | 2006 | 39.84      | T   | 11   | 101 |      |       | 45,400     |      |       | 45,400       |
| 6    | CARPORT     | A Y   | 1   | 10 X 40  | AV   | AV  | 2008 | 23.38      | T   | 11   | 101 |      |       | 8,300      |      |       | 8,300        |
| 7    | POOL-AG-CIR | D Y   | 1   | 20       | AV   | AV  | 2005 | 0.00       | T   | 18   | 101 |      |       |            |      |       |              |

More: N

Total Yard Items: 57,900

Total Special Features:

Total: 57,900

**IMAGE**

AssessPro Patriot Properties.



Printed  
6/24/2020  
4:24PM  
Created  
6/24/2020  
4:21 PM

# Transaction Receipt

Receipt# 601,165  
tgoodwyn

**Town of Hudson, NH**  
12 School Street  
Hudson, NH 03051-4249

|      | <u>Description</u>  | <u>Current Invoice</u> | <u>Payment</u> | <u>Balance Due</u> |
|------|---|------------------------|----------------|--------------------|
| 1.00 | Zoning Application-ZBA Meeting 7/23/20<br>13 Stoney Lane<br>Map/Lot 116-075-000<br>Home Occ Spcl Except | 0.00                   | 166.1000       | 0.00               |
|      |   |                        | Total:         | 166.10             |

| <u>Remitter</u>   | <u>Pay Type</u> | <u>Reference</u> | <u>Tendered</u> | <u>Change</u> | <u>Net Paid</u> |
|-------------------|-----------------|------------------|-----------------|---------------|-----------------|
| Diane & John Bean | CHECK           | CHECK # 6326     | 166.10          | 0.00          | 166.10          |
|                   |                 |                  | Total Due:      |               | 166.10          |
|                   |                 |                  | Total Tendered: |               | 166.10          |
|                   |                 |                  | Total Change:   |               | 0.00            |
|                   |                 |                  | Net Paid:       |               | 166.10          |



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Administrator Staff Report *By 7-15-20* Meeting Date: July 23, 2020

Case 173-022 (07-23-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a variance at 15 Tolles St. to modify stipulations 3 and 6 of the three (3) variances granted by the ZBA on June, 7, 2018 for 5 & 17 Tolles St. [Map 173, Lot 022-000; Zoned Town Residence (TR); HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

#### **Summary:**

Applicant requests to modify the stipulations of the variances granted in 2008 as follows: Stipulation 3 was pertaining to hours of operation, due to the lack of a site plan at time of variance granted, applicant would like to remove this from the variance and put onto the forthcoming site plan to avoid conflicts of enforcement.

Stipulation 6 was to submit a full site plan for the entire site (#15 Tolles) within 2 yrs from variance approval, the applicant is requesting an extension to this stipulation as the owner has developed a proposed “global” site plan for this parcel as well as two others (#4 & #14 Tolles), and is in front of the Board for variance approval.

Note: The applicant had originally requested an extension for 90 days, but after the testimony on 05-28-20 the applicant submitted a revision/change to the original request: **to request an extension to June 2021**, to be able to prepare a global site plan which also encompasses other parcels.

#### **Property description:**

This is an existing developed lot of record with non-conforming uses (by variance).

#### **In-house (Town) review/comments:**

Fire Dept: none received

Engineering: none received

Town Planner: none received

#### **HISTORY:**

Planning Board: April 11, 2018 merger of #17 into #15.

ZBA: June 2018 variance Notice of Decision.

#### **Attachments:**

“A” April 11, 2018 lot merger.

“B” June 2018 Variance Notice of Decision.



#544 Hudson

|            |       |
|------------|-------|
| FEES:      | 10.47 |
| SURCHARGE: | 2.00  |
| CASH:      |       |

PLANNING

Doc # 8014898 Apr 17, 2018 10:51 AM  
 Book 9064 Page 1729 Page 1 of 1  
 Register of Deeds, Hillsborough County  
 Pamela O. Coughlin

**APPLICATION TO MERGE LOTS FOR TAX ASSESSMENT AND LAND USE PURPOSES**

**TOWN OF HUDSON, NEW HAMPSHIRE**

The undersigned, TURBO REALTY, LLC, the owner of lots or parcels shown on the Town Tax Maps as follows:

- Tax Map 173 Lot 18
- Tax Map 173 Lot 22

The undersigned requests that the Town of Hudson Planning Board combine the above described parcels or lots into one parcel or one lot to be known as, Tax Map 173, Lot 22 for tax assessment, and land use purposes.

The undersigned acknowledges and agrees that the merged lots or parcels shall be shown as a single lot or single parcel on the Town Tax map and shall be one lot or one parcel for land use purposes. The Town of Hudson will assess the merged lots or merged parcels as a single lot or a single parcel.

If at any time the undersigned, or its heirs, legatees, successors and assigns of the undersigned wish to subdivide the merged lot or merged parcel, subdivision approval must be obtained from the Town of Hudson Planning Board under the Town of Hudson Subdivision of Land Regulations.

The undersigned agrees that the approval of this application shall be filed at the expense of the undersigned in the Hillsborough County Registry of Deeds.

Dated this 4th day of April 2018

TURBO REALTY, LLC

BY: Thomas Walsh  
 Thomas Walsh, Its Manager  
 Duly Authorized

This application for the merger of lots for tax assessment and land use purposes is approved by action of the Town of Hudson Planning Board. This application shall be recorded in the Hillsborough County Registry of Deeds.

Dated this 11 day of April, 2018.

Town of Hudson, NH Planning Board

Charles W. ...  
 Chairperson

A

*Camela O'Connell*

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*AH3*

|            |             |
|------------|-------------|
| FEES:      | <i>1844</i> |
| SURCHARGE: | <i>27</i>   |
| CASH:      | <i>—</i>    |

## Town of Hudson

### Zoning Board of Adjustment

### Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(a)**, pertaining to a request by **Turbo Realty, LLC** by **Patricia M. Panciocco**, **One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH**, to allow **each vested use to take place within any Unit located on the property**. [Map 172, Lots 018 & 022; Zoned TR; HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

#### **A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
4. Business or Professional Office.
5. Garage and/or Parking of two or more Light Commercial Vehicles - Light Commercial Vehicles are classified as a vehicle used in commerce which does not exceed 13,000 pounds gross weight.
6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment - Medium/Heavy Commercial Vehicles are classified as a vehicle

*B1*

used in commerce that exceeds 13,000 pounds gross weight. Heavy equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

1. Welding Shop
2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day



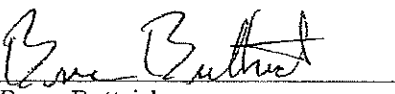
5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

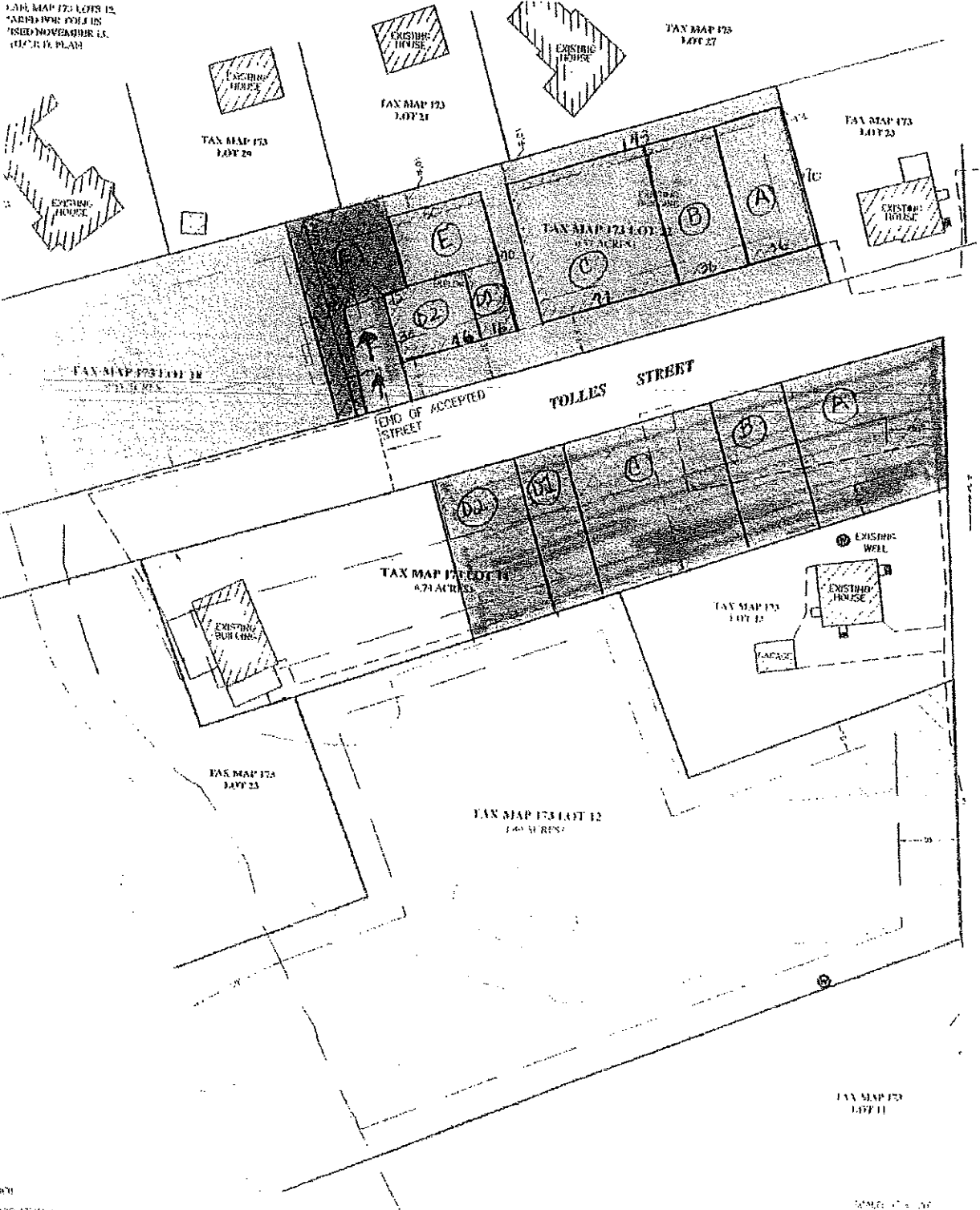
Signed:  Date: 6/15/18  
 Charles Brackett  
 Chairman, Hudson Zoning Board of Adjustment

Signed:  Date: 6-14-18  
 Bruce Buttrick  
 Zoning Administrator

Appurtenant Outdoor Storage/Display/Parking

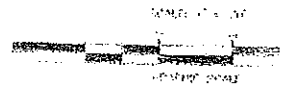
15/17 Tölles

TAX MAP 173 LOTS 12  
APPROX. POLY LINE  
USED NOVEMBER 11,  
1973 PLAN



TAX MAP 173  
LOT 11

EXHIBIT A



B4

TOWN OF HUDSON

JUN 09 2020

Zoning Department

**AMENDED**

**APPLICATION FOR A VARIANCE**

TOWN OF HUDSON

JUN 09 2020

To: Zoning Board of Adjustment  
Town of Hudson

Entries in this box are to be filled out by  
Land Use Division personnel

Case No. 173-022 (06-25-20)

Date Filed 6/9/20

Name of Applicant Turbo Realty, LLC by Patricia M. Panciocco Map: 173 Lot 022-00 Zoning District: TR

Telephone Number (Home) \_\_\_\_\_ (Work) (603) 518-5370

Mailing Address One Club Acre Lane Bedford, New Hampshire 03110

Owner Turbo Realty, LLC

Location of Property 15 Tolles Street - "Pages 6-7 AMENDED"  
(Street Address)

*Patricia Panciocco*  
Signature of Applicant

June 8, 2020  
Date

*Steve W. [Signature]*  
Signature of Property-Owner(s)

June 8, 2020  
Date

**NOTE:** Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Use Division personnel

**COST:**

Application fee: \$130.00

8 Direct Abutters x \$4.05 = \_\_\_\_\_

7 Indirect Abutters x \$0.55 = \_\_\_\_\_

**Total amount due:** \$ \_\_\_\_\_

Date received: 6/9/20

Amt. received: \$ 166.65

Receipt No.: 599,239

Treasurer  
chk #  
530027106

Received by: TSG

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:

\_\_\_\_\_ Engineering \_\_\_\_\_ Fire Department \_\_\_\_\_ Health Officer \_\_\_\_\_ Planner



April 6, 2020

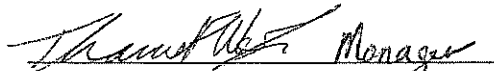
To: Town of Hudson  
Zoning Board of Adjustment  
12 School Street  
Hudson, NH 03051

**RE: 4, Tolles Street, 14 Tolles Street and 15 Tolles Street, Hudson, NH**

I, the undersigned, owner of the properties located at 15 Tolles Street, New Hampshire (Parcel ID's 173-012-000, 173-014-000 and 173-022-000), authorize Panciocco Law, LLC to apply to the Town of Hudson Zoning Board of Adjustment for all necessary permits relative to the subject properties.

Very truly yours,

Turbo Realty, LLC

  
Thomas F. Walsh, Jr., Manager

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

| Applicant<br>Initials |  | Staff<br>Initials   |
|-----------------------|--|---|
| <u>ppp</u>            | The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)  | <u>TG</u>   |
| <u>pp</u>             | Before making the 13 copies, please review the application with the Zoning Administrator or staff.   | <u>X</u>  |
| <u>pp</u>             | A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.  | <u>TG</u>   |
| <u>pp</u>             | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)  | <u>TG</u>   |
| <u>pp</u>             | Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) | <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block; text-align: center;">             TG Rvd<br/>4-23-20           </div><br><u>Separate</u><br><ul style="list-style-type: none"> <li>• Direct</li> <li>• Indirect</li> </ul> per application<br>*Missing labels |
| <u>ppp</u>            | A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)   | <u>TG</u>   |
| <u>NA</u>             | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.   | <u>N/A</u>  |
| <u>NA</u>             | For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.  | <u>N/A</u>  |



**PLOT PLAN-**

pp

Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted):

TG

- a) The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.)
- e) The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements.
- f) The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) The plot plan shall indicate all parking spaces and lanes, with dimensions.

TG

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TG

**The applicant has signed and dated this form to show his/her awareness of these requirements.**

*Subricia Panceres*

Signature of Applicant(s)

4-6-2020

Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, first-served basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.



**ALL DIRECT ABUTTERS**  
**(15 Tolles Street)**

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

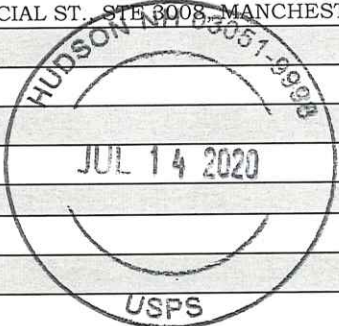
| MAP               | LOT               | NAME OF PROPERTY OWNER                               | MAILING ADDRESS                                      |
|-------------------|-------------------|--|--|
| 165<br>173        | 001<br>017        | Town of Hudson                                       | 12 School Street<br>Hudson, NH 03051                 |
| 165               | 027               | Erin E. Jenkins & Eric Maitland                      | 6 Campbello Street<br>Hudson, NH 03051               |
| 173<br>173<br>173 | 012<br>014<br>022 | Turbo Realty, LLC                                    | 15 Tolles Street<br>Hudson, NH 03051                 |
| 173               | 019               | Richard L. & Jacqueline Suter                        | 12 Campbello Street<br>Hudson, NH 03051              |
| 173               | 020               | Larry L. & Meredith Rackliff                         | 10 Campbello Street<br>Hudson, NH 03051              |
| 173               | 021               | Edward McNulty                                       | 8 Campbello Street<br>Hudson, NH 03051               |
| 173               | 023               | Glen Scott Kominik                                   | 11 Tolles Street<br>Hudson, NH 03051                 |
|                   |                   | <b>ATTORNEY</b>                                      |  |
|                   |                   | Patricia M. Panciocco, Esquire<br>Panciocco Law, LLC | One Club Acre Lane<br>Bedford, NH 03110              |
|                   |                   | <b>ENGINEER</b>                                      |  |
|                   |                   | Granite Engineering                                  | 250 Commercial St., Ste 3008<br>Manchester, NH 03101 |

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**  
**(15 Tolles Street)**


List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

| <b>MAP</b> | <b>LOT</b> | <b>NAME OF PROPERTY OWNER</b>  | <b>MAILING ADDRESS</b>                  |
|------------|------------|--|---|
| 165        | 022        | Robert J. & Katherine A. Greene  | 11 Campbello Street<br>Hudson, NH 03051 |
| 165        | 023        | Beatriz Jauregui & Jose Alejandro Urrutia, Trustees of the Agarrechu Revocable Trust | 9 Campbello Street<br>Hudson, NH 03051  |
| 165        | 024        | Steven E. & Theresa Shara Katsos   | 7 Campbello Street<br>Hudson, NH 03051  |
| 165        | 025        | Diane Balboni  | 5 Campbello Street<br>Hudson, NH 03051  |
| 165        | 026        | Lan X. Pham & Henry Nguyen   | 3 Campbello Street<br>Hudson, NH 03051  |
| 173        | 013        | Nicholas J. Deluca   | 6 Tolles Street<br>Hudson, NH 03051     |
| 173        | 024        | Paul D. & Donna I. Thorn   | 12 Grouse Lane<br>Litchfield, NH 03052  |

| SENDER: | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL  | Case# 173-022 Variance AMENDED<br>15 Tolles Street<br>Map 173/Lot 022-000 1 of 1 |
|---------|--|---|--|
|         | ARTICLE NUMBER   | Name of Addressee, Street, and post office address  | 7/23/2020 ZBA Meeting  |
| 1       | Mailed First Class                                     | ERIN E. JENKINS; ERIC MAITLAND<br>6 CAMPBELLO ST., HUDSON, NH 03051                         | ABUTTER NOTICE SENT  |
| 2       | Mailed First Class                                     | TURBO REALTY, LLC<br>15 TOLLES STREET, SUITE C, HUDSON, NH 03051                            | APPLICANT/OWNER-NOTICE SENT  |
| 3       | Mailed First Class                                     | RICHARD L. & JACQUELINE SUTER<br>12 CAMPBELLO STREET, HUDSON, NH 03051                      | ABUTTER NOTICE SENT  |
| 4       | Mailed First Class                                     | LARRY L. & MEREDITH RACKLIFF<br>10 CAMPBELLO STREET, HUDSON, NH 03051                       | ABUTTER NOTICE SENT  |
| 5       | Mailed First Class                                     | EDWARD MCNULTY<br>8 CAMPBELLO STREET, HUDSON, NH 03051                                      | ABUTTER NOTICE SENT  |
| 6       | Mailed First Class                                     | GLEN SCOTT KOMINIK<br>11 TOLLES ST., HUDSON, NH 03051                                       | ABUTTER NOTICE SENT  |
| 7       | Mailed First Class                                     | PATRICIA M. PANCIOTTO, ESQUIRE; PANCIOTTO LAW, LLC<br>ONE CLUB ACRE LANE, BEDFORD, NH 03110 | APPLICANT/OWNER-NOTICE SENT  |
| 8       | Mailed First Class                                     | GRANITE ENGINEERING<br>250 COMMERCIAL ST., STE 3008, MANCHESTER, NH 03101                   | APPLICANT/OWNER-NOTICE SENT  |
| 9       |  |   |  |
| 10      |  |   |  |
| 11      |  |   |  |
| 12      |  |   |  |
|         | Total Number of pieces listed by sender 8              | Total number of pieces rec'vd at Post Office<br>8   | Postmaster (receiving Employee)<br>JF  |





| SENDER:        | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051  | US POSTAL SERVICE - FIRST CLASS MAIL                     | Case# 173-022 Variance AMENDED<br>15 Tolles Street<br>Map 173/Lot 022-000 1 of 1  |
|----------------|---|--|---|
| ARTICLE NUMBER | Name of Addressee, Street, and post office address  | 7/23/2020 ZBA Meeting                                    |   |
| 1              | Mailed First Class<br>ROBERT J. & KATHERINE A. GREENE,<br>11 CAMPBELLO STREET, HUDSON, NH 03051   | ABUTTER NOTICE SENT                                      |   |
| 2              | Mailed First Class<br>BEATRIZ JAUREGUI, TR.; JOSE ALEJANDRO URRUTIA, TR.,<br>AGARRECHU REVOCABLE TRUST<br>9 CAMPBELLO ST., HUDSON, NH 03051 | ABUTTER NOTICE SENT                                      |   |
| 3              | Mailed First Class<br>STEVEN E. & SHARA THERESA KATSOS<br>7 CAMPBELLO STREET, HUDSON, NH 03051  | ABUTTER NOTICE SENT                                      |   |
| 4              | Mailed First Class<br>DIANE BALBONI<br>5 CAMPBELLO STREET, HUDSON, NH 03051   | ABUTTER NOTICE SENT                                      |   |
| 5              | Mailed First Class<br>LAN X. PHAM; HENRY NGUYEN<br>3 CAMPBELLO STREET, HUDSON, NH 03051   | ABUTTER NOTICE SENT                                      |   |
| 6              | Mailed First Class<br>NICHOLAS J. DELUCA<br>6 TOLLES ST., HUDSON, NH 03051  | ABUTTER NOTICE SENT                                      |   |
| 7              | Mailed First Class<br>PAUL D. & DONNA I. THORN<br>12 GROUSE LANE, LITCHFIELD, NH 03052  | ABUTTER NOTICE SENT                                      |   |
| 8              |   |  |   |
| 9              |   |  |   |
| 10             |   |  |   |
| 11             |   |  |   |
| 12             |   |  |   |
| 13             |   |  |   |
| 14             |   |  |   |
| 15             |   |  |   |
|                | <b>Total Number of pieces listed by sender 7</b>  | <b>Total number of pieces rec'vd at Post Office</b><br>7 | <b>Postmaster (receiving Employee)</b><br> |



**AMENDED APPLICATION FOR A VARIANCE FOR JUNE 25, 2020 MEETING**

**(Applicant responses in bold)**

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article **SEE BELOW** Section(s) **SEE BELOW**:

This Variance requests a modification of Stipulation (3) and Stipulation (6) of the three (3) variances granted by the ZBA on June 7, 2018 for 15-17 Tolles Street (“2018 Variances”) copies of which are attached as **Exhibit A**. Stipulation (3) and (6) are identical in all three variances.

