



# 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 – August 13, 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, August 13, 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, August 13, 2020; or 2) Mail by August 10, 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 165-155 (08-13-20): Christopher Baillargeon, 23 Brandy Lane, Pelham, NH requests a Special Exception for 77 Derry Street to operate a retail pet store selling puppies, kittens, fish, reptiles and pet supplies while also providing pet care education. [Map 165, Lot 155-000; Zoned Business (B); HZO Article VI, Special Exceptions, §334-23, General Requirements].
  - 2. Case 190-096 (08-13-20): Paula Bowden, 1 Riverview Street, requests a Variance to build a 26' x 26' two car garage that has a side yard setback encroachment of 10.3 ft., leaving 4.7 ft. of side yard setback. [Map 190, Lot 096-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
  - 3. Case 252-023 (08-13-20): Jessica Ryan Kozick, 6 McKinney Drive, requests a Home Occupation Special Exception to install a single chair home beauty salon in the lower level of the primary residence. [Map 252, Lot 023-000; Zoned Residential-One (R-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].
  - 4. Case 111-017 (08-13-20): Earl J. Sanford of Sanford Surveying & Engineering representing 4NH Homes, LLC (c/o Mike Gallo), 597 New Boston Road, Bedford, NH requests a Variance for 151 Robinson Road to build a 28 ft. x 48 ft., two bedroom house with a 25 ft. front yard setback where 50 ft. is required. [Map 111, Lot 017-000; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].
- IV. REQUEST FOR REHEARING:** None
- V. PUBLIC HEARING – ByLaws amendment (1<sup>st</sup> reading)**
- VI. REVIEW OF MINUTES:** 07/23/20
- VII. OTHER:** 2020 Virtual Land Use Law Conference- 10/31/20- List of interested attendees

  
 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: August 13, 2020 *8/13/20*

Case 165-155 (8-13-20): Christopher Baillargeon, 23 Brandy Lane, Pelham, NH requests a Special Exception for 77 Derry Street to operate a retail pet store selling puppies, kittens, fish, reptiles and pet supplies while also providing pet care education. [Map 165, Lot 155-000; Zoned Business (B); HZO Article VI, Special Exceptions, §334-23, General Requirements].

**Address:** 77 Derry Street

**Zoning district:** Business (B)

#### Summary:

Applicant requests a Special Exception to allow a pet store which will have uses of retail sales of various animals including cats and dogs, because of the day and night “boarding/kennel” nature, I have made a Zoning Determination that this proposal constitutes as a “kennel” and according to the Table of Permitted Principal Uses (334-21) is allowed by Special Exception.

#### Property description:

This is an existing developed lot of record: A mixed use commercial (retail) “mall”.

#### In-House review/comments:

Fire Dept: None received

Planner: None received

Engineering: None Received

Animal Control Officer: yes received

#### HISTORY: N/A

June 11, 2020 Zoning Determination #20-063

#### Attachments:

“A” June 11, 202 Zoning Determination #20-063

“B” Animal Control Officer 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 #20-063

June 11, 2020

Christopher Baillargeon  
23 Brandy Lane  
Pelham NH 03076

Re: 77 Derry Street Map 165 Lot 155-000  
**District: Business (B)**

Dear Mr, Baillargeon,

Your request if you can locate a pet store selling puppies and kittens, reptiles and fish, at this address, has been completed and reviewed.

**Zoning Review / Determination:** You will need a Special Exception, as it is my determination that the keeping/boarding of the animals constitutes a kennel, and kennels (D-2) in the Table of Permitted Principal Uses require a Special Exception from the Zoning Board of Adjustment (ZBA) in accordance with Article VI, section §334-23 General requirements.

Please review the specifics of your proposal (and HAVC & exhaust requirements) with Dave Hebert - Building Official (603) 886-6005. An occupancy permit application would be required prior to occupying the space.

Sincerely,

*Bruce Buttrick*

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

cc: Public Folder  
D. Hebert – Building Official  
B. Groth, Town Planner  
Owner  
File

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

7  
A

## Buttrick, Bruce

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**From:** McMillan, Jana  
**Sent:** Monday, June 29, 2020 7:40 AM  
**To:** Goodwyn, Tracy  
**Cc:** Buttrick, Bruce  
**Subject:** RE: Message from "CD-PR-RICOH"

Good Morning,

I have since spoken to Chris and he is working with the Dr. Harvey to complete the necessary requirements that I would be concerned with. He and I discussed investigations on reports from the public of sick animals and properly organized paperwork on each dog/cat, which have been the focus of the other pet store in town.

He does not have a Veterinarian of Record yet, but stated he is working on it.

He appears to meet the criteria necessary for this type of business.