**ARGUMENT 1:**

Stipulation (6) of each 2018 Variance states the approvals are “*contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period...*” from date of approval.

Since June 7, 2018, the property has been surveyed and partially engineered as shown on the ZBA Plan attached as **Exhibit B**. The Applicant intends to present a fully engineered Site Plan to the Planning Board, but would like to include Lot 173-012 and Lot 173-014 on the same Plan. By doing so, the Planning Board will review one Site Plan for the entire site. **The Applicant is requesting a one-year extension from the previously imposed June 7, 2020 deadline, to submit a complete site plan application to the Hudson Planning Board for all the Lots on Tolles Street. The additional time is being requested to allow the Applicant to recover economically from the current pandemic to be able to cover the cost of the additional engineering for the site plan.**

**For this reason, the Applicant requests Stipulation (6) to now read: “contingent upon the applicant submitting a full site plan application to the Planning Board on or before June 7, 2021.”**

**ARGUMENT 2:**

As to Stipulation (3), in order to avoid future conflicts if enforcement of hours of operation is required, the Applicant requests the ZBA confirm it will defer to any decision made by the Planning Board regarding the hours of operation as controlling but will otherwise abide by the current hours of operation set by the ZBA. **The Applicant requests Stipulation (3) to read: The “hours of operation imposed by the Variances shall cease and expire upon a successful site plan approval by the Hudson Planning Board”.**

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Office, with the reasons for the denial being cited thereon.

**FACTS SUPPORTING THIS REQUEST:**

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. “The Zoning Board of Adjustment shall have the power to: ....
  - (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
    - (1) The variance will not be contrary to the public interest;
    - (2) The spirit of the ordinance is observed;
    - (3) Substantial justice is done;
    - (4) The values of surrounding properties are not diminished; and
    - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
      - (A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:
        - (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
        - (ii) The proposed use is a reasonable one.
      - (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of “unnecessary hardship” set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.



New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:  
*(Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)*

**The ZBA imposed Stipulation (3) of the 2018 Variances to limit tenant hours of operation because: (a) there were no specific hours of operation; (b) there is no measurable buffer located between the subject Property and abutting residential properties; and (c) one abutter had complained about noise. Code enforcement has pointed out that the Planning Board is responsible for establishing hours of operation. Confirming the ZBA decision will control unless the hours of operation are modified by the Planning Board will eliminate any future conflict and will not be contrary to the public interest.**

**The ZBA imposed Stipulation (6) of the 2018 Variances to ensure the Applicant timely submitted a site plan for 15-17 Tolles Street to Planning Board. The Applicant also owns Tax Map 173, Lot 12 and Lot 14 and hopes to redevelop and improve those Lots in the same manner. In order to streamline the site plan process, the Applicant has submitted a second Variance Application to request the uses granted by the 2018 Variance also apply to Lot 12 and Lot 14 as shown on Exhibit B. If this relief is granted, the Applicant will submit a global site plan for all the parcels to the Planning Board but needs additional time to complete the engineering required for Lot 12 and Lot 14. Granting this extension will not be contrary to the public interest because it would allow a more streamlined site plan process.**

2. The proposed use will observe the spirit of the ordinance, because:  
*(Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)*

**As to Stipulation (3), the ZBA deferral to the Planning Board as to hours of operation will ensure consistency, confirm jurisdiction and will be consistent with the spirit of the Ordinance.**

**As to Stipulation (6), the applicant's lots were platted in 1960, before the Town adopted zoning, and have at all times been used for commercial and industrial purposes. Likewise, the buildings located at 15-17 Tolles have been consistently occupied by commercial and industrial tenants. The 2018 Variance confirmed the permitted uses of 15-17 Tolles which the Applicant hopes to extend to Lot 12 and Lot 14. However, rather than submit a partial site plan, only to return with a second site plan in the future, the Applicant is requesting a modest time extension to prepare and submit one (1) site plan and will not change the essential character of the neighborhood nor will the requested extension threaten public health, safety or welfare.**

3. Substantial justice would be done to the property-owner by granting the variance, because: (Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

**Not granting the Applicant's Variance will not benefit the public because: (a) not clarifying Stipulation (3) may create confusion if enforcement is ever required; and denying Stipulation (6) will prevent a more global improvement of the Applicant's property to avoid excess time before the Planning Board.**

4. The proposed use will not diminish the values of surrounding properties, because: (Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

**Providing clarity as to Stipulation (3) has no bearing on the values of surrounding properties; and granting a modest extension to enable the preparation of a global plan for all the Applicant's lots can only benefit surrounding property values.**

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way *and also* that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

**Literal enforcement of Stipulation (3), without further clarification may cause confusion about which hours of operation control if enforcement is ever an issue, which will be a hardship for both the Town and the Applicant. Clarity will ensure a reasonable and fair outcome.**

**Literal enforcement of Stipulation (6) could potentially undo the 2018 Variance, cause 15-17 Tolles to return its prior ambiguous list of nonconforming uses and prevent a streamlined redevelopment of the property.**

**Granting clarity and a modest extension will save Town resources, enable the submission of a more comprehensive plan and result in a streamlined review process which is a reasonable and appropriate outcome.**

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



**EXHIBIT A**

**2018 Variances**

*Carmela O'Caughlin*

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*AH3*

|            |             |
|------------|-------------|
| FEE:       | <i>1844</i> |
| SURCHARGE: | <i>2-</i>   |
| CASH:      | <i>—</i>    |

## Town of Hudson

### Zoning Board of Adjustment

## Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(a)**, pertaining to a request by **Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH**, requests a Variance **at 15 & 17 Tolles Street, Hudson, NH, to allow each vested use to take place within any Unit located on the property.** [Map 172, Lots 018 & 022; Zoned TR; HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

#### **A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
4. Business or Professional Office.
5. Garage and/or Parking of two or more Light Commercial Vehicles – Light Commercial Vehicles are classified as a vehicle used in commerce which does not exceed 13,000 pounds gross weight.
6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle

used in commerce that exceeds 13,000 pounds gross weight. Heavy equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

1. Welding Shop
2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day



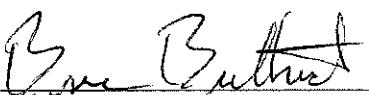
5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

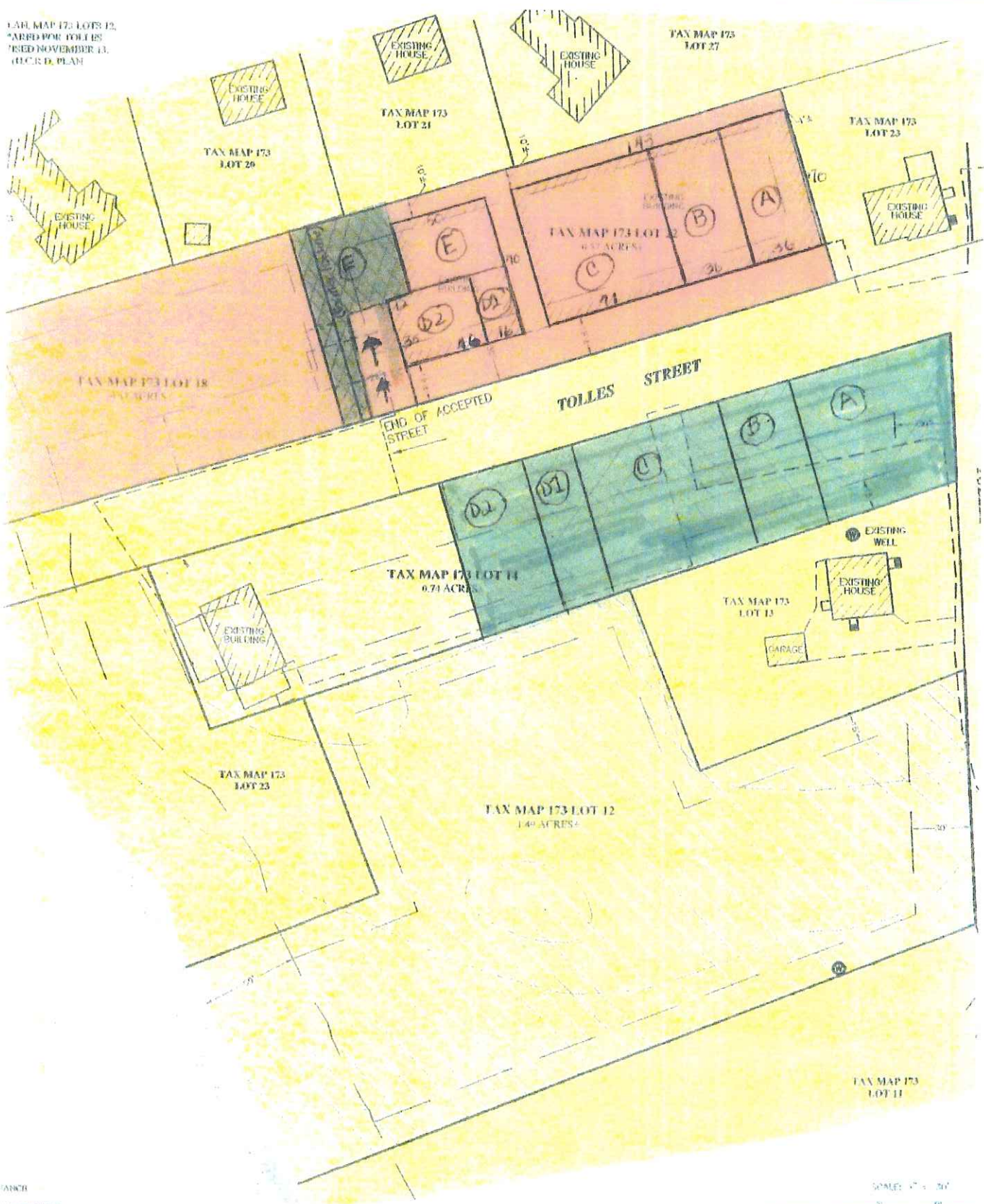
Signed:  Date: 6/15/18  
 Charles Brackett  
 Chairman, Hudson Zoning Board of Adjustment

Signed:  Date: 6-14-18  
 Bruce Buttrick  
 Zoning Administrator

# Appurtenant Outdoor Storage/Display/Parking

15/17 TOLLES

EARL MAP 173 LOTS 12,  
\*ABSD FOR TOLLES  
\*RESD NOVEMBER 13,  
(L.C.R. PLAN)



OWNER  
ADDRESS



## EXHIBIT A

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*AH3*

|            |             |
|------------|-------------|
| FEES:      | <i>1847</i> |
| SURCHARGE: | <i>2-</i>   |
| CASH:      | <i>-</i>    |

Town of Hudson  
Zoning Board of Adjustment

## Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(b)**, pertaining to a request by **Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH, to allow uses that are not allowed in the TR zoning district.** [Map 172, Lots 018 & 022; Zoned TR; HZO Article V §334-21, Table of Permitted Uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

**A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
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6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle used in commerce that exceeds 13,000 pounds gross weight. Heavy



equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

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6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day

5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed: Charles Brackett Date: 6/15/18  
Charles Brackett  
Chairman, Hudson Zoning Board of Adjustment

Signed: Bruce Buttrick Date: 6-14-18  
Bruce Buttrick  
Zoning Administrator

# Appertenant + Outdoor Storage/Display/Parking

15/17 Tolles

TAX MAP 173 LOTS 12,  
13, 14, 15, 16, 17, 18,  
19, 20, 21, 22, 23,  
24, 25, 26, 27, 28,  
29, 30, 31, 32, 33,  
34, 35, 36, 37, 38,  
39, 40, 41, 42, 43,  
44, 45, 46, 47, 48,  
49, 50, 51, 52, 53,  
54, 55, 56, 57, 58,  
59, 60, 61, 62, 63,  
64, 65, 66, 67, 68,  
69, 70, 71, 72, 73,  
74, 75, 76, 77, 78,  
79, 80, 81, 82, 83,  
84, 85, 86, 87, 88,  
89, 90, 91, 92, 93,  
94, 95, 96, 97, 98,  
99, 100

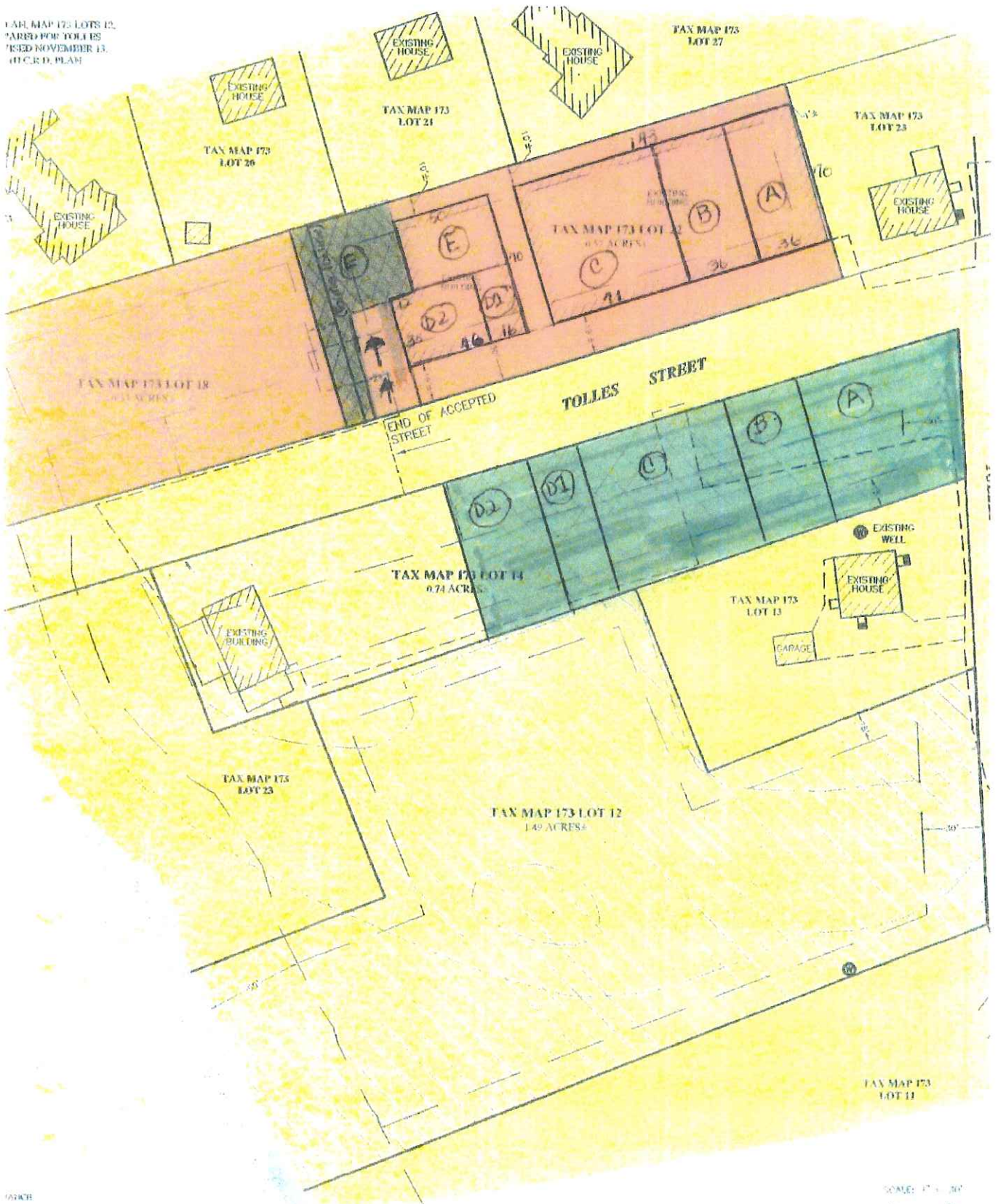


EXHIBIT A

SCALE: 1" = 30'



GRAPHIC SCALE



Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*A43*

|            |             |
|------------|-------------|
| FEES:      | <i>1847</i> |
| SURCHARGE: | <i>2-</i>   |
| CASH:      | <i>---</i>  |

Town of Hudson  
Zoning Board of Adjustment

## Decision to Grant a Variance

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Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

**A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
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6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle used in commerce that exceeds 13,000 pounds gross weight. Heavy

equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

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5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day

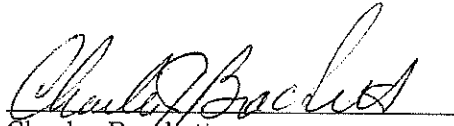
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7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:



Charles Brackett  
Chairman, Hudson Zoning Board of Adjustment

Date:

7/11/18

Signed:



Bruce Buttrick  
Zoning Administrator

Date:

6-14-18





**EXHIBIT B**

**ZBA Plan**







**ASSESSOR CARD**

**15 Tolles Street (Map 173 Lot 22)**

173 022 000  
MAP LOT SUB

1 of 2 COMMERCIAL  
CARD Hudson

Total Card / Total Parcel  
APPAISED: 397,700 / 508,000  
USE VALUE: 397,700 / 508,000  
ASSESSED: 397,700 / 508,000



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No | Ait No | Direction/Street/City |
|----|--------|-----------------------|
| 15 |        | TOLLES ST, HUDSON     |

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Owner 1:  | TURBO REALTY LLC      |
| Owner 2:  |                       |
| Owner 3:  |                       |
| Street 1: | 15 TOLLES ST. SUITE C |
| Street 2: |                       |
| Twn/City: | HUDSON                |
| St/Prov:  | NH                    |
| Postal:   | 03051                 |

**PREVIOUS OWNER**

|           |                  |
|-----------|------------------|
| Owner 1:  | KW TOLLES, LLC - |
| Owner 2:  | -                |
| Street 1: | 7 ADAMS ST.      |
| Twn/City: | WILMINGTON       |
| St/Prov:  | MA               |
| Postal:   | 01887            |

**NARRATIVE DESCRIPTION**

This parcel contains 1.066 ACRES of land mainly classified as AUTO REPAIR with a GAR/OFC/SHOP Building built about 1972, having primarily CORR STEEL Exterior and 10010 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | TR   | TOWN RES    |   | water   | 3    | TOWN WATE   |
| o          |      |             |   | Sewer   | 2    | TOWN SEWE   |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      | AE          |   |         |      |             |
| D          |      |             |   | Topo    | 1    | LEVEL       |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

**LAND SECTION (First 7 lines only)**

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infru | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes    |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|-----------|------------|------------|------|-------|-------------|-----------|----------|----------|----------|-----------------|-----------|---|-----------|--------|------|-----------|----------|
| 332      | AUTO REPAIF |          | 1           |                     | SITE ACRE | SITE      |           | 0          | 85,000     | 1.13 | RC    |             |           | CONTAM   | -10      | COMM U   | 25              | 95,625    |   |           |        |      | 95,600    | LOCATION |
| 332      | AUTO REPAIF |          | 0.066       |                     | ACRES     | EXCESS    |           | 0          | 3,500      | 1.25 | RC    |             |           |          |          |          | 289             |           |   |           |        |      | 300       |          |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value    | Legal Description  | User Acct |
|-------------------------|-----------|--------------------------------|------------|------------|----------------|--------------------|-----------|
| 332                     | 1.066     | 298,900                        | 2,900      | 95,900     | 397,700        |                    | 5474      |
| Total Card              |           |                                |            |            |                | Entered Lot Size   |           |
| Total Parcel            |           |                                |            |            |                | Total Land: 1.066  |           |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | 39.73      | /Parcel: 36.47 | Land Unit Type: AC |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2019   | 332 | FV  | 398,000    | 2900      | 1.066     | 95,900     | 496,800     | 496,800       | Year End Roll | 9/16/2019  |
| 2019   | 332 | JB  | 398,000    | 2900      | 1.066     | 95,900     | 496,800     | 496,800       | Year End Roll | 5/8/2019   |
| 2018   | 332 | FV  | 395,700    | 2900      | .569      | 83,300     | 481,900     | 481,900       | Year End Roll | 8/27/2018  |
| 2018   | 332 | JB  | 395,700    | 2900      | .569      | 83,300     | 481,900     | 481,900       | Year End Roll | 5/9/2018   |
| 2017   | 332 | FV  | 401,900    | 2900      | .569      | 83,300     | 488,100     | 488,100       | Year End Roll | 10/26/2017 |
| 2017   | 332 | PV  | 401,900    | 2900      | .569      | 83,300     | 488,100     | 488,100       | Year End Roll | 8/28/2017  |
| 2017   | 332 | JB  | 358,400    | 3800      | .569      | 83,300     | 445,500     | 445,500       | Year End Roll | 5/10/2017  |
| 2016   | 332 | FV  | 358,700    | 3800      | .569      | 83,300     | 445,800     | 445,800       | Year End Roll | 8/30/2016  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code   | Sale Price | V  | Tst | Verif | Notes |
|-----------------|-----------|------|------------|-------------|------------|----|-----|-------|-------|
| KW TOLLES, LLC, | 8688-2333 | 1    | 8/28/2014  |             | 482,900    | No | No  |       |       |
| TOLLES RIVERSID | 8060-2028 | 1    | 3/2/2009   | MPC SEP     | 456,000    | No | No  |       |       |
| MILES, JOHN B.  | 8060-2026 | 1    | 2/10/2009  | QUIET TRANS |            | No | No  |       |       |
| TOLLES RIVERSID | 7498-2409 | 1    | 7/7/2005   | FORCED SALE | 55,625     | No | No  |       |       |
| BURTON, MELBA A | 7498-2406 | 5    | 7/7/2005   | FORECLOSURE | 12,500     | No | No  |       |       |
| J & J REALTY FR | 5364-0615 |      | 8/26/1992  | BUSINESS    |            | No | No  |       |       |
| THE CENTRAL SAV | 5303-1683 |      | 12/24/1991 | BUSINESS    | 4,300      | No | No  |       |       |
|                 | 4582-0285 |      | 1/4/1988   |             |            | No | No  |       |       |