Kind Regards,

Jana McMillan  
Animal Control Supervisor  
Deputy Health Officer  
Hudson Police Department  
1 Constitution Dr  
Hudson, NH 03051  
Email: [jmcmillan@hudsonnh.gov](mailto:jmcmillan@hudsonnh.gov)  
General: (603)886-6011  
Direct: (603)889-7387  
Fax: (603)886-0605

This e-mail communication (including any attachments) is covered by the Electronic Communications Privacy Act, 18 USC 2510 et seq. This communication is CONFIDENTIAL. The advice and work product contained herein are PRIVILEGED and intended only for disclosure to or use by the person(s) listed above. If you are neither the intended recipient(s), nor a person responsible for the delivery of this communication to the intended recipient(s), you are hereby notified that any retention, dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify me immediately by using the "reply" feature or by calling me at (603) 886-6011, and then immediately delete this message and all attachments from your computer.

-----Original Message-----

**From:** Goodwyn, Tracy  
**Sent:** Friday, June 26, 2020 3:26 PM  
**To:** McMillan, Jana <[jmcmillan@hudsonnh.gov](mailto:jmcmillan@hudsonnh.gov)>  
**Cc:** Buttrick, Bruce <[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)>  
**Subject:** FW: Message from "CD-PR-RICOH"

Jana,

I forgot to forward this case to you for comments before I left yesterday. I am on vacation thru next week. Could you please review and send any comments you have regarding this case to Bruce? This is a new applicant proposing to use the same space, 77 Derry Street as Keri Demers (previous applicant for special exception). Thank you!

"B"

TOWN OF HUDSON

APPLICATION FOR A SPECIAL EXCEPTION

JUN 25 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 165-155 (07-23-20)  
Date Filed 6/25/20


Name of Applicant Christopher Billargram Map 165 Lot 155 Zoning District B

Telephone Number (Home) 603-361-5763 (Work) 603-361-5763

Mailing Address 23 Brandy Lane Pelham, NH 03076

Owner Hudson-Vickerry, LLC

Location of Property 77 Derry Street Hudson, NH 03051  
(Street Address)

Signature of Applicant 

Date 6/12/2020

Signature of Property-Owner(s) 

Date 6/17/2020

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 special exception.

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

COST: Application fee: 10 \$130.00  
11 Direct Abutters x \$4.07 = 45.10  
3 Indirect Abutters x \$0.55 = \$ 1.65  
Total amount due: \$ 176.75

Date received: \_\_\_\_\_  
Amt. received: \$ 176.75  
Receipt No.: 601,345 check # 657

Received by: 

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

Engineering  Fire Department  Health Officer  Planner  
 Animal Control officer

June 3, 2020

Dear Hudson Zoning Board,

I hereby authorize Chris Baillargeon to apply for a special exception at the Hudson Mall.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel M. Gordon", with a long horizontal flourish extending to the right.

Daniel M. Gordon, Manager  
Hudson Vickerry, LLC

# 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 Initials		Staff Initials
<u>CB</u>	The applicant must provide <del>3</del> <sup>10</sup> 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>CB</u>	Before making the <del>3</del> <sup>10</sup> copies, please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>CB</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, <b>Special Exception</b> , 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>CB</u>	If the applicant is not the property owner(s), the applicant must provide to the Town <b>written authorization</b> , 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>CB</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>CB</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>CB</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>TG</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-**

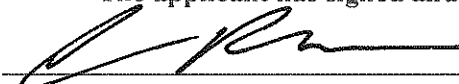
CB Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (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):

- a) CB 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) CB The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) CB The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) CB 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) CB 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) CB 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) CB The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) CB The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) CB The plot plan shall indicate all parking spaces and lanes, with dimensions.

N/A see Attached Proposed location + floor plan

✓ TG

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

  
 \_\_\_\_\_  
 Signature of Applicant(s)

6/12/2020  
 \_\_\_\_\_  
 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**

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	150	Cafua Realty Trust IX LLC	280 Merrimack Street Methuen, MA. 01844
165	147	102 Plaza, INC	PO Box 188 Beverly, MA. 01915-0188
165	155	Hudson-Vickerry, LLC	25 Orchard View Drive Londonderry, NH. 03053
165	148	Bank of New Hampshire ATTN: TD Bank	380 Wellington Street, TWR B, Floor 12 London, ON N6a 4S4
165	149	Global Companies, LLC c/o Engle Insight - MS 5534	PO Box 2440 Spokane, WA. 99210-2440
166	001	St Patrick Cemetery Bishop of Manchester Roman Catholic	153 Ash Street Manchester, NH. 03104
165	154	Car Development Corp.	PO Box 370 Hudson, NH 03051-0370
165	151	Istrin, Herman, TR Istrin, Gertrude, TR Istrin Family Trust	9803 San Fernando Road Pacoima, CA. 91331
165	153	Lawrence, Robin M.	100 Derry Street Hudson, NH. 03051
165	152	McNamara, Christopher L. McNamara, Erica M.	98 Derry Street Hudson, NH 03051
165	141	Abbott Farm Condominiums c/o Great North Property Management	636 Daniel Webster Highway Merrimack, NH. 03054
165	155	Christopher Bellarose	23 Brandy lane Pelham, NH 03076
165	151	Brunford Properties of Nevada, LLC	5451 Arville St Las Vegas, NV 89118