**BUILDING PERMITS**

| Date       | Number     | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|------------|----------|--------|-----|------------|----------|------------|---------|
| 3/22/2018  | 2018-00216 | INT RENO | 10,000 | C   |            |          |            |         |
| 3/22/2018  | 2018-00216 | ELECTRIC | 2,800  | C   |            |          |            |         |
| 2/28/2018  | 2017-01170 | PLUMBING |        | C   |            |          |            |         |
| 2/28/2018  | 2017-01170 | MECHANIC |        | C   |            |          |            |         |
| 11/27/2017 | 2017-01170 | INT RENO | 5,000  | C   |            |          |            |         |
| 11/16/2017 | 2017-01184 | ELECTRIC | 8,500  | C   |            |          |            |         |
| 2/15/2017  | 2017-146   | MECHANIC | 800    | C   |            |          |            |         |
| 1/17/2017  | 2017-0036  | ELECTRIC | 3,000  | C   |            |          |            |         |
| 9/30/2016  | 42         | CERT OCC |        | C   |            |          |            |         |
| 7/20/2016  | 2016-693   | INT RENO | 1,500  | C   |            |          |            |         |

**ACTIVITY INFORMATION**

| Date       | Result       | By | Name         |
|------------|--------------|----|--------------|
| 12/27/2019 | NTRESPASS    | 18 | KRT1         |
| 3/26/2019  | Info Fm Plan | 1  | CHIEF ASSESS |
| 3/15/2019  | NC Visit     | 12 | TECH ASMNT   |
| 6/11/2017  | Field Review | 9  | PVA          |
| 4/27/2017  | Meas/Inspect | 9  | PVA          |
| 2/24/2017  | I&E Mailed   | 7  | DC           |
| 2/27/2015  | Permit Visit | 12 | TECH ASMNT   |
| 3/17/2014  | Permit Visit | 12 | TECH ASMNT   |
| 5/10/2012  | Field Review | 9  | PVA          |

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.06600 Total SF/SM: 46435 Parcel LUC: 332 AUTO REPAIR Prime NB Desc: RES AV/FR Total: 95,914 Spl Credit: Total: 95,900

**EXTERIOR INFORMATION**

|               |                   |
|---------------|-------------------|
| Type:         | 301 - GAR/OC/SHOP |
| Sty Ht:       | 1 - ONE STY       |
| (Liv) Units:  | 3 Total: 5        |
| Foundation:   | 6 - SLAB          |
| Frame:        | 2 - STEEL         |
| Prime Wall:   | 18 - CORR STEEL   |
| Sec Wall:     | %                 |
| Roof Struct:  | 1 - GABLE         |
| Roof Cover:   | 9 - METAL         |
| Color:        |                   |
| View / Desir: |                   |

**GENERAL INFORMATION**

|               |          |             |  |
|---------------|----------|-------------|--|
| Grade:        | D - FAIR |             |  |
| Year Blt:     | 1972     | Eff Yr Blt: |  |
| Alt LUC:      |          | Alt %:      |  |
| Jurisdct:     |          | Fact:       |  |
| Const Mod:    |          |             |  |
| Lump Sum Adj: |          |             |  |

**INTERIOR INFORMATION**

|               |                     |              |    |
|---------------|---------------------|--------------|----|
| Avg Ht/FL:    | 16                  |              |    |
| Prim Int Wal: | 5 - MINIMAL         |              |    |
| Sec Int Wall: | 1 - DRYWALL 15%     |              |    |
| Partition:    |                     |              |    |
| Prim Floors:  | 12 - CONCRETE       |              |    |
| Sec Floors:   | 05 - LINO/VINYL 50% |              |    |
| Bsmnt Fir:    |                     |              |    |
| Subfloor:     |                     |              |    |
| Bsmnt Gar:    |                     |              |    |
| Electric:     | 3 - TYPICAL         |              |    |
| Insulation:   | 2 - TYPICAL         |              |    |
| Int vs Ext:   | S                   |              |    |
| Heat Fuel:    | 4 - PROPANE         |              |    |
| Heat Type:    | 1 - FORCED AIR      |              |    |
| # Heat Sys:   | 3                   |              |    |
| % Heated:     | 100                 | % AC:        | 0  |
| Solar HW:     | NO                  | Central Vac: | NO |
| % Com Wal:    |                     | % Sprinkled: |    |

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   |   | Rating: |         |

**OTHER FEATURES**

|         |  |         |  |
|---------|--|---------|--|
| Kits:   |  | Rating: |  |
| A Kits: |  | Rating: |  |
| Frpl:   |  | Rating: |  |
| WSFlue: |  | Rating: |  |

**CONDO INFORMATION**

|              |  |
|--------------|--|
| Location:    |  |
| Total Units: |  |
| Floor:       |  |
| % Own:       |  |
| Name:        |  |

**DEPRECIATION**

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | AV - Average | 40.0% |
| Functional: |              | %     |
| Economic:   | L - LOCATION | 10.0% |
| Special:    |              | %     |
| Override:   |              | %     |
| Total:      |              | 46%   |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 68.00      |
| Size Adj.:         | 0.87992007 |
| Const Adj.:        | 1.01317799 |
| Adj \$ / SQ:       | 60.623     |
| Other Features:    | 17000      |
| Grade Factor:      | 0.80       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 499070     |
| Depreciation:      | 229572     |
| Depreciated Total: | 269498     |

**COMMENTS**

adjusted land value 2009, neigh from RE to RC, also adjustment for site inclusion in DES  
Groundwater Management Zone/empty - 2012/ 2-6-12 inspected asm (?) space only. 15 A = CHARTHER; 15 B = LT'S; 15 C = SPENCER GRANITE/placeholder account for 2017, subd.

**RESIDENTIAL GRID**

|                    |                                 |
|--------------------|---------------------------------|
| 1st Res Grid Desc: | # Units                         |
| Level              | FY LR DR D K FR RR BR FB HB L O |
| Other              |                                 |
| Upper              |                                 |
| Lvl 2              |                                 |
| Lvl 1              |                                 |
| Lower              |                                 |
| Totals             | RMs: BRs: Baths: 3 HB           |

**REMODELING**

|            |      |
|------------|------|
| Exterior:  |      |
| Interior:  |      |
| Additions: |      |
| Kitchen:   |      |
| Baths:     |      |
| Plumbing:  |      |
| Electric:  |      |
| Heating:   | 2018 |
| General:   |      |

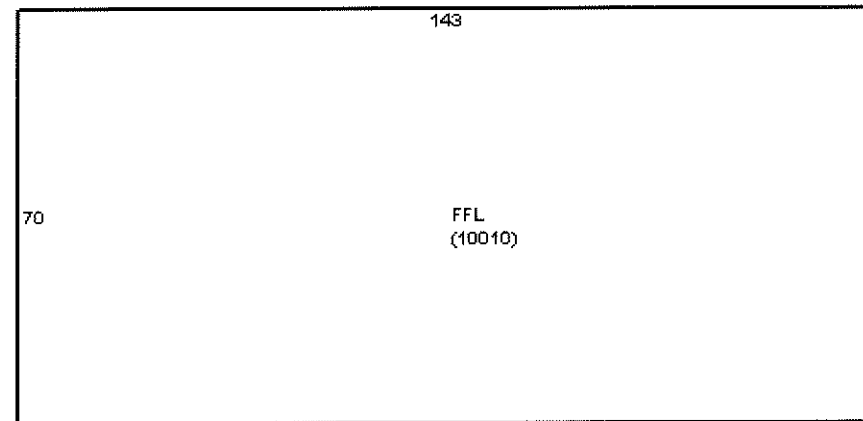
**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| Totals  |     |     |    |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ | Date | Sale Price         |
|-------------------|-----------|-----|------|--------------------|
| WtAv\$/SQ:        |           |     |      | AvRate:            |
|                   |           |     |      | Ind.Val            |
| Juris. Factor:    |           |     |      | Before Depr: 48.50 |
| Special Features: | 29400     |     |      | Val/Su Net: 29.86  |
| Final Total:      | 298900    |     |      | Val/Su SzAd: 29.86 |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |       |
|--------------------|-------------|------------|-----------|--------------|-------|
| FFL                | FIRST FLOOR | 10,010     | 60.620    | 606,837      |       |
| Net Sketched Area: |             | 10,010     | Total:    | 606,837      |       |
| Size Ad            | 10010       | Gross Area | 10010     | FinArea      | 10010 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu # | Ten |
|----------|--------|---------|--------|------|-----|
| FFL      | 100    | OFC     |        | 15   | AV  |

**MOBILE HOME**

|       |  |        |  |           |  |       |  |        |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|
| Make: |  | Model: |  | Serial #: |  | Year: |  | Color: |  |
|-------|--|--------|--|-----------|--|-------|--|--------|--|

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|-------|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 85   | PAVING-ASPH | D Y   | 1   | 6700     | AV   | FR  | 1972 | 2.25       | T   | 81  | 332 |      |       | 2,900      |      |       | 2,900        |
| 65   | MEZZ-UNFIN  | M S   | 1   | 604      | FR   | FR  | 1976 | 13.83      | T   | 50  | 332 |      |       | 4,200      |      |       | 4,200        |
| 64   | MEZZ-FIN    | M S   | 1   | 66X24    | AV   | AV  | 1976 | 26.53      | T   | 40  | 332 |      |       | 25,200     |      |       | 25,200       |

**IMAGE**

AssessPro Patriot Properties, Inc





173 022 000  
MAP LOT SUB

2 of 2 COMMERCIAL  
CARD Hudson

Total Card / Total Parcel  
APPRAISED: 110,300 / 508,000  
USE VALUE: 110,300 / 508,000  
ASSESSED: 110,300 / 508,000

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 15 |        | TOLLES ST, HUDSON     |

OWNERSHIP

|                                 |
|---------------------------------|
| Owner 1: TURBO REALTY LLC       |
| Owner 2:                        |
| Owner 3:                        |
| Street 1: 15 TOLLES ST, SUITE C |
| Street 2:                       |
| Twn/City: HUDSON                |
| St/Prov: NH Cntry               |
| Postal: 03051                   |

PREVIOUS OWNER

|                |
|----------------|
| Owner 1:       |
| Owner 2:       |
| Street 1:      |
| Twn/City:      |
| St/Prov: Cntry |
| Postal:        |

NARRATIVE DESCRIPTION

This parcel contains 1.066 ACRES of land mainly classified as AUTO REPAIR with a GAR/OFC/SHOP Building built about 1972, having primarily CONC BLOCK Exterior and 3920 Square Feet, with 2 Units, 0 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | TR   | TOWN RES    |   | water   | 3    | TOWN WATE   |
| o          |      |             |   | Sewer   | 2    | TOWN SEWE   |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: |      |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas:    |      |             |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price Units | Unit Type      | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infu | Neigh Mod | Inf1 % | Inf2 % | Inf3 % | Appraised Value | Alt Class % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|----------------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|--------|--------|-----------------|-------------|-----------|--------|------|-----------|-------|
| 332      | AUTO REPAI  |          | 0           |                     | SITE ACRE SITE |           |           | 0          | 0          | 0.00 | RD    |            |           |        |        |        |                 |             |           |        |      |           |       |

IN PROCESS APPRAISAL SUMMARY

| Use Code                             | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct          |
|--------------------------------------|-----------|----------------|------------|------------|-------------|-------------------|--------------------|
| 332                                  | 0.000     | 110,300        |            |            | 110,300     |                   | 5474               |
| Total Card                           |           |                |            |            |             |                   | Entered Lot Size   |
| Total Parcel                         |           |                |            |            |             |                   | Total Land: 0.57   |
| Source: Market Adj Cost              |           |                |            |            |             |                   | Land Unit Type: AC |
| Total Value per SQ unit /Card: 28.14 |           |                |            |            |             |                   |                    |
| /Parcel: 36.47                       |           |                |            |            |             |                   |                    |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
|        |     |     |            |           |           |            |             |               |       |      |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-------|
|         |           |      |      |           |            |   |     |       |       |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

| Date       | Result       | By | Name       |
|------------|--------------|----|------------|
| 12/27/2019 | INTRESPASS   | 18 | KRT1       |
| 3/15/2019  | NC Visit     | 12 | TECH ASMNT |
| 3/20/2018  | Permit Visit | 12 | TECH ASMNT |
| 6/11/2017  | Field Review | 9  | PVA        |
| 5/10/2012  | Field Review | 9  | PVA        |
| 2/6/2012   | Meas/inspect | 9  | PVA        |
| 3/12/2007  | Measured     | 9  | PVA        |
| 10/17/2001 | Meas/inspect | 0  | PATRIOT    |
| 2/25/1991  | Inspected    | 12 | AVITAR     |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

|                 |      |
|-----------------|------|
| Prior Id # 1:   | 0056 |
| Prior Id # 2:   | 0001 |
| Prior Id # 3:   | 0000 |
| Prior Id # 1:   |      |
| Prior Id # 2:   |      |
| Prior Id # 3:   |      |
| Prior Id # 1:   |      |
| Prior Id # 2:   |      |
| Prior Id # 3:   |      |
| ASR Map:        |      |
| Fact Dist:      |      |
| Reval Dist:     |      |
| Year:           |      |
| Land Reason:    |      |
| Bld Reason:     |      |
| Civil District: |      |
| Ratio:          |      |

|                      |                |                 |             |                          |        |             |        |
|----------------------|----------------|-----------------|-------------|--------------------------|--------|-------------|--------|
| Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 332 | AUTO REPAIR | Prime NB Desc: RES AV/FR | Total: | Spl Credit: | Total: |
|----------------------|----------------|-----------------|-------------|--------------------------|--------|-------------|--------|

**EXTERIOR INFORMATION**

Type: 301 - GAR/OFC/SHOP  
 Sty Ht: 1 - ONE STY  
 (Liv) Units: 2 Total: 5  
 Foundation: 6 - SLAB  
 Frame: 1 - WOOD  
 Prime Wall: 21 - CONC BLOCK  
 Sec Wall: 06 - STUCCO 25%  
 Roof Struct: 1 - GABLE  
 Roof Cover: 1 - ASPH SHING  
 Color: BEIGE  
 View / Desir:

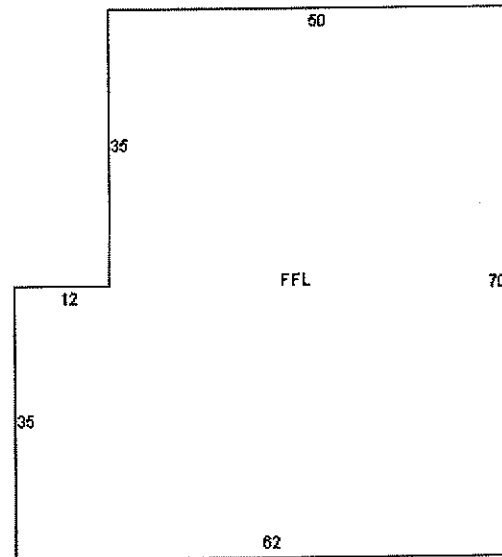
**BATH FEATURES**

Full Bath: Rating:  
 A Bath: Rating:  
 3/4 Bath: Rating:  
 A 3QBth: Rating:  
 1/2 Bath: 1 Rating: FAIR  
 A HBth: Rating:  
 OthrFix: Rating:

**COMMENTS**

UNIT D .. 12/19 EXT=AVG. CHG COND TO AVG.  
 TOTAL REFUSAL NO MEASURE.

**SKETCH**



**GENERAL INFORMATION**

Grade: D - FAIR  
 Year Blt: 1972 Eff Yr Blt:  
 Alt LUC: Alt %:  
 Jurisdct: Fact:  
 Const Mod:  
 Lump Sum Adj:

**OTHER FEATURES**

Kits: Rating:  
 A Kits: Rating:  
 Frpl: Rating:  
 WSFlue: Rating:

**CONDO INFORMATION**

Location:  
 Total Units:  
 Floor:  
 % Own:  
 Name:

**RESIDENTIAL GRID**

|              |                                 |         |
|--------------|---------------------------------|---------|
| 1st Res Grid | Desc:                           | # Units |
| Level        | FY LR DR D K FR RR BR FB HB L O |         |
| Other:       |                                 |         |
| Upper:       |                                 |         |
| Lvl 2:       |                                 |         |
| Lvl 1:       |                                 |         |
| Lower:       |                                 |         |
| Totals       | RMs: BRS: Baths: HB: 1          |         |

**REMODELING**

Exterior:  
 Interior:  
 Additions:  
 Kitchen:  
 Baths:  
 Plumbing:  
 Electric:  
 Heating:  
 General:

**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
|         |     |     |    |
| Totals  |     |     |    |

**INTERIOR INFORMATION**

Avg Ht/FL: 15  
 Prim Int Wall: 5 - MINIMAL  
 Sec Int Wall: 1 - DRYWALL 20%  
 Partition: L - LIGHT  
 Prim Floors: 12 - CONCRETE  
 Sec Floors: %  
 Bsmnt Flr:  
 Subfloor:  
 Bsmnt Gar:  
 Electric: 3 - TYPICAL  
 Insulation: 2 - TYPICAL  
 Int vs Ext: S  
 Heat Fuel: 4 - PROPANE  
 Heat Type: 7 - UNIT HEATERS  
 # Heat Sys: 1  
 % Heated: 100 % AC: 0  
 Solar HW: NO Central Vac: NO  
 % Com Wal: % Sprinkled

**DEPRECIATION**

|                         |            |
|-------------------------|------------|
| Phys Cond: AV - Average | 40%        |
| Functional:             | %          |
| Economic: L - LOCATION  | 10%        |
| Special:                | %          |
| Override:               | %          |
| <b>Total:</b>           | <b>46%</b> |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 68.00      |
| Size Adj.:         | 1.00408161 |
| Const Adj.:        | 0.93884820 |
| Adj \$ / SQ:       | 64.102     |
| Other Features:    | 4000       |
| Grade Factor:      | 0.80       |
| NBHD Inf:          | 1.00000000 |
| NBHD Mod:          |            |
| LUC Factor:        | 1.00       |
| Adj Total:         | 204225     |
| Depreciation:      | 93943      |
| Depreciated Total: | 110281     |

**COMPARABLE SALES**

| Rate                | Parcel ID    | Typ      | Date | Sale Price |
|---------------------|--------------|----------|------|------------|
|                     |              |          |      |            |
| WtAv/SQ:            | AvRate:      | Ind.Val: |      |            |
| Juris. Factor:      | Before Depr: | 51.28    |      |            |
| Special Features: 0 | Val/Su Net:  | 28.14    |      |            |
| Final Total: 110300 | Val/Su SzAd: | 28.14    |      |            |

**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | FIRST FLOOR | 3,920      | 64.100    | 251,281      |      |
| Net Sketched Area: |             | 3,920      | Total:    | 251,281      |      |
| Size Ad            | 3920        | Gross Area | 3920      | FinArea      | 3920 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu # Ten |
|----------|--------|---------|--------|----------|
| FFL      | 100    | OFC     | 5 AV   |          |

**MOBILE HOME**

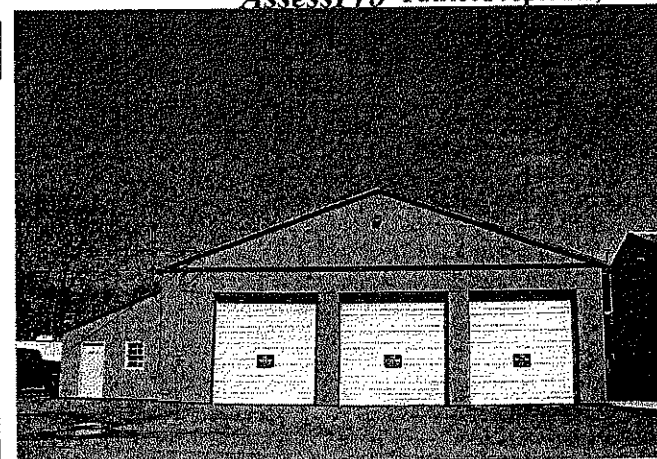
Make: Model: Serial # Year: Color:

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A / Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---------|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
|------|-------------|---------|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|

PARCEL ID 173-022-000

**IMAGE**



AssessPro Patriot Properties, Inc

More: N

Total Yard Items:

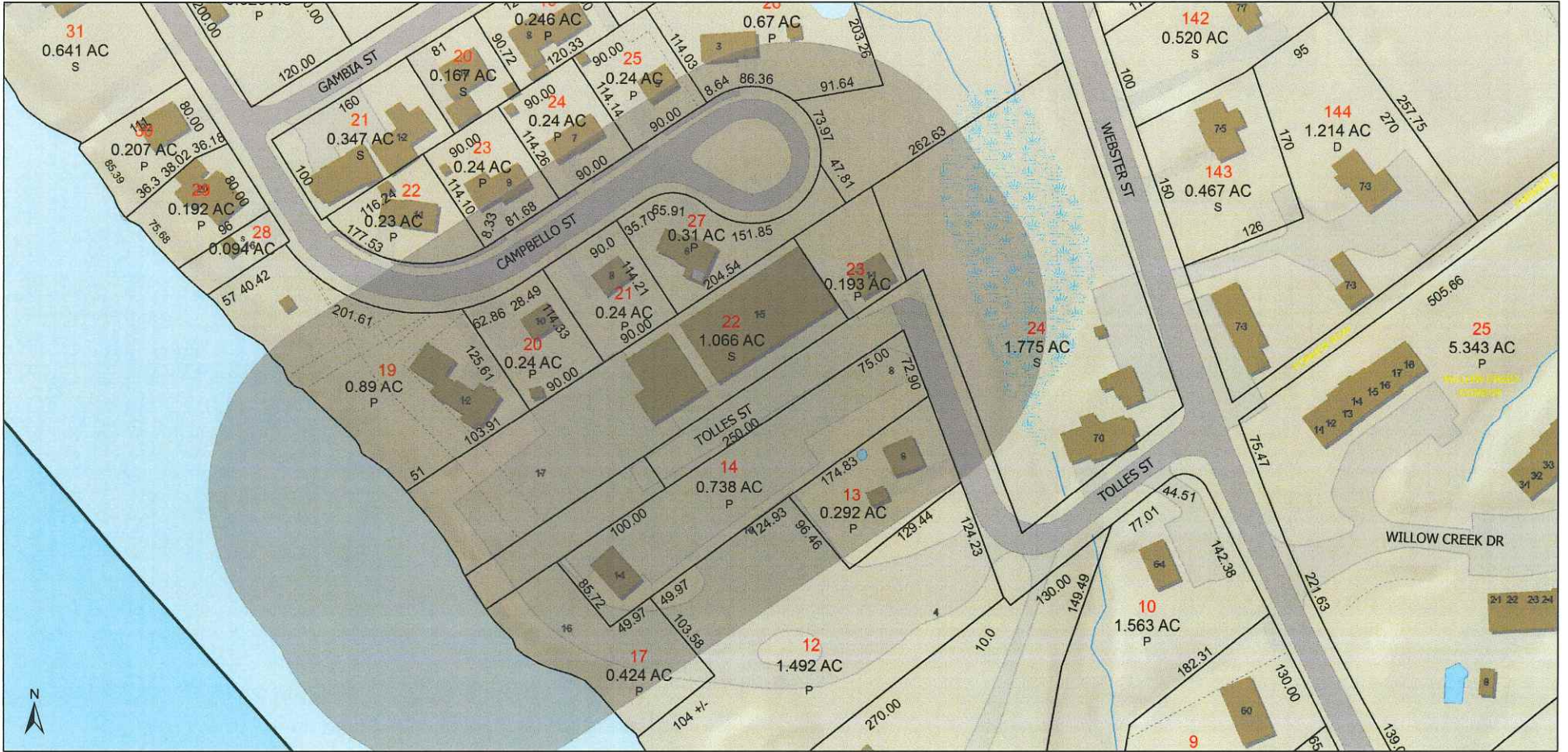
Total Special Features:

Total:

# GIS MAP



# 15 Tolles - Abutters



----- Easement\_Lines  
□ Parcels

1:1,184



Printed  
6/12/2020  
1:08PM  
Created  
6/12/2020  
1:00 PM

**Transaction Receipt**  
**Town of Hudson, NH**  
12 School Street  
Hudson, NH 03051-4249

Receipt# 599,239  
tgoodwyn

|      | <u>Description</u>   | <u>Current Invoice</u> | <u>Payment</u> | <u>Balance Due</u> |
|------|--|------------------------|----------------|--------------------|
| 1.00 | ZBA Amended Application- 06/25/20 ZBA Mtg<br>15 Tolles Street<br>Map/Lot 173-022-000<br>Variance-Amended | 0.00                   | 166.6500       | 0.00               |
|      |  |                        | Total:         | 166.65             |

| Remitter           | Pay Type | Reference            | Tendered        | Change | Net Paid |
|--------------------|----------|----------------------|-----------------|--------|----------|
| Panciocco Law, LLC | CHECK    | TREASR CHK 530027106 | 166.65          | 0.00   | 166.65   |
|                    |          |                      | Total Due:      |        | 166.65   |
|                    |          |                      | Total Tendered: |        | 166.65   |
|                    |          |                      | Total Change:   |        | 0.00     |
|                    |          |                      | Net Paid:       |        | 166.65   |



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Administrator Staff Report

Meeting Date: July 23, 2020 7-23-20

Case 173-012 & 014 (07-23-20): Turbo Realty, LLC by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a variance at 4 & 14 Tolles St. to be allowed to extend the same uses to Lots 173-012 & 014 as were granted by the ZBA on June 7, 2018 for three (3) variances at 15 & 17 Tolles St.

#### Summary:

Applicant proposes to consolidate two existing lots (both non-conforming as to uses) into one lot with similar use variances granted in 2018. The owner has a proposed “global” site plan for these consolidated lots.

#### Property description:

Lot 012-000 (#4 Tolles St) is currently undeveloped with existing non-conforming parking/storage of commercial vehicles.

Lot 014-000 (#14 Tolles St) is currently an existing non-conforming developed lot, with an existing non-conforming structure. Existing non-conforming uses comprise of: plumber/contractor, and outdoor storage/parking of commercial vehicles.

#### In-house (Town) review/comments:

Fire Dept: yes (reviewed; no comments)

Engineering: none received

Town Planner: yes, comments attached

Zoning Administrator: #20-032R 5-18-20 Zoning Determination

#### HISTORY:

ZBA: June 2018 variance Notice of Decision.

#### Attachments:

“A” Zoning Determination # 20-032R

“B” June 2018 Variance Notice of Decision.

“C” Fire Dept in-house review/comments.

“D” Town Planner in-house review comments.





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-032R

May 18, 2020

Brenton Cole, P.E.  
Granite Engineering LLC  
250 Commercial St  
Suite 3008  
Manchester, NH

Re: 4 and 14 Tolles St Map 173 Lots 012 and 014  
**District: Town Residence (TR)**

Dear Mr. Cole,

**Your request:** Are you able to redevelop these existing lots to commercial/industrial uses per plan dated April 13, 2020?

**Zoning Review / Determination:**

Based on the submitted plan, the new configured (resultant) lot would need a variance to Section §334-21 Table of Permitted Principal Uses, as those proposed uses (from the prior variance granted in 2018) are not permitted in the TR district.

You would also need a variance per §334-30: Changes to or discontinuance of nonconforming uses. As all the individual parcels have existing non-conforming uses currently.

If you are successful with the variances requested, you would need Site Plan Review approval from the Planning Board. Any site improvements: parking areas etc. would need to satisfy all required setbacks (wetlands/buffers/property lines).

Sincerely,

Bruce Buttrick, MCP  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Public Folder  
B. Groth – Town Planner  
File

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

A

*Camela O'Connell*

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*AH3*

|            |             |
|------------|-------------|
| FEES:      | <i>1844</i> |
| SURCHARGE: | <i>27</i>   |
| CASH:      | <i>—</i>    |

Town of Hudson

Zoning Board of Adjustment

## Decision to Grant a Variance

On 6/7/18, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(a)**, pertaining to a request by **Turbo Realty, LLC** by **Patricia M. Panciocco**, **One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH**, to allow **each vested use to take place within any Unit located on the property**. [Map 172, Lots 018 & 022; Zoned TR; HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

### A. Commercial Uses:

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
4. Business or Professional Office.
5. Garage and/or Parking of two or more Light Commercial Vehicles – Light Commercial Vehicles are classified as a vehicle used in commerce which does not exceed 13,000 pounds gross weight.
6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle

*B,*

used in commerce that exceeds 13,000 pounds gross weight. Heavy equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

1. Welding Shop
2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day



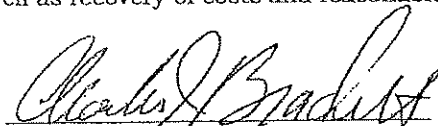
5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:

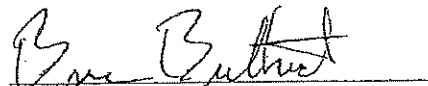


Charles Brackett  
Chairman, Hudson Zoning Board of Adjustment

Date:

6/15/18

Signed:



Bruce Buttrick  
Zoning Administrator

Date:

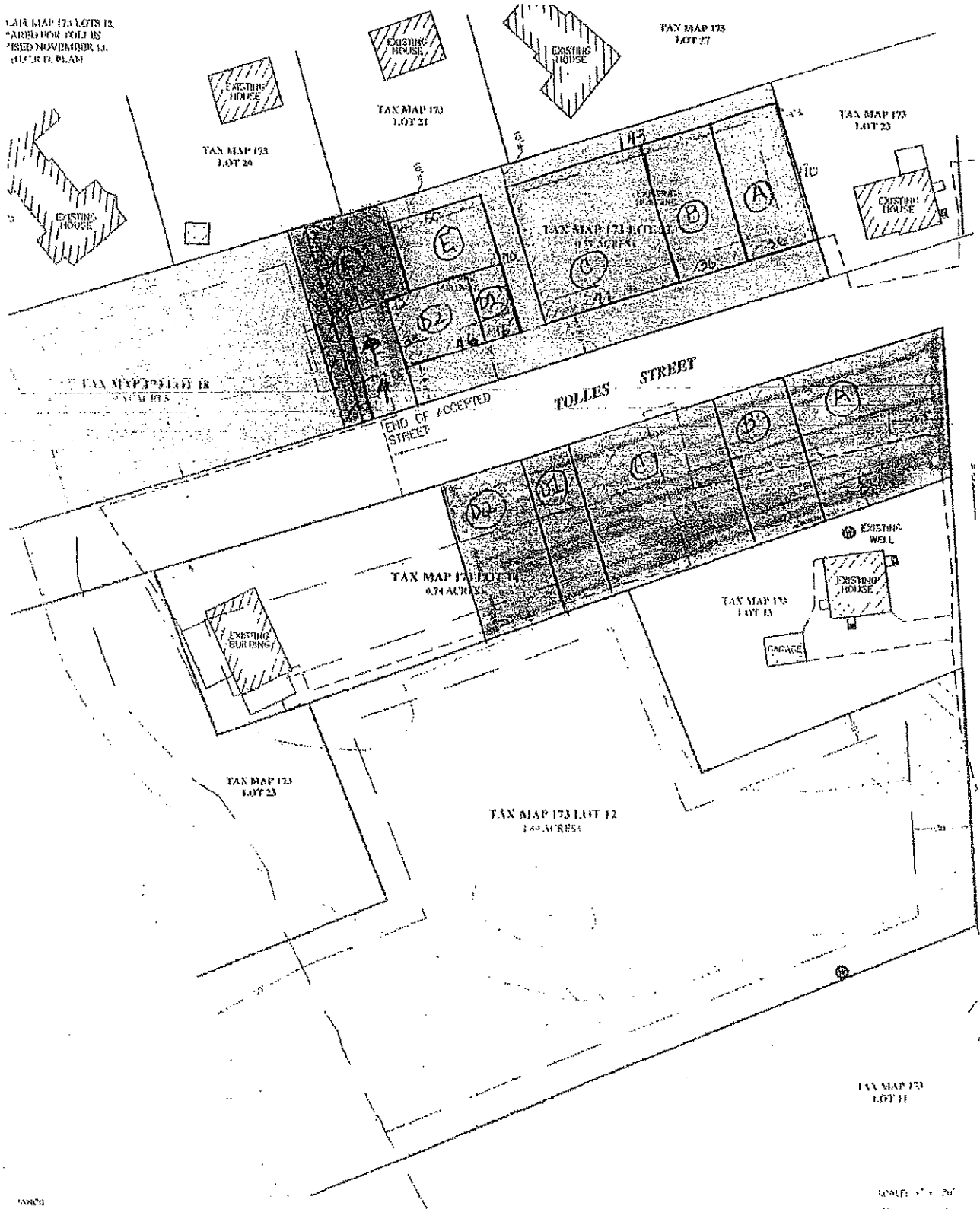
6-14-18

B<sub>2</sub>

# Appurtenant Outdoor Storage/Display/Parking

15/17 TOLLES

LAR MAP 173 LOTS 19,  
\*APPROX FOR 1001 US  
\*REED NOVEMBER 11,  
1916 R.D. PLAN



ASBCH  
CITY OF BOSTON

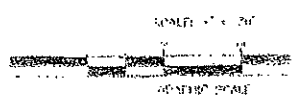


EXHIBIT A

B4

ZONING ADMINISTRATOR REQUEST FOR INTER DEPARTMENT REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE

REQUEST FOR REVIEW/COMMENTS:

Case: 173-012 & 014 Variance

Property Location: 4 & 14 Tolles Street

*For Town Use*

Plan Routing Date: 04/27/2020 Reply requested by: 05/04/2020 ZBA Hearing Date: 05/28/2020

I have no comments  I have comments (see below)

RMB Name: Robeert M. Buxton Date: 05/18/2020  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

[Empty rectangular box for comments]

C

**ZONING ADMINISTRATOR REQUEST FOR INTER DEPARTMENT REVIEW  
TOWN OF HUDSON, NEW HAMPSHIRE**

REQUEST FOR REVIEW/COMMENTS:

Case: 173-012 & 014 Variance

Property Location: 4 & 14 Tolles Street

*For Town Use*

Plan Routing Date: 04/27/2020 Reply requested by: 05/04/2020 ZBA Hearing Date: 05/28/2020

I have no comments     I have comments (see below)

BG Name: Brian Groth Date: 05/28/2020  
(Initials)

DEPT:  
 Town Engineer     Fire/Health Department     Town Planner

A condition of their original ZBA approval was site plan approval. As you and I often pontificate, zoning is the "what" can be done, and planning is the "how" it can be done. There has been no application to the Planning Board even though you and I have been in communication with the applicant's attorney for a year now.

Now, in addition to an extension on the condition of their previous approval, they are asking for much more. We still do not know how the previous approval can operate harmoniously with the neighborhood. In fact, we regularly receive complaints on this site. While not all complaints may be relevant, to my recollection several complaints were concerned with the owner operating at unapproved times and locations. Until their original approval is addressed by site plan, I strongly urge the ZBA to consider rejecting this new package of non-conforming uses. I am not suggesting that their request is impossible, but the fact remains that they have refused to comply with their first request that was conditionally approved. In my opinion, if a condition of approval is not met, the approval is invalid. If the applicant is unable to comply with the first approval, how will they comply with their current request?

"D"



TOWN OF HUDSON

APR 23 2020

Zoning Department

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment  
Town of Hudson

Entries in this box are to be filled out by Land Use Division personnel

Case No. 173-012 & 014 (05-28-20)

Date Filed 4-23-20

Name of Applicant Turbo Realty, LLC by Patricia M. Panciocco Map: 173 Lot: 014 Zoning District: TR

Telephone Number (Home) \_\_\_\_\_ (Work) (603) 518-5370

Mailing Address One Club Acre Lane Bedford, New Hampshire 03110

Owner Turbo Realty, LLC

Location of Property 4 & 14 Tolles Street  
(Street Address)

*Patricia M. Panciocco*

Signature of Applicant \_\_\_\_\_ Date April 6, 2020

*Thomas W. Maness*

Signature of Property-Owner(s) \_\_\_\_\_ Date April 6, 2020

**NOTE:** Fill in all portions of the Application Form(s) as appropriate. This application is not acceptable unless all required statements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate. If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak on his/her/their behalf or that you have permission to seek the described variance.

Items in this box are to be filled out by Land Use Division personnel

**COST:**

|   |  |                  |  |
|---|--|------------------|--|
| Application fee:  |  | \$130.00         | Date received: <u>4-23-20</u>                |
| <u>7</u> Direct Abutters x \$4. <sup>10</sup> <del>05</del> = |  | <u>28.70</u>     |  |
| <u>6</u> Indirect Abutters x \$0.55 =                         |  | <u>3.30</u>      |  |
| <b>Total amount due:</b>                                      |  | <u>\$ 162.00</u> | Amt. received: \$ <u>162</u> <i>chk# 732</i> |

Receipt No.: 592,385

Received by: *JSG*

By determination of the Zoning Administrator or Building Inspector, the following Departmental review is required:

Engineering     Fire Department     Health Officer     Planner

April 6, 2020

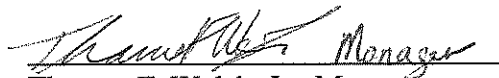
To: Town of Hudson  
Zoning Board of Adjustment  
12 School Street  
Hudson, NH 03051

**RE: 4, Tolles Street, 14 Tolles Street and 15 Tolles Street, Hudson, NH**

I, the undersigned, owner of the properties located at 15 Tolles Street, New Hampshire (Parcel ID's 173-012-000, 173-014-000 and 173-022-000), authorize Panciocco Law, LLC to apply to the Town of Hudson Zoning Board of Adjustment for all necessary permits relative to the subject properties.

Very truly yours,

Turbo Realty, LLC

  
Thomas F. Walsh, Jr., Manager

# TOWN OF HUDSON, NH NOTICE TO APPLICANTS

The following **requirements/checklist** pertain to the Town of Hudson, NH, Zoning Board of Adjustment applications, as applicable:

| Applicant<br>Initials |  | Staff<br>Initials  |
|-----------------------|--|--|
| <u>pp</u>             | The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)  | <u>TG</u>  |
| <u>pp</u>             | Before making the 13 copies, please review the application with the Zoning Administrator or staff.   | <u>X</u>   |
| <u>pp</u>             | A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.  | <u>TG</u>  |
| <u>pp</u>             | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)  | <u>TG</u>  |
| <u>pp</u>             | <b>Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 &amp; 5)</b> prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. <b>It is the applicant's responsibility to ensure that the abutter lists are complete and correct.</b> If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) | <u>Rec'd 4-23-20</u><br><u>Separate</u><br><ul style="list-style-type: none"> <li>• Direct</li> <li>• Indirect</li> </ul> <u>Per application</u> |
| <u>pp</u>             | A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)   | <u>TG</u>  |
| <u>N/A</u>            | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.   | <u>OK-TG</u><br><u>Rec'd 4-23-20</u>   |
| <u>N/A</u>            | For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.  | <u>N/A</u>   |



**PLOT PLAN-**

*pp*

Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted):

TG

- a) The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. TG
- b) The plot plan shall be up-to date and dated, and shall be no more than three years old. TG
- c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal. TG
- d) The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.) TG
- e) The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements. TG
- f) The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. TG
- g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. TG
- h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. TG
- i) The plot plan shall indicate all parking spaces and lanes, with dimensions. TG

**The applicant has signed and dated this form to show his/her awareness of these requirements.**

*Patricia Falcisocco*

Signature of Applicant(s)

*4-10-2020*

Date

The Land Use Division will schedule a public hearing at the next available meeting of the Hudson Zoning Board of Adjustment for your properly-completed application. Applications are scheduled on a first-come, first-served basis. Public notice of the hearing will be posted on public bulletin boards in the Town Hall, the Post Office, and the Rogers Library and also printed in a newspaper, and a notice will be mailed to the applicant, all abutters, and any other parties whom the Board may deem to have an interest.

After the public hearing, the Board will deliberate and then reach a decision either to grant the request (perhaps with stipulations to make it palatable) or to deny the request—or to defer final action to another meeting, or perhaps to accept a request for withdrawal. You will be sent a Notice of Decision during the following week.

If you believe that the Board's decision is wrong, you have the right to appeal. In addition, any third party/parties affected by the decision also has/have the right to appeal the decision of your case. To appeal, you must first ask the Board for a rehearing; this motion for rehearing may be in the form of a letter to the Board. The rehearing request must be made in writing within thirty (30) days following the Board's decision, and must set forth the grounds on which it is claimed the decision is unlawful or unreasonable.

The Board may grant such a rehearing if, in the Board's opinion, good reason is stated in the motion. In general, the Board will not allow a rehearing unless a majority of its sitting members conclude either that the protested decision was illegal or unreasonable or that the request for rehearing demonstrates the availability of new evidence that was not available at the original hearing. The Board will not reopen a case based on the same set of facts unless it is convinced that an injustice would be created by not doing so. Whether or not a rehearing is held, you must have requested one before you can appeal the decision to the Court(s). When a rehearing is held, the same procedure is followed as for the first hearing, including public notice and notice to abutters.

Please refer to NH RSA Chapter 677 for more detail on rehearing and appeal procedures.



**ALL DIRECT ABUTTERS**  
**(4 & 14 Tolles Street)**

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

| <b>MAP</b> | <b>LOT</b> | <b>NAME OF PROPERTY OWNER</b>                        | <b>MAILING ADDRESS</b>                               |
|------------|------------|--|--|
| 173        | 011        | Northeast Holding Co., Inc.                          | 2 Tolles Street<br>Hudson, NH 03051                  |
| 173        | 012        | Turbo Realty, LLC                                    | 15 Tolles Street<br>Hudson, NH 03051                 |
| 173        | 014        |  |  |
| 173        | 022        |  |  |
| 173        | 013        | Nicholas J. Deluca                                   | 6 Tolles Street<br>Hudson, NH 03051                  |
| 173        | 017        | Town of Hudson                                       | 12 School Street<br>Hudson, NH 03051                 |
| 173        | 023        | Glen Scott Kominik                                   | 11 Tolles Street<br>Hudson, NH 03051                 |
| 173        | 024        | Paul D. & Donna I. Thorn                             | 12 Grouse Lane<br>Litchfield, NH 03052               |
|            |            | <b>ATTORNEY</b>                                      |  |
|            |            | Patricia M. Panciocco, Esquire<br>Panciocco Law, LLC | One Club Acre Lane<br>Bedford, NH 03110              |
|            |            | <b>ENGINEER</b>                                      |  |
|            |            | Granite Engineering                                  | 250 Commercial St., Ste 3008<br>Manchester, NH 03101 |

**ALL INDIRECT ABUTTERS WITHIN 200 FEET  
(4 & 14 Tolles Street)**

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

| <b>MAP</b> | <b>LOT</b> | <b>NAME OF PROPERTY OWNER</b>   | <b>MAILING ADDRESS</b>                   |
|------------|------------|---------------------------------|--|
| 165        | 001        | Town of Hudson                  | 12 School Street<br>Hudson, NH 03051     |
| 165        | 027        | Erin E. Jenkins & Eric Maitland | 6 Campbello Street<br>Hudson, NH 03051   |
| 173        | 009        | Wade & Vicki Ireland            | 60 Webster Street<br>Hudson, NH 03051    |
| 173        | 010        | Joseph & Vera M. Rapuano        | 362 Foster Street<br>Tewksbury, MA 01876 |
| 173        | 019        | Richard L. & Jacqueline Suter   | 12 Campbello Street<br>Hudson, NH 03051  |
| 173        | 020        | Larry L. & Meredith Rackliff    | 10 Campbello Street<br>Hudson, NH 03051  |
| 173        | 021        | Edward McNulty                  | 8 Campbello Street<br>Hudson, NH 03051   |

| SENDER: | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL               | Case# 173-012 & 014 Variance<br>4 & 14 Tolles Street<br>Map 173/Lots 012 & 014 1 of 1 |
|---------|--|--|---|
|         | ARTICLE NUMBER   | Name of Addressee, Street, and post office address | 7/23/2020 ZBA Meeting   |
| 1       | Mailed First Class                                     | NORTHEAST HOLDING CO., INC.                        | ABUTTER NOTICE SENT   |
|         |  | 2 TOLLES STREET, HUDSON, NH 03051                  |   |
| 2       | Mailed First Class                                     | TURBO REALTY, LLC                                  | APPLICANT/OWNER-NOTICE SENT   |
|         |  | 15 TOLLES STREET, UNIT C, HUDSON, NH 03051         |   |
| 3       | Mailed First Class                                     | NICHOLAS J. DELUCA                                 | ABUTTER NOTICE SENT   |
|         |  | 6 TOLLES STREET, HUDSON, NH 03051                  |   |
| 4       | Mailed First Class                                     | GLEN SCOTT KOMINIK                                 | ABUTTER NOTICE SENT   |
|         |  | 11 TOLLES STREET, HUDSON, NH 03051                 |   |
| 5       | Mailed First Class                                     | PAUL D. & DONNA I. THORN                           | ABUTTER NOTICE SENT   |
|         |  | 12 GROUSE LANE, LITCHFIELD, NH 03052               |   |
| 6       | Mailed First Class                                     | PATRICIA M. PANCIOTTO, ESQUIRE; PANCIOTTO LAW, LLC | APPLICANT/OWNER-NOTICE SENT   |
|         |  | ONE CLUB ACRE LANE, BEDFORD, NH 03110              |   |
| 7       | Mailed First Class                                     | GRANITE ENGINEERING                                | APPLICANT/OWNER-NOTICE SENT   |
|         |  | 250 COMMERCIAL ST., STE 3008, MANCHESTER, NH 03101 |   |
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|         | Total Number of pieces listed by sender 7              | Total number of pieces rec'd at Post Office USPS 1 | Postmaster (receiving Employee) SF  |





| SENDER: | TOWN OF HUDSON<br>12 SCHOOL STREET<br>HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL               | Case# 173-012 & 014 Variance<br>4 & 14 Tolles Street<br>Map 173/Lots 012 & 014 1 of 1 |
|---------|--|--|---|
|         | ARTICLE NUMBER   | Name of Addressee, Street, and post office address | 7/23/2020 ZBA Meeting   |
| 1       | Mailed First Class                                     | ERIN E. JENKINS; ERIC MAITLAND                     | ABUTTER NOTICE SENT   |
|         |  | 6 CAMPBELLO ST., HUDSON, NH 03051                  |   |
| 2       | Mailed First Class                                     | WADE & VIKKI IRELAND                               | ABUTTER NOTICE SENT   |
|         |  | 60 WEBSTER STREET, HUDSON, NH 03051                |   |
| 3       | Mailed First Class                                     | JOSEPH & VERA M. RAPUANO                           | ABUTTER NOTICE SENT   |
|         |  | 362 FOSTER STREET, TEWKSBURY, MA 01876             |   |
| 4       | Mailed First Class                                     | RICHARD L. & JACQUELINE SUTER                      | ABUTTER NOTICE SENT   |
|         |  | 12 CAMPBELLO STREET, HUDSON, NH 03051              |   |
| 5       | Mailed First Class                                     | LARRY L. & MEREDITH RACKLIFF                       | ABUTTER NOTICE SENT   |
|         |  | 10 CAMPBELLO STREET, HUDSON, NH 03051              |   |
| 6       | Mailed First Class                                     | EDWARD MCNULTY                                     | ABUTTER NOTICE SENT   |
|         |  | 8 CAMPBELLO STREET, HUDSON, NH 03051               |   |
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|         | Total Number of pieces listed by sender 6              | Total number of pieces rec'vd at Post Office 6     | Postmaster (receiving Employee) SF  |





**APPLICATION FOR A VARIANCE**  
**(Applicant responses in bold)**

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article V Section(s) 334-20. ~~20~~ **21**

**This Variance requests the applicant be allowed to extend the uses approved by the 2018 Variance attached as Exhibit A into Lot 173-012-00 and Lot 173-014-00. Lot 014-00 is current occupied by an existing nonconforming use permitting occupancy by a plumber contractor with outside vehicle parking/storage. Lot 173-012-00 is currently vacant and is used for temporary overflow parking and storage.**

You must attach to this application a copy of some form of determination that the proposed change or use is not permitted without a variance, consisting of a denial in writing of a building permit or use authorization by the Zoning Office, with the reasons for the denial being cited thereon.

**FACTS SUPPORTING THIS REQUEST:**

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (b), as follows:

- I. "The Zoning Board of Adjustment shall have the power to: ....
- (b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:
- (1) The variance will not be contrary to the public interest;
  - (2) The spirit of the ordinance is observed;
  - (3) Substantial justice is done;
  - (4) The values of surrounding properties are not diminished; and
  - (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
- (A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
  - (ii) The proposed use is a reasonable one.
- (B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph (5) shall apply whether the provision of the ordinance from which a variance is sought is a restriction of use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

New Hampshire case law has established, on the basis of the preceding statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement; do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:  
*(Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)*

**On June 7, 2018, the ZBA granted Lot 173-022 three (3) variances (“2018 Variances”) confirming and clarifying a menu of specific uses permitted at 15-17 Tolles Street, subject to various stipulations, one of which was the Applicant receiving a site plan approval within 2 years. Exhibit A. The 2018 Variances clarified and confirmed permitted prior nonconforming uses of Lot 173-022, enabled further improvements to the property and more streamlined changes of use.**

**The Applicant also owns Tax Map 173, Lot 12 and Lot 14 (“Lots”). Lot 12 is currently vacant and occasionally used for temporary parking and storage. Lot 14 includes a garage occupied by a plumbing company and is also used for parking. The Applicant would like to construct more contractor bays on Lot 12, similar to those located at 15 Tolles to accommodate the same menu of occupants described in the 2018 Variance and then submit a site plan for the entire site similar to that shown on Exhibit B. Allowing all the Applicant’s lots to be redeveloped as a single use will not be contrary to the public interest and is consistent with the Applicant’s ongoing improvement and cleanup of these Lots.**

2. The proposed use will observe the spirit of the ordinance, because:  
*(Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)*

**Although the original commercial and industrial uses of Lot 12 have been abandoned, their most reasonable and appropriate use remains the same as 15-17 Tolles Street. Lot 12 and Lot 14 are located directly to the south of 15-17 Tolles Street and north of a commercial warehouse/office occupied by a well company. One primary purpose of zoning is to segregate uses and allowing the same use permitted by the 2018 Variance to extend to Lot 12 and Lot 14 would be consistent with that goal, would not alter the essential character of the area or impact public health, safety or welfare. Exhibit C.**

3. Substantial justice would be done to the property-owner by granting the variance, because:  
(Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

**Denying the applicant's request would be substantially unjust because it would prevent the most reasonable and practical use of Lot 12, in light of its surroundings, a denial would not benefit the public in any way.**

4. The proposed use will not diminish the values of surrounding properties, because:  
(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

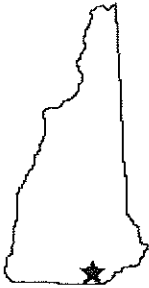
**Allowing Lot 12 and Lot 14 to be used in the same manner as 15-17 Tolles Street would not impact surrounding property values because Lot 12 and Lot 14 are located between 15-17 Tolles Street and the well company located to the south. Both are commercial, industrial uses and there is no evidence of adverse impacts to property values. In fact, allowing the entire property to be redeveloped in a cohesive manner will improve the appearance of the site and likely improve values.**

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:

(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way *and also* that you must establish that the special conditions of the property cause the proposed use to be reasonable. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.)

**Lot 12's and Lot 14's special conditions are they are zoned TR but located between two commercial and industrial uses. Strictly limiting the use of Lot 12 to the uses permitted within the TR Zone imposes a substantial hardship because neither a single-family home, assisted living facility, municipal, institutional or hospital building, nor a seasonal farm would be a suitable use on Lot 12 or Lot 14 due to those surrounding uses. As requested by this Application, Lot 12's and Lot 14's most reasonable use is the same as 15-17 Tolles Street.**

Requests before the Zoning Board of Adjustment may require connection to the municipal sewer system. Please contact the Town Engineer's Office prior to submittal of this application to determine if connection is required or will be allowed, together with the procedure for such application.



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-032R

May 18, 2020

Brenton Cole, P.E.  
Granite Engineering LLC  
250 Commercial St  
Suite 3008  
Manchester, NH

Re: **4 and 14 Tolles St Map 173 Lots 012 and 014**  
**District: Town Residence (TR)**

Dear Mr. Cole,

**Your request:** Are you able to redevelop these existing lots to commercial/industrial uses per plan dated April 13, 2020?

**Zoning Review / Determination:**

Based on the submitted plan, the new configured (resultant) lot would need a variance to Section §334-21 Table of Permitted Principal Uses, as those proposed uses (from the prior variance granted in 2018) are not permitted in the TR district.

You would also need a variance per §334-30: Changes to or discontinuance of nonconforming uses. As all the individual parcels have existing non-conforming uses currently.

If you are successful with the variances requested, you would need Site Plan Review approval from the Planning Board. Any site improvements: parking areas etc. would need to satisfy all required setbacks (wetlands/buffers/property lines).

Sincerely,

Bruce Buttrick, MCP  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Public Folder  
B. Groth – Town Planner  
File

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



**EXHIBIT A**

**2018 Variances**

Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

*AH3*

|           |             |
|-----------|-------------|
| FEE:      | <i>1844</i> |
| PURCHASE: | <i>2-</i>   |
| CASH:     | <i>—</i>    |

## Town of Hudson

### Zoning Board of Adjustment

## Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(a)**, pertaining to a request by **Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH, to allow each vested use to take place within any Unit located on the property.** [Map 172, Lots 018 & 022; Zoned TR; HZO Article VIII §334-30, Changes to or discontinuance of nonconforming uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

#### **A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
4. Business or Professional Office.
5. Garage and/or Parking of two or more Light Commercial Vehicles – Light Commercial Vehicles are classified as a vehicle used in commerce which does not exceed 13,000 pounds gross weight.
6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle

used in commerce that exceeds 13,000 pounds gross weight. Heavy equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

1. Welding Shop
2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day

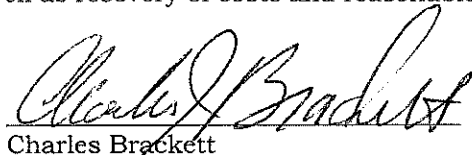
5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:

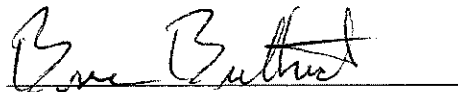
  
Charles Brackett

Chairman, Hudson Zoning Board of Adjustment

Date:

6/15/18

Signed:

  
Bruce Buttrick

Zoning Administrator

Date:

6-14-18



Appurtenant Outdoor Storage/Display/Parking

15/17 Tolles

TAX MAP 173 LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

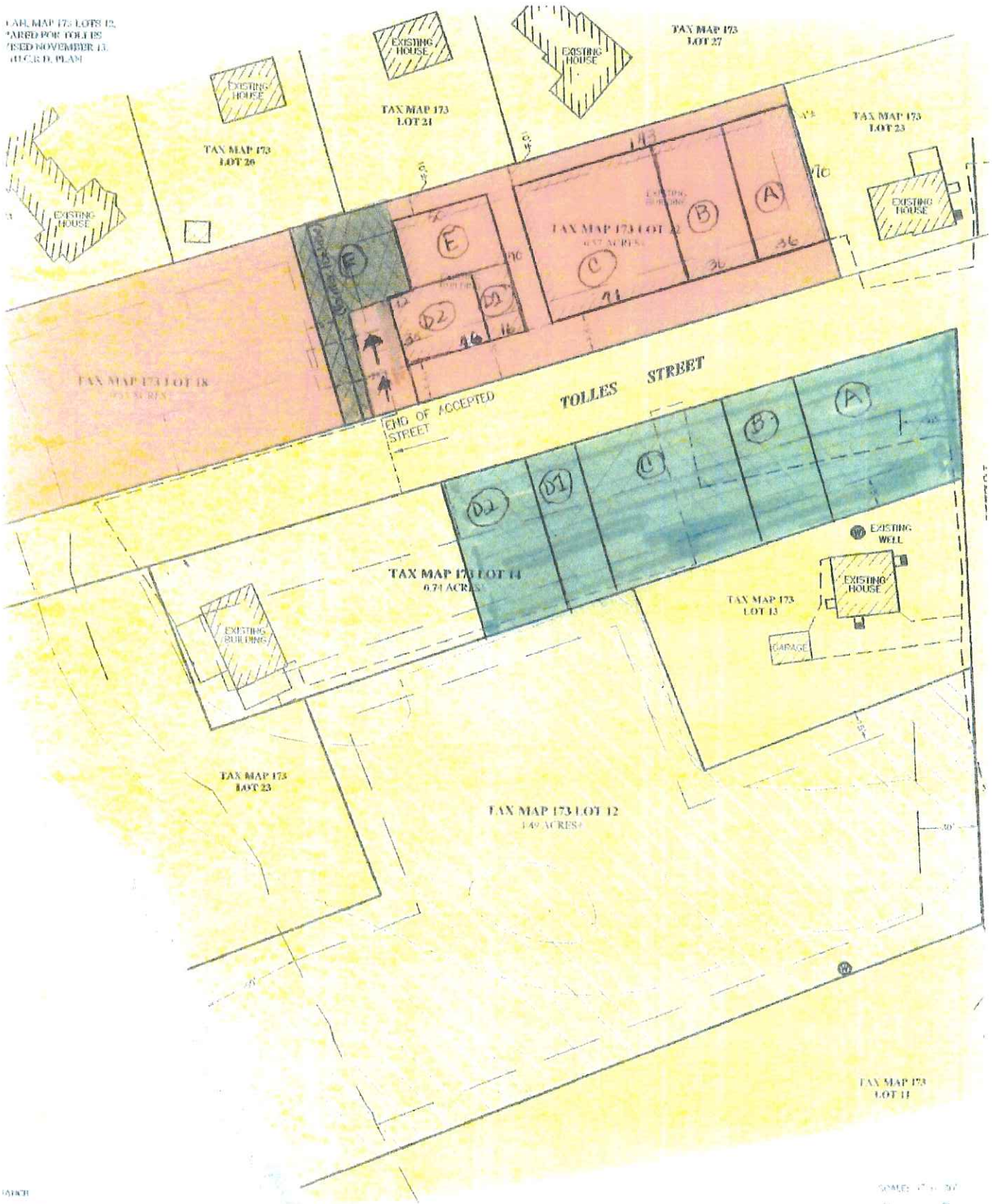


EXHIBIT A



Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

A43

Carmela O'Laughlin

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|------------|------|
| FEES:      | 1847 |
| SURCHARGE: | 2-   |
| CASH:      | -    |

## Town of Hudson

### Zoning Board of Adjustment

## Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(b)**, pertaining to a request by **Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH, to allow uses that are not allowed in the TR zoning district.** [Map 172, Lots 018 & 022; Zoned TR; HZO Article V §334-21, Table of Permitted Uses].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

#### **A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
4. Business or Professional Office.
5. Garage and/or Parking of two or more Light Commercial Vehicles – Light Commercial Vehicles are classified as a vehicle used in commerce which does not exceed 13,000 pounds gross weight.
6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle used in commerce that exceeds 13,000 pounds gross weight. Heavy

equipment is typically and specially designed for executing construction tasks, most frequently ones involving earthwork and/or construction operations; examples of heavy equipment include backhoes, loaders, forklifts, etc.

**B. Industrial Uses:** Vehicles referenced in this Industrial Use Section B shall be the same as those described under Section A: Light and/or Medium/Heavy Commercial Vehicles.

1. Welding Shop
2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day

5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
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8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:



Charles Brackett  
Chairman, Hudson Zoning Board of Adjustment

Date:

6/15/18

Signed:



Bruce Buttrick  
Zoning Administrator

Date:

6-14-18





Hudson Town Hall  
Hudson Zoning Board  
12 School Street  
Hudson, NH 03051

A43

Doc # 8029803 Jul 13, 2018 11:29 AM  
Book 9090 Page 1266 Page 1 of 3  
Register of Deeds, Hillsborough County  
*Camela O Caughlin*

|            |      |
|------------|------|
| FEES:      | 1847 |
| SURCHARGE: | 2-   |
| CASH:      | —    |

Town of Hudson  
Zoning Board of Adjustment

## Decision to Grant a Variance

On **6/7/18**, the members of the Hudson Zoning Board of Adjustment, as part of its regular public meeting for that date, heard **Case 172-018 & 022(c)**, pertaining to a request by **Turbo Realty, LLC by Patricia M. Panciocco, One Club Acres Lane, Bedford, NH**, requests a Variance at **15 & 17 Tolles Street, Hudson, NH, to allow uses not listed in the Table of Permitted Uses**. [Map 172, Lots 018 & 022; Zoned TR; HZO Article V §334-20, Allowed uses provided in tables].

Following review of the testimony and deliberation, a majority of the members of this Zoning Board voted to allow the following Commercial and Industrial uses allowed by the variance:

**A. Commercial Uses:**

1. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Sales & Rental.
2. Motor Vehicle, Motorcycle, Trailer, Snowmobile, ATV, Repair & Service.
3. Motor Vehicle, Motorcycle, Snowmobile, ATV, General Body Repair.
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6. Garage or Parking of Medium/Heavy Commercial Vehicles and/or Equipment – Medium/Heavy Commercial Vehicles are classified as a vehicle used in commerce that exceeds 13,000 pounds gross weight. Heavy

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2. Machine Shop
3. Stone or Monument Fabrication, Arborist and/or Snow Removal Business – Examples include granite countertop fabrication, headstones, etc.
4. Light Manufacturing – Light Manufacturing shall include activities which include processing, fabricating, assembly or disassembly of items of new or refurbished items. Examples include wrought iron works, wood working, furniture refinishing and/or reupholstering.
5. Retail Sales of Products Manufactured on the Premises
6. Self-Storage
7. Storage of incidental loam, sand, gravel, stone or other aggregate typically used in a landscaping maintenance operation.

The above Commercial and Industrial uses allowed by the Variance shall be granted with the following stipulation:

1. All vehicles, outdoor display and associated storage shall be limited to the Unit and its appurtenant outdoor storage/display/parking area as shown on attached Exhibit A and as further detailed on the approved Planning Board Site Plan and shall be appended to any lease agreement for the Unit.
2. Employee parking shall be limited to the area designated on Exhibit A and/or any off-road space included with the Unit.
3. Hours of noise generating and/or 'open to the public' business operations shall be conducted from 7am until 7pm Monday through Friday and 8am until 5pm on Saturday.
4. There shall be no hours of operation on Sundays or on National Holidays defined as:
  - a. New Year's Day
  - b. Memorial Day
  - c. Independence Day
  - d. Labor Day
  - e. Thanksgiving Day
  - f. Christmas Day

5. All Motor Vehicle, Trailer and Snowmobile Sales and Rental shall be conducted from 15 & 17 Tolles Street, Hudson, NH; all other activity shall be primarily conducted within the Unit(s) on 15 & 17 Tolles Street.
6. Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan.
7. Granting of the Variance for the above noted Commercial and Industrial Uses at 15 & 17 Tolles Street, Hudson, NH, does not imply that the conditions and/or obligations imposed per the grant of the Variance on 14 Tolles Street, are superseded or released.
8. Any future development and/or construction at 15 & 17 Tolles Street, Hudson, NH, will comply with the then current setback requirements.
9. Any violations of the terms and conditions imposed on this Variance shall be subject to enforcement action by the Town of Hudson pursuant to RSA 676:15-17-a.

For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative(s) during testimony before the Zoning Board of Adjustment relative to the obtaining of this Variance permit shall be considered conditions of the Variance, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with the Board, and corrective action(s) will be enforced under N.H. R.S.A. 676:17, Fines and Penalties, which allows a civil penalty of \$275 for the first offense and \$550 for subsequent offenses for each day that such violation is found to continue, as well as recovery of costs and reasonable attorney's fees.

Signed:



Charles Brackett  
Chairman, Hudson Zoning Board of Adjustment

Date:

7/11/18

Signed:



Bruce Buttrick  
Zoning Administrator

Date:

6-14-18



Appurtenant Outdoor Storage/Display/Parking

15/17 Tolles

TAX MAP 173 LOTS 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

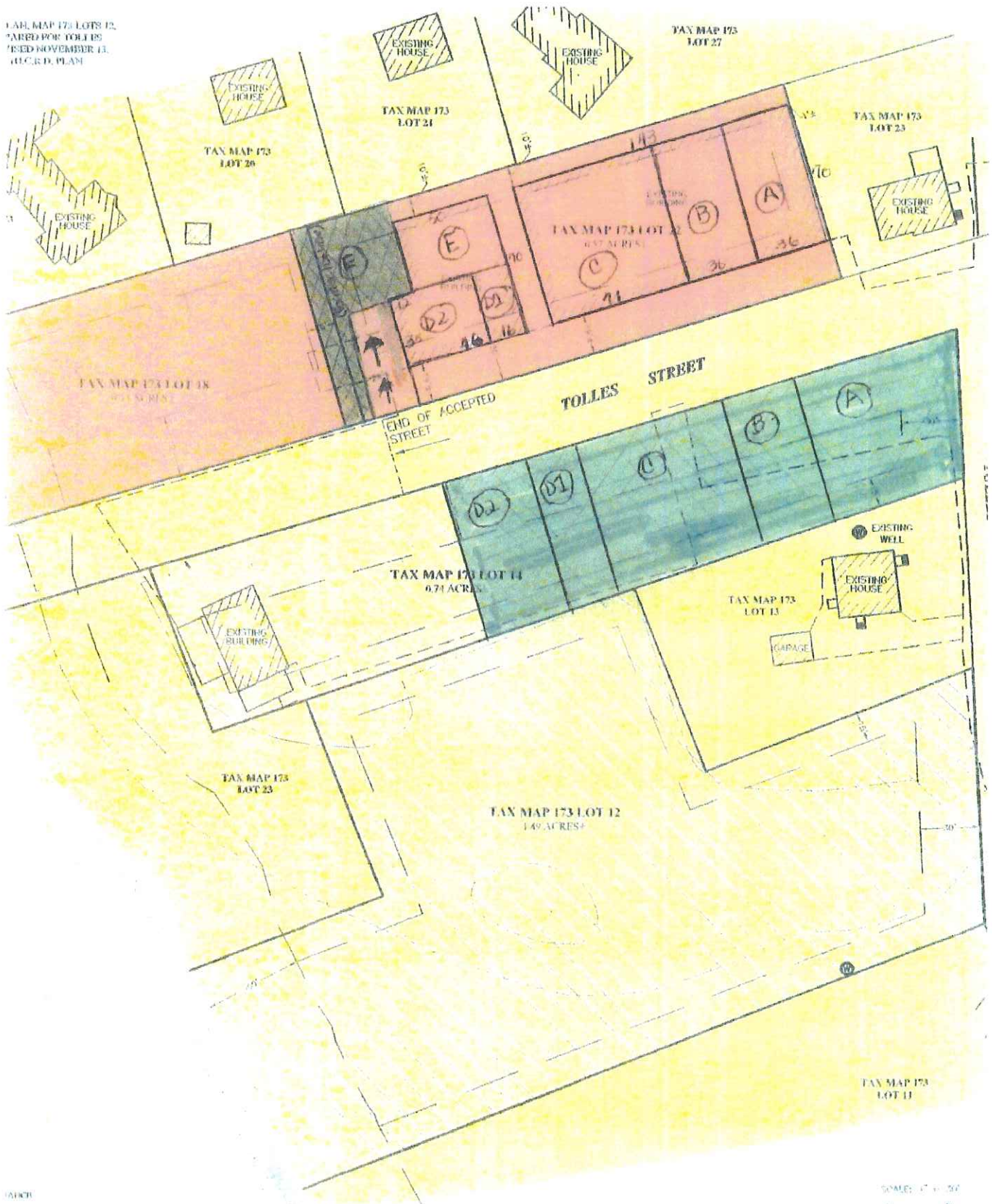
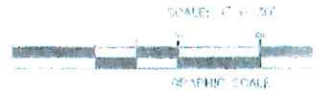


EXHIBIT A



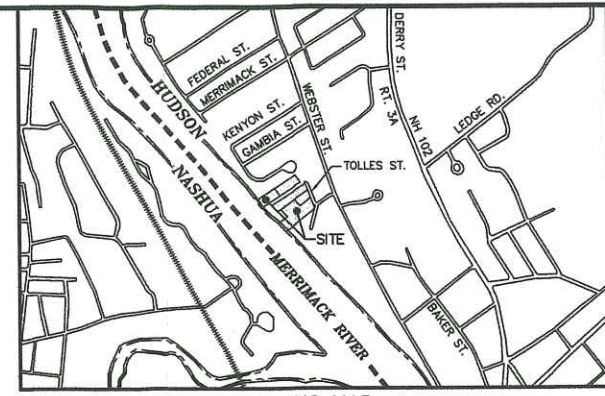
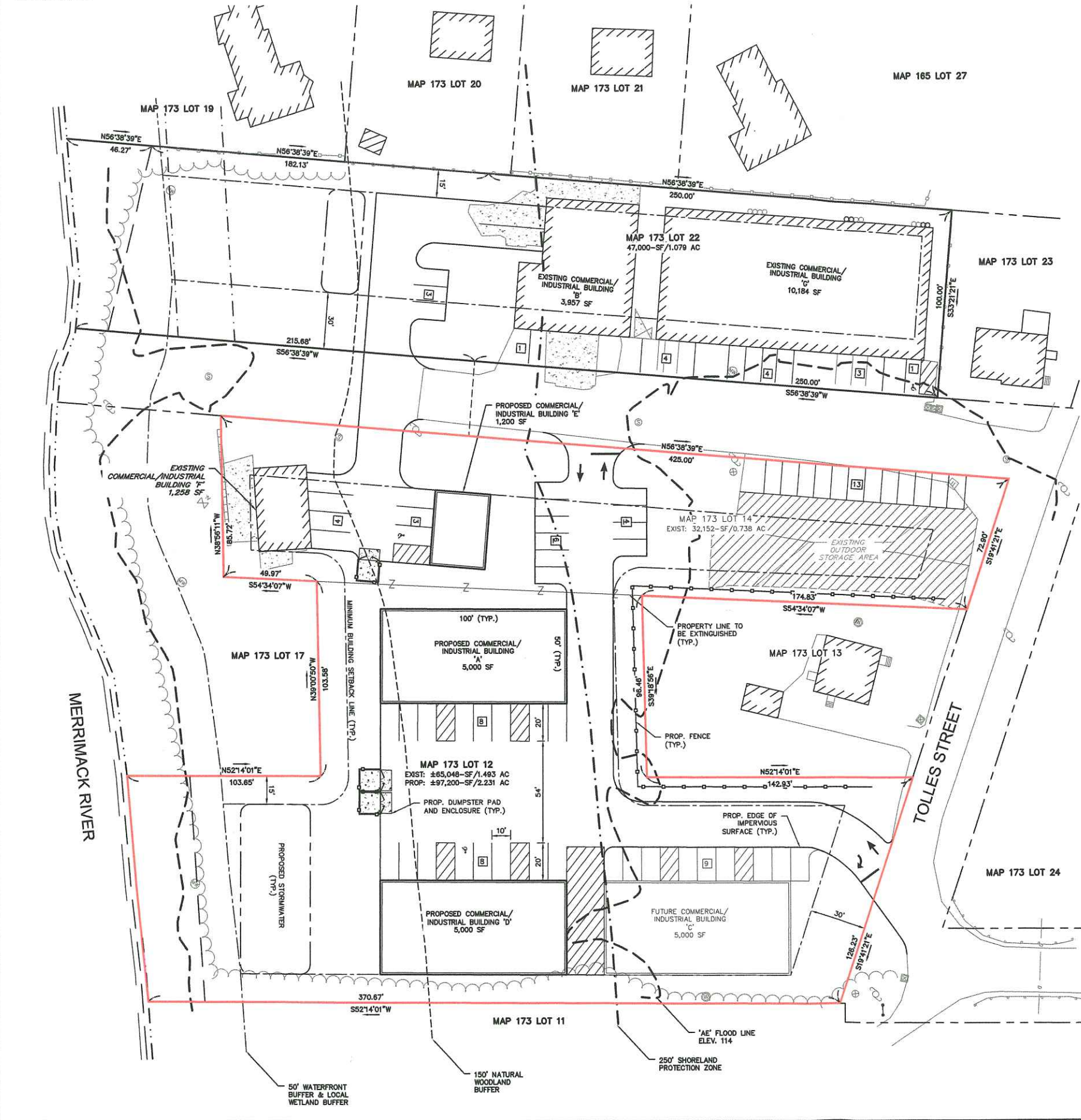
**EXHIBIT B**

**ZBA Plan**



**PLAN REFERENCES:**

1. "EXISTING CONDITIONS PLAN, TAX MAP 173 LOTS 12, 14, 18 & 22, LOCATED AT 15 TOLLES STREET, HUDSON, NEW HAMPSHIRE". PREPARED FOR TURBO REALTY, LLC. SCALE: 1"=30'. DATED: APRIL 8, 2019. PREPARED BY: S&H LAND SERVICES, LLC.



**LOCUS MAP**  
SCALE: ±1"=1,000'

**GENERAL NOTES:**

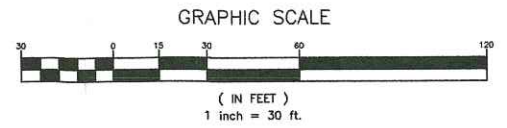
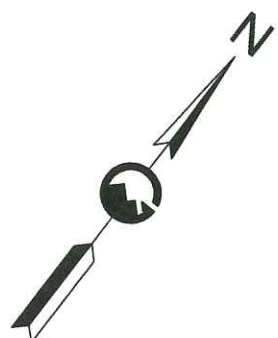
- THE PURPOSE OF THIS PLAN IS TO ILLUSTRATE A COMMERCIAL/INDUSTRIAL ZBA PLAN WITH THE FOLLOWING MODIFICATIONS ALONG TOLLES STREET IN HUDSON, NH:
  - VOLUNTARY MERGER OF LOTS 14 & 12 FOR THE PROPOSED COMMERCIAL/INDUSTRIAL DEVELOPMENT;
  - PROPOSED 16,200 SF OF COMMERCIAL/INDUSTRIAL BUILDINGS AND ASSOCIATED SITE IMPROVEMENTS ON NEWLY MERGED LOT 12;
  - SITE IMPROVEMENTS ON LOT 22.
- AREA OF COMBINED PARCELS:  
LOT 22: 47,000 SF OR 1.079 ACRES.  
LOT 12: 97,200 SF OR 2.231 ACRES
- THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE TOWN RESIDENTIAL (TR) ZONING DISTRICT AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:

| DESCRIPTION          | REQUIRED  | EXISTING LOT 22 | EXISTING LOT 12 | EXISTING LOT 14 | PROPOSED LOT 12 |
|----------------------|-----------|-----------------|-----------------|-----------------|-----------------|
| MINIMUM LOT SIZE     | 10,000 SF | 47,000 SF       | 65,048 SF       | 32,152 SF       | 97,200 SF       |
| MINIMUM LOT FRONTAGE | 90 FT     | 250.00 FT       | 126.23 FT       | 364 FT          | 490.11 FT       |
| FRONT YARD SETBACK   | 30 FT     | 19.10 FT **     | N/A             | 22.31** FT      | 22.31** FT      |
| SIDE YARD SETBACK    | 15 FT     | 9.13 FT         | N/A             | 17.05 FT        | 15 FT           |
| REAR YARD SETBACK    | 15 FT     | 10.18 FT        | N/A             | N/A             | 14.35 FT        |
| BUILDING HEIGHT      | 38 FT     | < 38 FT         | N/A             | < 38 FT         | < 38 FT         |
| OPEN SPACE           | 40%       | 50.2%           | 84%             | 30.6%           | 47.2%           |
| INTERNAL LANDSCAPING | 10%       | N/A*            | N/A*            | N/A*            | N/A*            |
| GREEN SPACE          | 20 FT     | 0 FT            | N/A             | 22.31 FT        | 20.15 FT        |

- \* SINGLE ACCESS DRIVEWAYS ARE EXEMPT FROM INTERNAL LANDSCAPING REQUIREMENT. EXISTING NON-CONFORMING STRUCTURE
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY PERFORMED BY S&H SERVICES, LLC IN APRIL OF 2019.
- PROPERTIES ARE SERVED BY MUNICIPAL SEWER AND PRIVATE WELLS.
- HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29 OBTAINED FROM STATIC GPS OBSERVATIONS MADE BY S&H LAND SERVICES ON 4/5/19.
- THE SUBJECT PARCEL IS PARTLY WITHIN THE 1% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE. MAP NUMBER 33011C0514E. EFFECTIVE DATE APRIL 18, 2011.
- LOTS WILL BE SERVED BY MUNICIPAL SEWER AND PRIVATE ON-SITE WELLS.
- PARKING CALCULATIONS:  
REQUIRED PARKING: INDUSTRIAL: 1 SPACE/600 SF  
PROPOSED PARKING: 1 SPACE/600 SF X 31,599 SF = 53 SPACES  
TOTAL SPACES PROVIDED = 71 SPACES (INCLUDES 3 HANDICAP SPACES)
- A VARIANCE TO ALLOW COMMERCIAL AND INDUSTRIAL USES ON MAP 173 LOTS 12, 15 & 16 WAS GRANTED BY THE HUDSON ZONING BOARD OF ADJUSTMENTS ON JUNE 25, 2009. SEE CASE 173-012, 015 AND 016. LOTS 15 AND 16 WERE SUBSEQUENTLY MERGED INTO LOT 14.
- THE HUDSON ZONING BOARD OF ADJUSTMENTS GRANTED THREE USE VARIANCES FOR THE PROPERTY ON JUNE 7, 2018. SEE CASES 172-108 & 022(A), (B) & (C). SEE ALSO HORD BOOK 9090 PAGES 1260, 1263 AND 1286.
- MAP 173 LOT 18 IS SUBJECT TO A SEWER EASEMENT TO BENEFIT THE TOWN OF HUDSON RECORDED AT HORD BOOK 2742 PAGE 250.

**LEGEND**

- CATCH BASIN
- DRAINAGE MANHOLE
- IRON PIN
- GRANITE BOUND
- UTILITY POLE
- ABUTTER LINE
- PROPERTY LINE
- STOCKADE FENCE
- TREELINE
- EDGE OF PAVEMENT
- BUILDING SETBACK
- PROPOSED EDGE OF IMPERVIOUS SURFACE
- PROPOSED BUILDING

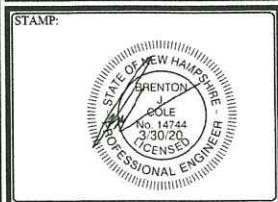


| NO. | DATE | REVISIONS | COMMENTS |
|-----|------|-----------|----------|
|     |      |           |          |
|     |      |           |          |
|     |      |           |          |
|     |      |           |          |
|     |      |           |          |

OWNER & APPLICANT:  
TURBO REALTY, LLC  
15 TOLLES STREET  
HUDSON, NH 03051

**GRANITE ENGINEERING**  
civil engineering • land planning • municipal services

250 Commercial Street, Suite 3008  
Manchester, New Hampshire 03101  
603.518.8030  
www.GraniteEng.com



LOCATION:  
TAX MAP 173  
LOTS 12, 14 & 22  
4, 14 & 15 TOLLES STREET  
HUDSON, NEW HAMPSHIRE  
HILLSBOROUGH COUNTY

PROJECT:  
**TURBO REALTY, LLC**

TITLE:  
**ZBA PLAN**

PROJECT No. DATE: SCALE:  
20-0203-3 APRIL 13, 2020 HORIZ. 1"=30'  
SHEET: 1 OF 1

P:\2020\2020-03-03\2020-03-03-03-03.dwg, 2020-03-03 10:00:00 AM, 1:1

**EXHIBIT C**

**Aerial Photo**



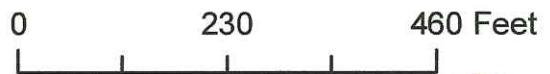
# Aerial Overview 4 Tolles



April 3, 2020

-  Parcels - Aerials
-  Parcels

1 inch = 212 feet





**ASSESSOR CARDS**

**4 Tolles Street (Map 173 Lot 12)**

**&**

**14 Tolles Street (Map 173 Lot 14)**

173 012 000  
MAP LOT SUB

1 of 1  
CARD

Hudson

Total Card / Total Parcel  
APPAISED: 78,400 / 78,400  
USE VALUE: 78,400 / 78,400  
ASSESSED: 78,400 / 78,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 4  |        | TOLLES ST, HUDSON     |

OWNERSHIP

|           |                         |
|-----------|-------------------------|
| Owner 1:  | TURBO REALTY, LLC       |
| Owner 2:  |                         |
| Owner 3:  |                         |
| Street 1: | 15 TOLLES STREET UNIT C |
| Street 2: |                         |
| Twn/City: | HUDSON                  |
| St/Prov:  | NH                      |
| Postal:   | 03051                   |

PREVIOUS OWNER

|           |                        |
|-----------|------------------------|
| Owner 1:  | TOLLES RIVERSIDE LLC - |
| Owner 2:  | -                      |
| Street 1: | 170 BRIDGE STREET      |
| Twn/City: | MANCHESTER             |
| St/Prov:  | NH                     |
| Postal:   | 03104                  |

NARRATIVE DESCRIPTION

This Parcel contains 1.492 ACRES of land mainly classified as VAC RESD

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | TR   | TOWN RES    |   | water   |      |             |
| o          |      |             |   | Sewer   |      |             |
| n          |      |             |   | Electri | 6    | SEWERAC     |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: | AE   |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas     |      |             |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Inf 1 % | Inf 2 % | Inf 3 % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|---------|---------|---------|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 130      | VAC RESD    | 0.9      | 1           |                     | SITE ACRE | VACANT    |           | 0          | 85,000     | 0.90 | RC    |            |           |         |         |         | 76,500          |           |   |           |        |      | 76,500    |       |
| 130      | VAC RESD    | 0.9      | 0.492       |                     | ACRES     | EXCESS    |           | 0          | 3,500      | 1.12 | RC    |            |           |         |         |         | 1,937           |           |   |           |        |      | 1,900     |       |

|              |         |              |       |             |     |          |                |          |        |        |             |  |        |        |
|--------------|---------|--------------|-------|-------------|-----|----------|----------------|----------|--------|--------|-------------|--|--------|--------|
| Total AC/HA: | 1.49200 | Total SF/SM: | 64992 | Parcel LUC: | 130 | VAC RESD | Prime NB Desc: | RES FAIR | Total: | 78,437 | Sp/ Credit: |  | Total: | 78,400 |
|--------------|---------|--------------|-------|-------------|-----|----------|----------------|----------|--------|--------|-------------|--|--------|--------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - HudsonNH

amym

2019

IN PROCESS APPRAISAL SUMMARY

| Use Code                | Land Size | Building Value                 | Yard Items | Land Value | Total Value  |
|-------------------------|-----------|--------------------------------|------------|------------|--------------|
| 130                     | 1.492     |                                |            | 78,400     | 78,400       |
| Total Card              |           | 1.492                          |            | 78,400     | 78,400       |
| Total Parcel            |           | 1.492                          |            | 78,400     | 78,400       |
| Source: Market Adj Cost |           | Total Value per SQ unit /Card: |            | N/A        | /Parcel: N/A |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 3582      |
|                   | GIS Ref   |
|                   | GIS Ref   |
|                   | Insp Date |
|                   | 02/27/91  |
|                   | 17476!    |



Patriot Properties Inc.

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2019   | 130 | FV  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 9/16/2019  |
| 2019   | 130 | JB  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 5/8/2019   |
| 2018   | 130 | FV  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 8/27/2018  |
| 2018   | 130 | JB  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 5/3/2018   |
| 2017   | 130 | FV  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 10/26/2017 |
| 2017   | 130 | PV  |            | 0         | 1.492     | 78,400     | 78,400      | 78,400        | Year End Roll | 8/28/2017  |
| 2017   | 130 | JB  |            | 0         | 1.492     | 79,500     | 79,500      | 79,500        | Year End Roll | 5/10/2017  |
| 2016   | 130 | FV  |            | 0         | 1.492     | 79,500     | 79,500      | 79,500        | Year End Roll | 8/30/2016  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date      | Sale Code    | Sale Price | V   | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|--------------|------------|-----|-----|-------|-------|
| TOLLES RIVERSID | 8736-1558 | 1    | 3/20/2015 | MULTI PID    | 180,000    | No  | No  |       |       |
| TOLLES RIVERSID | 7498-2409 | 1    | 7/7/2005  | JN LIEU FRCL | 55,625     | Yes | No  |       |       |
| BURTON, MELBA A | 7498-2406 | 5    | 7/7/2005  | FORECLOSURE  | 12,500     | Yes | No  |       |       |
| J&J REALTY FRCL | 5364-0615 |      | 8/26/1992 | BUSINESS     |            | Yes | No  |       |       |
|                 | 4582-0285 |      | 1/4/1988  |              |            | No  | No  |       |       |

PAT ACCT.

| Date     | Time     | User  |
|----------|----------|-------|
| 04/02/20 | 15:35:53 | mikep |
| 02/29/16 | 09:55:27 |       |

BUILDING PERMITS

| Date       | Number   | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descr | Comment |
|------------|----------|----------|--------|-----|------------|----------|----------|---------|
| 10/19/2007 | 2007-515 | DEMOLITI |        | C   |            |          |          | shed    |

ACTIVITY INFORMATION

| Date       | Result       | By | Name         |
|------------|--------------|----|--------------|
| 3/25/2014  | NC Visit     | 12 | TECH ASMNT   |
| 12/2/2013  | Info Fm Plan | 1  | CHIEF ASSESS |
| 4/2/2009   | Other Change | 1  | CHIEF ASSESS |
| 10/15/2008 | Info Fm Plan | 7  | DC           |
| 11/28/2007 | Info Fm Plan | 1  | CHIEF ASSESS |
| 11/2/2007  | Permit Visit | 10 | APPRAISER II |
| 10/21/2006 | Measured     | 6  | RB           |
| 7/21/2005  | New Maps     | 1  | CHIEF ASSESS |
| 3/26/2001  | Left Notice  | 0  | PATRIOT      |

Sign: VERIFICATION OF VISIT NCT DATA





173 014 000  
 MAP LOT SUB

1 of 1 COMMERCIAL  
 CARD Hudson

Total Card / Total Parcel  
 APPRAISED: 137,900 / 137,900  
 USE VALUE: 137,900 / 137,900  
 ASSESSED: 137,900 / 137,900

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 14 |        | TOLLES ST, HUDSON     |

OWNERSHIP

|           |                   |
|-----------|-------------------|
| Owner 1:  | TURBO REALTY, LLC |
| Owner 2:  |                   |
| Owner 3:  |                   |
| Street 1: | 15 TOLLES STREET  |
| Street 2: |                   |
| Twn/City: | HUDSON            |
| St/Prov:  | NH                |
| Postal:   | 03051             |

PREVIOUS OWNER

|           |                  |
|-----------|------------------|
| Owner 1:  | KW TOLLES, LLC - |
| Owner 2:  | -                |
| Street 1: | 7 ADAMS ST.      |
| Twn/City: | WILMINGTON       |
| St/Prov:  | MA               |
| Postal:   | 01887            |

NARRATIVE DESCRIPTION

This parcel contains .738 ACRES of land mainly classified as AUTO REPAIR with a GARAGE Building built about 1950, having primarily VINYL Exterior and 1232 Square Feet, with 1 Unit, 0 Bath, 0 3/4 Bath, 0 Half Bath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | % | Item    | Code | Description |
|------------|------|-------------|---|---------|------|-------------|
| Z          | TR   | TOWN RES    |   | water   |      |             |
| o          |      |             |   | Sewer   | 6    | SEWERACCE   |
| n          |      |             |   | Electri |      |             |
| Census:    |      |             |   | Exmpt   |      |             |
| Flood Haz: | AE   |             |   |         |      |             |
| D          |      |             |   | Topo    |      |             |
| s          |      |             |   | Street  |      |             |
| t          |      |             |   | Gas     |      |             |

LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / Price/Units | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 % | Infl 2 % | Infl 3 % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|---------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|----------|----------|----------|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 332      | AUTO REPAIR |          | 0.738       |                     | SITE ACRE | SITE      |           | 0          | 85,000.    | 1.56 | RC    |            |           | COMM U   | 25       |          | 97,899          |           |   |           |        |      | 97,900    |       |

|              |         |              |       |             |     |             |               |          |        |        |            |  |        |        |
|--------------|---------|--------------|-------|-------------|-----|-------------|---------------|----------|--------|--------|------------|--|--------|--------|
| Total AC/HA: | 0.73800 | Total SF/SM: | 32147 | Parcel LUC: | 332 | AUTO REPAIR | Prime NB Desc | RES FAIR | Total: | 97,899 | Sp/ Credit |  | Total: | 97,900 |
|--------------|---------|--------------|-------|-------------|-----|-------------|---------------|----------|--------|--------|------------|--|--------|--------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|----------|-----------|----------------|------------|------------|-------------|
| 332      | 0.738     | 30,000         | 10,000     | 97,900     | 137,900     |

|              |                 |                                |        |        |                 |
|--------------|-----------------|--------------------------------|--------|--------|-----------------|
| Total Card   | 0.738           | 30,000                         | 10,000 | 97,900 | 137,900         |
| Total Parcel | 0.738           | 30,000                         | 10,000 | 97,900 | 137,900         |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |        | 111.93 | /Parcel: 111.93 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2019   | 332 | FV  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 9/16/2019  |
| 2019   | 332 | JB  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 5/8/2019   |
| 2018   | 332 | FV  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 8/27/2018  |
| 2018   | 332 | JB  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 5/9/2018   |
| 2017   | 332 | FV  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 10/26/2017 |
| 2017   | 332 | PV  | 30,000     | 400       | .738      | 97,900     | 128,300     | 128,300       | Year End Roll | 8/28/2017  |
| 2017   | 332 | JB  | 31,500     | 400       | .738      | 97,900     | 129,800     | 129,800       | Year End Roll | 5/10/2017  |
| 2016   | 332 | FV  | 35,300     | 400       | .738      | 97,900     | 133,600     | 133,600       | Year End Roll | 8/30/2016  |

SALES INFORMATION

| Grantor         | Legal Ref | Type | Date       | Sale Code    | Sale Price | V   | Tst | Verif | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|-------|
| KW TOLLES, LLC, | 8736-1565 | 1    | 3/20/2015  | MULTI PID    | 30,000     | No  | No  |       |       |
| TOLLES RIVERSID | 8485-2181 | 1    | 10/23/2012 | SALE ABUTTER | 25,000     | No  | No  |       |       |
| TOLLES RIVERSID | 7498-2409 | 1    | 7/7/2005   | FORCED SALE  | 55,625     | Yes | No  |       |       |

BUILDING PERMITS

| Date      | Number       | Descrip  | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|-----------|--------------|----------|--------|-----|------------|----------|------------|---------|
| 12/7/2016 | 2016-335-2pi | PLUMBING | 3,600  | C   |            |          |            |         |
| 12/7/2016 | 2016-335-3m  | MECHANIC | 1,000  | C   |            |          |            |         |
| 12/6/2016 | 2016-335-1el | MANUAL   |        | C   |            |          |            |         |

ACTIVITY INFORMATION

| Date       | Result       | By | Name         |
|------------|--------------|----|--------------|
| 12/13/2019 | Measured     | 18 | KRT1         |
| 6/11/2017  | Field Review | 9  | PVA          |
| 4/27/2017  | Measured     | 9  | PVA          |
| 2/24/2017  | I&E Mailed   | 7  | DC           |
| 3/25/2014  | NC Visit     | 12 | TECH ASMNT   |
| 12/2/2013  | Info Fm Plan | 1  | CHIEF ASSESS |
| 6/6/2013   | Abate-Grante | 1  | CHIEF ASSESS |
| 3/26/2013  | Info Fm Plan | 1  | CHIEF ASSESS |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

|               |      |
|---------------|------|
| Prior id # 1: | 0055 |
| Prior id # 2: | 0004 |
| Prior id # 3: | 0000 |
| Prior id # 1: |      |
| Prior id # 2: |      |
| Prior id # 3: |      |
| Prior id # 1: |      |
| Prior id # 2: |      |
| Prior id # 3: |      |

PRINT

| Date     | Time     |
|----------|----------|
| 04/06/20 | 13:27:08 |

LAST REV

| Date     | Time     |
|----------|----------|
| 12/26/19 | 14:51:10 |

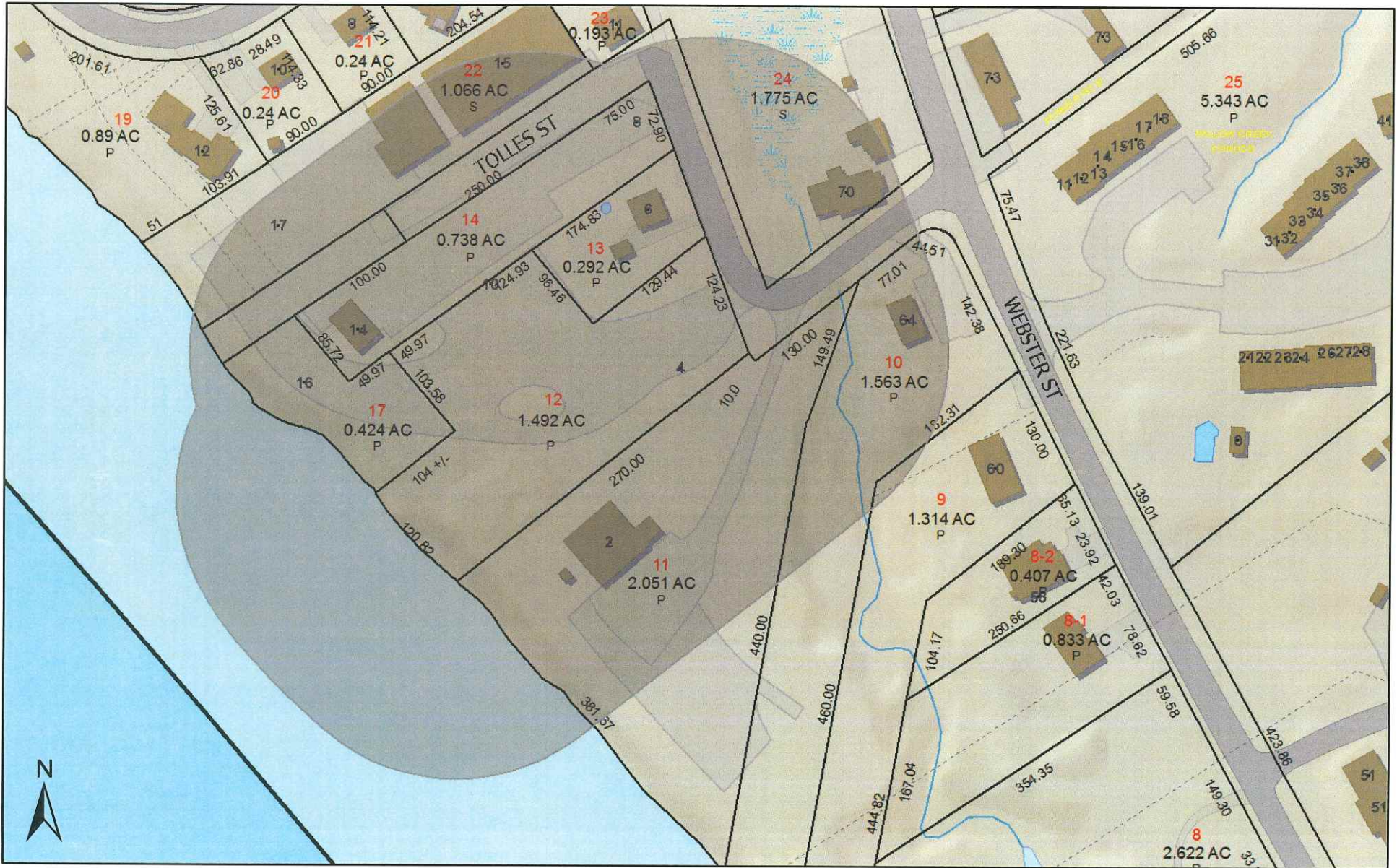
krt 10195!



# GIS MAP



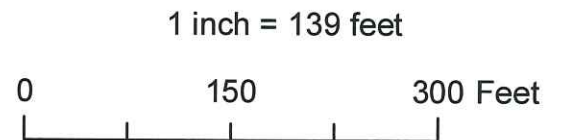
# 4 Tolles Abutters



April 3, 2020

----- Easement\_Lines

▭ Parcels





Printed  
4/23/2020  
4:17PM  
Created  
4/23/2020  
4:15 PM

**Transaction Receipt**  
**Town of Hudson, NH**  
12 School Street  
Hudson, NH 03051-4249

Receipt# 592,385  
tgoodwyn

|      | <u>Description</u>  | <u>Current Invoice</u> | <u>Payment</u> | <u>Balance Due</u> |
|------|---|------------------------|----------------|--------------------|
| 1.00 | ZBA Application<br>4 & 14 Tolles Street<br>Map 173 Lots 012 & 014<br>Variance App | 0.00                   | 162.0000       | 0.00               |
|      |   |                        | Total:         | 162.00             |

| <u>Remitter</u>    | <u>Pay Type</u> | <u>Reference</u> | <u>Tendered</u> | <u>Change</u> | <u>Net Paid</u> |
|--------------------|-----------------|------------------|-----------------|---------------|-----------------|
| Panciocco Law, LLC | CHECK           | CHECK # 732      | 162.00          | 0.00          | 162.00          |
|                    |                 |                  | Total Due:      |               | 162.00          |
|                    |                 |                  | Total Tendered: |               | 162.00          |
|                    |                 |                  | Total Change:   |               | 0.00            |
|                    |                 |                  | Net Paid:       |               | 162.00          |



# TOWN OF

HUDSON



## Zoning Board of Adjustment

Charlie Brackett, Chairman      Marilyn E. McGrath,  
Selectmen Liaison

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6008

· Fax: 603-594-1142

MEETING MINUTES – June 25, 2020 – as edited

### COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment conducted a virtual public meeting and hearings, held electronically by remote video & conference call and physically at the Community Center, 12 Lions Ave on Thursday, June 25, 2020, at 7:00 PM. Written comments were requested to be sent in advance either by: 1) Email to [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov) prior to 5:00 pm, June 25, 2020; or 2) Mail June 22, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 and online at: <http://hudsonctv.com/CablecastPublicSite/watch/2?channel=3>.

### I. CALL TO ORDER

Chairman Brackett called the meeting to order at 7:18 PM and apologized for the late start due to technical difficulties; read the Covid-19 Meeting Procedure into the record; noted that the physical location had been set at the Hudson Community Center to observe and listen contemporaneously to this meeting and in addition it is being electronically sent out for people to listen remotely; and in conformance with the Emergency Order confirmed the following: (a) providing public access to meeting by telephone and video access; (b) provided public notice on how to access the meeting; (c) mechanism to advise if there is a problem with accessing meeting and (d) should there be an issue with accessibility, the meeting will need to be adjourned and rescheduled; and (e) that voting would be by roll call vote. Mr. Brackett stated that the Board would go into recess so that the public could call in their questions or concerns during public testimony and added that if anyone cannot gain access, that the meeting would need to be adjourned. Mr. Brackett noted that specific instructions for meeting access was included in both the Applicant Notification and the Abutter Notification and on the website.

Mr. Dearborn read the Preamble into the record, identified as Attachment A of the Board's Bylaws, that included the procedure and process for the meeting, and the importance of the 30-day time period for appeal.

Not Official until reviewed, approved and signed.

As edited [gd2, cb, GD1, BB]

46 Mr. Brackett invited all to stand for the Pledge of Allegiance.  
47

48 Clerk Daddario took the roll call. Members present were Charlie Brackett  
49 (Regular/Chair), Gary Daddario (Regular/Clerk), Gary Dearborn (Regular/Vice Chair),  
50 Brian Etienne (Regular, connected via audio and visual remote access), Leo Fauvel  
51 (Alternate) and Jim Pacocha (Regular, connected via audio thru HCTV and not visual  
52 remote access due to technical difficulties). Also present were Bruce Buttrick, Zoning  
53 Administrator, and Louise Knee, Recorder, (via remote access) and Marilyn McGrath,  
54 Selectman Liaison. The remotely connected individuals each attested that they were  
55 alone at their access location. Mr. Brackett welcomed the newest Member/Alternate  
56 Leo Fauvel. For the record, all Regular Members voted. Ms. McGrath clarified her role  
57 as Selectman Liaison and noted that she does not vote.  
58  
59

## 60 **II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**

- 61
- 62 1. Case 173-022 (06-25-20) (deferred from 05-28-20): Turbo Realty, LLC by  
63 Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a variance  
64 at 15 Tolles St., Hudson, NH to modify stipulations 3 and 6 of the three (3)  
65 variances granted by the ZBA on June, 7, 2018 for 15 & 17 Tolles St. [Map  
66 173, Lot 022-000; Zoned Town Residence (TR); HZO Article V, Permitted Uses,  
67 §334-21, Table of Permitted Principal Uses].  
68
  - 69 2. Case 173-012 & 014 06-25-20) (deferred from 05-28-20): Turbo Realty, LLC  
70 by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a  
71 variance at 4 & 14 Tolles St., Hudson, NH to be allowed to extend the same  
72 uses to Lots 173-012 & 014 as were granted by the ZBA on June 7, 2018 for  
73 three (3) variances at 15 & 17 Tolles St. [Map 173, Lot 012-000 and Lot 173-  
74 014-000; Zoned Town residence (TR); HZO Article V, Permitted Uses, §334-  
75 21, Table of Permitted Principal Uses].  
76

77 Mr. Buttrick read both Cases into the record and noted that they were both continued  
78 from the 5/28/2020 meeting and noted a modification has been made to extend the  
79 requested extension to one (1) year. Via remote visual and audio connection, Atty.  
80 Patricia Panciocco of Bedford, NH introduced herself as representing the Property Owner  
81 and noted that she is unable to see the meeting room table but could see Mr. Etienne  
82 and Ms. Knee along with Brent Cole, PE, of Granite State Engineering, who were  
83 connected through remote access and also noted that the audio had feedback.  
84

85 Attempts to remedy the technical difficulties were made, unsuccessfully. With no  
86 apparent technical resolution in sight, the suggestion was made to postpone the  
87 meeting. Mr. Brackett apologized to the public and polled the Board. Mr. Dearborn  
88 agreed with a postponement for a week or two, not until the next regular scheduled  
89 meeting. A possible date of July 9<sup>th</sup> was discussed and found to be agreeable to everyone  
90 except Mr. Daddario who noted a prior commitment and who also noted that his absence  
91 might not be missed seeing as how the Board now has an Alternate.  
92

93 Motion made by Mr. Dearborn and seconded by Mr. Daddario to postpone the meeting  
94 to July 9, 2020 due to the technical difficulties encountered 6/25/2020. Vote was 5:0.  
95 Meeting postponed.

96  
97 Mr. Brackett apologized and noted that others meetings have been successfully held at  
98 the Community Center and that they did have successful dress rehearsals for this  
99 meeting that did not encounter these technical issues. Mr. Buttrick was asked to  
100 contact the other two Cases, schedule the meeting and notifications and work with the  
101 technicians to resolve the issues encountered. Ms. McGrath stated that it seemed unfair  
102 to Mr. Buttrick to deal with the technical issues and manage the call-ins while  
103 participating in the meeting and recommended technical assistance be present and  
104 engaged during the upcoming meetings.

105  
106 The following two Cases were not read into the record.

- 107  
108 3. Case 158-035 (06-25-20): Carolyn Sassak, 145 Highland Street, Hudson, NH  
109 requests a home Occupation Special Exception for a home beauty salon  
110 business in the garage of the primary residence. [Map 158, Lot 035-000;  
111 Zoned Residential-Two (R-2); HZO Article VI, Special Exceptions, §334-24,  
112 Home Occupation  
113  
114 4. Case 204-002 (06-25-20): Keri Demers, 23 Dexter Street, Nashua, NH  
115 requests a Special Exception for 153 Lowell Rd., Hudson NH to allow a dog  
116 day care, grooming, animal rescue services, retail sales, community pet  
117 education and kennel (day & overnight boarding) facility. [Map 204, Lot 002-  
118 000; Zoned Business (B); HZO Article VI, Special Exceptions, §334-23,  
119 General Requirements].

120  
121  
122 After encountering unresolved technical issues, the 6/25/2020 ZBA meeting closed at  
123 7:33 PM and continued to 7/9/2020.

124  
125  
126 Respectfully submitted,  
127 Louise Knee, Recorder

128  
129  
130





# TOWN OF HUDSON

## Zoning Board of Adjustment

Charlie Brackett, Chairman      Marilyn E. McGrath, Selectmen Liaison

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

### MEETING AGENDA – July 9, 2020

#### COVID-19 Meeting Procedure

In response to the NH State of Emergency Order #12 Pursuant to Executive Order 2020-04 regarding COVID-19, The Hudson Zoning Board of Adjustment conducted a virtual public meeting and hearings, held electronically by remote video & conference call and physically at the Community Center, 12 Lions Ave on Thursday, July 9, 2020, at 7:00 PM. Written comments were requested to be sent in advance either by: 1) Email to [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov) prior to 5:00 pm, July 9, 2020; or 2) Mail July 6, 2020 to ZBA, c/o Bruce Buttrick, Hudson Town Hall, 12 School St., Hudson, NH 03051. For public to participate and comment, please follow the instructions on the town website: <https://www.hudsonnh.gov/bc-zba/page/public-hearing-process> or call (603) 886-6008 prior to the date of the meeting. Applications on the agenda may be viewed online at: <https://www.hudsonnh.gov/bc-zba> (click: View Agendas, Minutes, Packets & Videos). The meeting will be streamed live on Hudson Community Television, Cable Channel 22 and online at: <http://hudsonctv.com/CablecastPublicSite/watch/2?channel=3>.

#### I. CALL TO ORDER

Chairman Charlie Brackett called the meeting to order at 7:03 PM and invited everyone to stand for the Pledge of Alligiance and read the Covid-19 meeting procedure and in conformance with the Emergency Order confirmed the following: (a) providing public access to meeting by telephone and video access; (b) provided public notice on how to access the meeting; (c) mechanism to advise if there is a problem with accessing meeting and (d) should there be an issue with accessibility, the meeting will need to be adjourned and rescheduled; and (e) that voting would be by roll call vote. Mr. Brackett stated that the Board would go into recess so that the public could call in their questions or concerns during public testimony and added that if anyone cannot gain access, that the meeting would need to be adjourned. Mr. Brackett noted that specific instructions for meeting access was included in both the Applicant Notification and the Abutter Notification and on the website.

Acting Clerk Gary Dearborn took attendance. Members present were Charlie Brackett (Regular/Chair), Gary Dearborn (Regular/Vice Chair/Acting Clerk), Brian Etienne (Regular, connected via audio and visual remote access), Leo Fauvel (Alternate) and Jim Pacocha (Regular). Excused was Gary Daddario (Regular/Clerk). Also present were Bruce Buttrick, Zoning Administrator, Tracy Goodwyn, Zoning Administrative Aide to handle the call-ins, Louise Knee, Recorder (via remote access) and Marilyn McGrath, Selectman Liaison. Ms. McGrath clarified her role as Selectman Liaison and noted that she does not vote and asked that the Selectman Liaison role be included in the Board's Preamble. For the record, Alternate Fauvel was appointed to vote.

47 Vice Chair Gary Dearborn read the Preamble into the record, identified as Attachment  
48 A of the Board's Bylaws, that included the procedure and process for the meeting, and  
49 the importance of the 30-day time period for appeal.

50

51 **II. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE**  
52 **BOARD:**

53

54 1. Case 173-022 (07-09-20) (deferred from 06-25-20): Turbo Realty, LLC by  
55 Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests to amend  
56 the Variance application heard on the 5/28/20 ZBA meeting for 15 Tolles St.,  
57 Hudson, NH to request a one-year extension from the previously imposed  
58 June 7, 2020 deadline, to submit a complete site plan application to the  
59 Hudson Planning Board. [Map 173, Lot 022-000; Zoned Town Residence (TR);  
60 HZO Article V, Permitted Uses, §334-21, Table of Permitted Principal Uses].

61

62 2. Case 173-012 & 014 (07-09-20) (deferred from 06-25-20): Turbo Realty, LLC  
63 by Patricia M. Panciocco, One Club Acre Lane, Bedford, NH requests a  
64 Variance at 4 & 14 Tolles St., Hudson, NH to be allowed to extend the same  
65 uses to Lots 173-012 & 014 as were granted by the ZBA on June 7, 2018 for  
66 three (3) variances at 15 & 17 Tolles St. [Map 173, Lot 012-000 and Lot 014-  
67 000; Zoned Town Residence (TR); HZO Article V, Permitted Uses, §334-21,  
68 Table of Permitted Principal Uses].

69

70 Mr. Buttrick read both Cases into the record and also read the email he received from  
71 Atty. Panciocco respectfully requesting that the Cases be continued to the 7/23/2020  
72 meeting. Motion made by Mr. Pacocha and seconded by Mr. Dearborn to defer both  
73 Cases to the 7/23/2020 meeting. Roll call vote was taken. Vote was 5:0. Cases  
74 continued to the 7/23/2020 meeting. Mr. Brackett stated that the Cases should be  
75 the first two on the 7/23/2020 Agenda.

76

77 3. Case 158-035 (07-09-20) (deferred from 06-25-20): Carolyn Sassak, 145  
78 Highland Street, Hudson, NH requests a Home Occupation Special Exception  
79 for a home beauty salon business in the garage of the primary residence.  
80 [Map 158, Lot 035-000; Zoned Residential-Two (R-2); HZO Article VI, Special  
81 Exceptions, §334-24, Home Occupations].

82

83 Mr. Buttrick read the Case into the record. Carolyn Sassak of 145 Highland Street  
84 approached the standing microphone wearing a facemask, introduced herself, stated  
85 that she is seeking a Home Office Special Exception, that she has been a professional  
86 cosmetologist for twenty (20) years and would like to move away from the large salon  
87 model as they are too big with too many variables and she wants her independence.  
88 Mr. Brackett offered Ms. Sassak the opportunity to sit at the presenter's table and Ms.  
89 Sassak respectfully declined. Ms. Sassak stated that the large model no longer works  
90 for her or her customers, especially in the current environment, and that she wants to  
91 work in a private studio that can provide her clients with a clean, safe and stable  
92 environment. Ms. Sassak stated that she needs professional space that is not  
93 dependent on someone else maintaining the property.

94

95 Ms. Sassak stated that she has spoken with her neighbors, that they are in favor of  
96 her Special Exception and submitted nine (9) positive abutter letters of support. The

97 letters submitted were each dated 6/22/2020 and were signed by: (1) Marie Gautreau,  
98 148 Highland Street; (2) Gal McGillvary, 149 Highland Street; (3) Pamela Moreau, 139  
99 Highland Street; (4) Mark Evans 146 Highland Street / 22 Goonan Road, Hooksett,  
100 NH; (5) Christopher Callery, 147 Highland Street; (6) Patrick Verhoff, 141 Highland  
101 Street; (7) Steven Tate, 140 Highland Street; (8) Ronald Descoteau, 5 Glover Brook;  
102 and (9) Sean Ryan, 146 Highland Street.

103

104 The criteria for the granting of a Home Office Special Exception were addressed. The  
105 information shared included:

106

- 107 • The beauty salon will be secondary to the primary use of the property, their  
108 primary residence
- 109 • The Home Occupation will be carried out in the garage (after remodeling) of the  
110 primary residence
- 111 • The only exterior change will be to change the garage door into windows for  
112 light and a door for customer use
- 113 • Only one sign that conforms to the Zoning Ordinance will be displayed
- 114 • No exterior storage
- 115 • Based on current clientele, traffic could be approximately fifteen to twenty (15-  
116 20) vehicles per week – some already travel Highland Street
- 117 • Parking will be off-street
- 118 • Current driveway is wide and long enough to accommodate six (6) cars
- 119 • Appointment only – no overlap of customers waiting
- 120 •

121

122 Public testimony opened at 7:18 PM.

123

124 (1) Davis Sassak, 145 Highland Street, spoke in favor and noted that his wife  
125 only takes one customer at a time by appointment only; their driveway is a  
126 six-car driveway and they only have two vehicles, so there will be no parking  
127 on-street; and that it would be great for his wife to be in charge of her own  
128 destiny and not rely on rental space.

129 (2) The nine (9) letters of support submitted

130

131 Being no one else to speak in the building, Mr. Brackett called a five-minute recess at  
132 7:19 PM for call-ins. Meeting resumed at 7:24 PM. Mr. Buttrick reported that there  
133 were no calls. Public testimony ended at 7:24 PM.

134

135 Mr. Dearborn stated that his residence is on Highland Street and that he is not a  
136 direct abutter and does not know or has ever spoken to the Applicant and asked if he  
137 should recuse himself. General consensus among the Board and the Applicant was  
138 for Mr. Dearborn to remain a voting Member on the Case.

139

140 Mr. Dearborn stated that the Board has approved many Home Occupations and this  
141 application would be invisible to the public with no outside storage and off-street  
142 parking and controlled in a one-on-one environment. Mr. Pacocha stated that he did a  
143 drive-by and asked if the residence is now the color of yellow. Ms. Sassak confirmed  
144 that the house was painted yellow.

145

146 Mr. Brackett questioned the frequency, noting that Mr. Sassak testified that there  
147 would only be one person at a time, and asked if there is a time gap between client  
148 appointments. Ms. Sassak stated that she has always run her schedule with time  
149 gaps between appointments and does not double-book so there is only one car in the  
150 driveway and added that the exception would be with a family when the husband/wife  
151 each arrive in their own vehicle then there would be two vehicles in her driveway.  
152

153 Mr. Brackett asked and received confirmation that the only person to be working  
154 would be just Carolyn Sassak. Mr. Brackett noted that because of the pandemic there  
155 have been phased re-openings and asked about the phase as it applies to salons and  
156 asked if Ms. Sassak was licensed with the State of NH. Ms. Sassak stated that her  
157 profession is at Phase 2.0 which means that all services are open/available and added  
158 that she is fully licensed with the State of NH as she holds two (2) State licenses plus a  
159 booth renters license and if the Special Exception is granted she will need to trade the  
160 renters license for a shop license as it is her intention to operate a fully licensed  
161 transparent legal business. Ms. Sassak noted that the State does inspections.  
162

163 Mr. Brackett asked if the State Regulators deal with Covid-19 in their inspections.  
164 Ms. Sassak provided a detailed review regarding Covid-19 procedures in the salon she  
165 currently works and noted the legality of facemask removal for certain services, like  
166 beard trimming, and the restriction to one client at one time, no double booking. Ms.  
167 Sassak stated that if a regulator notices a violation in the regular practice the owner is  
168 fined and sometimes receives training to avoid future violations and explained the  
169 hassles that now occur in a large salon due to Covid-19 restrictions. With regard to  
170 Covid-19 protection, Ms. Sassak stated that the procedures change and become less  
171 and less restrictive over time.  
172

173 Mr. Brackett stated that he and the Board do not know what is legally required  
174 because of Covid-19, that Town Counsel has not been consulted to help the Board as  
175 to what specifics should be asked, what measures should be taken and what  
176 measures have been included in State inspections. Mr. Brackett suggested that it  
177 should be a condition of approval, assuming the Board approves the Special  
178 Exception, that Town Counsel be consulted to review Covid-19 protection with regard  
179 to State inspections to protect the citizens of Hudson as well as Ms. Sassak and her  
180 clients. Ms. Sassak noted that if approved she will have to wait thirty (30) days for the  
181 appeal period to expire, then apply for a Building Permit to construct the salon in her  
182 garage and that a realistic time frame to be open for business is late October or  
183 November and supposedly there will be a vaccine available this autumn.  
184

185 Mr. Dearborn asked for the hours of operation and days to be worked. Ms. Sassak  
186 stated that currently she works four (4) days a week, Sunday 10AM-4PM, and  
187 Tuesday, Wednesday and Thursday from 11AM-8PM and expects similar days and  
188 hours in her own salon.  
189

190 Mr. Fauvel asked Ms. Sassak to address the Town's Engineer's concern regarding the  
191 septic system. Ms. Sassak stated that she has consulted with a septic company (Felix)  
192 who advised that her system should be okay with the addition of a pump to flush the  
193 water into the system and added that the State will also require ground/land testing.  
194 Mr. Brackett suggested that a condition of approval could be to have the septic system  
195 modification reviewed and approved by the Town Engineer.



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Mr. Buttrick read the Town Engineer's comment into the record: "The applicant shall provide a statement by a licensed septic system designer, related to the existing septic system capability to handle the additional sewer flow related to the proposed business."

Mr. Buttrick also read the Zoning Administrator comment into the record: "The applicant is removing the garage capability, therefore the parking arrangement should be evaluated for the applicant's vehicles as well as patron's vehicles. I would suggest applicant consult with Town Engineer as to a possible turnaround be incorporated within the existing driveway to facilitate a safer egress/exit from the property." Ms. Sassak responded that the garage is not used for their vehicles, it provides storage for the snow blower, lawnmower and other items. Mr. Brackett asked if that would be reviewed as part of the Building Permit process and Mr. Buttrick responded that it could/should.

Mr. Etienne asked for clarification regarding the proposed hours of operation. Ms. Sassak stated that she typically works until 8 PM and generally starts her workday at 1 PM and on occasion could begin late morning.

Mr. Dearborn made the motion to approve the Home Occupation Special Exception with the stipulation that the septic system be resolved with the Town Engineer and that the resolution be in writing what would be done by a licensed septic engineer. Mr. Brackett asked if there could/should be a condition to have a favorable review by Town Counsel regarding the Covid 19 issues/concerns. Mr. Dearborn responded that he is uncertain whether it should be a condition considering the State will conduct their own investigation/inspection and whatever applies today may not be an issue in four (4) months when the applicant can be operational in her converted garage. Ms. Sassak added that the rules and regulations and guidelines are on the web at [NH.gov@cosmotology2.0](https://www.nh.gov/cosmotology2.0). Mr. Brackett stated that the Board does not have expertise to evaluate and believes that Town Counsel should review as it is a precaution that, in his opinion, is warranted at this time considering the pandemic.

Motion restated. Motion made to approve the Home Office Special Exception with two (2) stipulations:

- (1) that the septic system be resolved with the Town Engineer and that the resolution be in writing regarding what would be done by a licensed septic engineer
- (2) that Town Counsel review the regulations governing salons as to Covid-19 requirements and advise whether sufficient to protect the citizens of Hudson, the applicant and her clients.

Mr. Pacocha seconded the motion. Roll call vote was 5:0. Home Occupation Special Exception conditionally granted. The 30-day appeal period was noted and Mr. Brackett stated that Town Counsel should have addressed in that time period.

245 4. Case 204-002 (07-09-20) (deferred from 06-25-20): Keri Demers, 23 Dexter  
246 Street, Nashua, NH requests a Special Exception for 153 Lowell Rd, Hudson,  
247 NH to allow a dog day care, grooming, animal rescue services, retail sales,  
248 community pet education and kennel (day & overnight boarding) facility.  
249 [Map 204, Lot 002-000; Zoned Business (B); HZO Article VI, Special  
250 Exceptions, §334-23, General Requirements].  
251

252 Mr. Buttrick read the Case into the record. Keri Demers identified herself and her  
253 Real Estate Broker Jess Hepler at 1 Graystone Terrace, Hooksett, NH.  
254

255 Mr. Hepler stated that Dewey & Friends Pet Resort is designed to be a pet day care  
256 with limited boarding, grooming and retail services, pet education, a community  
257 resource center as well as animal rescue and noted that all the proposed uses are  
258 allowed by right except for the overnight boarding, kenneling, that requires a Special  
259 Exception. Mr. Hepler stated that Ms. Demers has approximately twenty five (25)  
260 years of experience working with animals and animal care and is passionate about pet  
261 care and an advocate for affordable pet care. Mr. Hepler stated that Ms. Demers  
262 graduated from Becker College with a degree in animal sciences. Mr. Hepler stated  
263 that Richard Demers, the applicant's father, is proposing to buy the property and has  
264 a Purchase & Sales Agreement pending the outcome of this hearing.  
265

266 Mr. Hepler thanked the Board for rehearing this Case noting that it received approval  
267 from the Board on January 23, 2020 for the proposed facility in the Hudson Mall  
268 (Map/lot 165/155) at 77 Derry Street. Mr. Hepler stated that the Mall location has  
269 been abandoned because the HVAC became unreasonable and Ms. Demers sought  
270 another location.  
271

272 Mr. Hepler stated that the proposed location at 153 Lowell Road is commercial space  
273 in the B (Business) Zone with a residence in the front portion of the building. Ms.  
274 Demers plans on living in the residence portion and operate the dog facility in the  
275 back in the commercial space. The business model is the same as that presented to  
276 the Board in December 2019/January 2020. The business model has been reviewed  
277 and approved by Hudson's Animal Control Officer and by the State of NH. The  
278 common concerns deal with barking and animal waste and have been addressed.  
279

280 Mr. Hepler posted a Site Plan prepared by Costello Lamasney & deNapoli Consulting  
281 Engineers of the current facility approved by the Planning Board in April 1987 and  
282 noted that the commercial portion of the site is currently a massage therapy school.  
283 Mr. Hepler stated that the residences on either side of the property are both non-  
284 conforming uses in the B Zone. Mr. Hepler stated that there would be no outside  
285 physical changes to the exterior of the building and the only addition will be a fence.  
286 Mr. Hepler stated that Ms. Demers has hired an engineer and will be going to the  
287 Planning Board where such things as parking ratios, traffic flow etc. will be addressed.  
288 Ms. Demers has already met with Town Planner Brian Groth in preparation to appear  
289 before the Planning Board for Site Plan Review.  
290

291 Mr. Hepler next presented a copy of the floor plan and noted that no walls would be  
292 added or removed, just repurposed, unless something needs to be done to bring it up  
293 to Building Code standard.  
294

295 Public testimony opened at 7:51 PM.

296

297 (1) Richard Demers, Keri's father addressed the Board and stated that Keri has  
298 always been an advocate for animals, worked for Legal Animal Hospital in  
299 the Town of Dracut and always fought diligently to find a home for an  
300 animal in shelter before their 5-day window passed for euthanizing. Mr.  
301 Demers stated that he will buy the property so his daughter's life long dream  
302 can become a reality and has even used his retirement funds for the  
303 purchase as he knows she will do a great job and it will be good for the  
304 animals and for the Town of Hudson too.

305

306 Being no one else to speak in the audience, Mr. Brackett called a five-minute recess at  
307 7:53 PM for people to call in with their comments. Mr. Brackett called the meeting  
308 back to order at 7:58 PM. Mr. Buttrick reported that there were no call-ins. Public  
309 Testimony closed at 7:59 PM.

310

311 Mr. Fauvel asked and received confirmation that Keri Demers would reside in the  
312 residential portion of the building. Mr. Brackett asked and received confirmation that  
313 the existing business would need to relocate somewhere else and their space will be  
314 the dog day care space.

315

316 Mr. Brackett stated that he remembers this Case from January and that one of the  
317 concerns then was barking and asked if the size is comparable. Ms. Demers stated  
318 that the size of this space is slightly small than the one at the mall and she work with  
319 the Animal Control Officer regarding the issues raised.

320

321 Mr. Dearborn asked and received confirmation from Ms. Demers that the facility will  
322 be manned twenty four (24) hours a day, that there will always be a human when  
323 there is an animal on premise. Mr. Dearborn expressed his opinion that this is a  
324 much better location than the mall for the animals and the traffic concerns.

325

326 Mr. Pacocha asked if there are any differences in the business presented previously.  
327 Ms. Demers stated that the only difference is the location. Mr. Hepler added that it is  
328 the same business model but on a smaller scale because Ms. Demers won't need the  
329 same amount of animals to pay the rent.

330

331 Mr. Etienne stated that he has no questions and offered favorable comments on this  
332 location noting the larger outdoor space and the residence on site and with regard to  
333 barking noted that the businesses across the street are no strangers to a bit of noise.

334

335 Mr. Dearborn made the motion to grant the Special Exception with no stipulations.  
336 Mr. Pacocha seconded the motion. Mr. Dearborn spoke to his motion and Mr.  
337 Pacocha spoke to his second and each expressed that the previous location was not  
338 the best and that this location is preferable to the one at the mall. Roll call vote was  
339 5:0. Special Exception granted. The 30-day appeal period was noted.

340

341

342 **III. REQUEST FOR REHEARING:** None

343

344 No requests for rehearing were presented for board consideration.

345 **IV. REVIEW OF MINUTES: 5/21/20 Minutes; 5/28/20 Minutes**

346

347 5/21/2020 Minutes:

348 Board reviewed the edited Minutes and made no additional changes. Motion made by  
349 Mr. Dearborn and seconded by Mr. Pacocha to approve the 5/21/2020 Minutes as  
350 edited and presented.

351

352 5/28/2020 Minutes:

353 Board reviewed the edited Minutes and made no additional changes. Motion made by  
354 Mr. Dearborn and seconded by Mr. Pacocha to approve the 5/28/2020 Minutes as  
355 edited and presented.

356

357

358 **V. OTHER**

359

360 Member List

361 Mr. Buttrick distributed an updated Member List that included Alternate Leo Fauvel.  
362 It was noted that Mr. Fauvel does not have an email address and Mr. Buttrick stated  
363 that when they are distributed electronically, they would get printed and mailed to Mr.  
364 Fauvel. Mr. Etienne asked to have the list emailed.

365

366 Land Use conference

367 Mr. Buttrick stated that the meetings generally occur in September but this year a  
368 virtual meeting has been scheduled for Saturday, 10/21/2020, with registration in  
369 September. Board Members encouraged to participate. Mr. Buttrick to advise when  
370 registration gets scheduled.

371

372

373

374 Motion made by Mr. Dearborn, seconded by Mr. Pacocha and unanimously voted to  
375 adjourn the meeting. The 7/9/2020 ZBA meeting adjourned at 8:08 PM.

376

377 Respectfully submitted,  
378 Louise Knee, Recorder

379

380

381