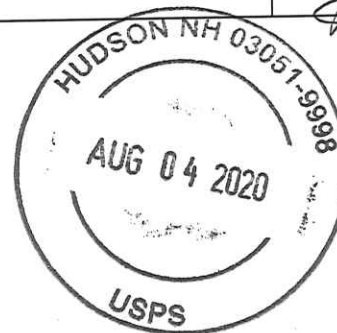
**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

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
165	146	DT Retail Properties, LLC	500 Volvo Parkway Chesapeake, VA. 23320
165	132	Duval, Maurice E., TR Duval, Denise E., TR Duval Family Revocable Trust	2 Summer Street Hudson, NH. 03051

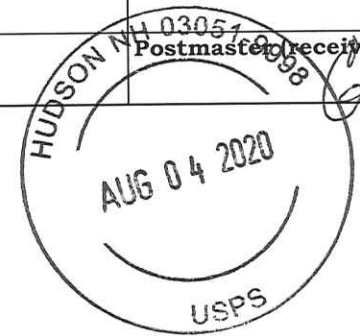
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 165-155 Special Exception 77 Derry Street Map 165/Lot 155-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	08/13/20 ZBA Meeting	
1	7018 2290 0001 3001 4291 HUDSON-VICKERRY, LLC 25 ORCHARD VIEW DRIVE, LONDONDERRY, NH 03053	APPLICANT/OWNER-NOTICE SENT	
2	7018 2290 0001 3001 4307 CHRISTOPHER BAILLARGEON 23 BRANDY LANE, PELHAM, NH 03076	APPLICANT/OWNER-NOTICE SENT	
3	7018 2290 0001 3001 4314 CAFUA REALTY TRUST IX LLC 280 MERRIMACK ST, METHUEN, MA 01844	ABUTTER NOTICE SENT	
4	7018 2290 0001 3001 4321 102 PLAZA, INC. PO BOX 188, BEVERLY, MA 01915-0188	ABUTTER NOTICE SENT	
5	*Mailed First Class only → BANK OF NEW HAMPSHIRE, ATTN: TD BANK 380 WELLINGTON ST. TWR B, FL 12, LONDON, ON N6A 4S4	ABUTTER NOTICE SENT	
6	7018 2290 0001 3001 4338 GLOBAL COMPANIES, LLC, c/o ENGIE INSIGHT- MS 5534 PO BOX 2440, SPOKANE, WA 99210-2440	ABUTTER NOTICE SENT	
7	7018 2290 0001 3001 4345 ST PATRICK CEMETERY, Bishop of Manchester Roman Catholic 153 Ash Street, MANCHESTER, NH, 03104	ABUTTER NOTICE SENT	
8	7018 2290 0001 3001 4352 LAWRENCE, ROBIN M., DIBERNARDO, ELISA A. 100 DERRY ST., HUDSON, NH 03051	ABUTTER NOTICE SENT	
9	7018 2290 0001 3001 4369 MCNAMARA, CHRISTOPHER & ERICA 98 DERRY STREET, HUDSON, NH 03051	ABUTTER NOTICE SENT	
10	7018 2290 0001 3001 4376 ABBOTT FARM CONDOMINIUMS, c/o GREAT NORTH PROPERTY MANAGEMENT ATTN:TRACEY MADDEN 636 DANIEL WEBSTER HIGHWAY, MERRIMACK, NH 03054	ABUTTER NOTICE SENT	
11	7018 2290 0001 3001 4383 BRANFORD PROPERTIES OF NEVADA, LLC 5451 ARVILLE ST., LAS VEGAS, NV 89118	ABUTTER NOTICE SENT	
	Total Number of pieces listed by sender 11	Total number of pieces rec'vd at Post Office 11	Postmaster (receiving Employee) <i>[Signature]</i>

Direct Certified



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 165-155 Special Exception 77 Derry Street Map 165/Lot 155-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address		08/13/20 ZBA Meeting
1	N/A-mailed First Class	DT RETAIL PROPERTIES, LLC 500 VOLVO PARKWAY, CHESAPEAKE, VA 23320	ABUTTER NOTICE SENT
2	N/A-mailed First Class	DUVAL, MAURICE & DENISE, TRUSTEES; DUVAL FAMILY REVOCABLE TRUST 2 SUMMER STREET, HUDSON, NH 03051	ABUTTER NOTICE SENT
3	N/A-mailed First Class	CAR DEVELOPMENT CORP PO BOX 370, HUDSON, NH 03051-0370	ABUTTER NOTICE SENT
4	<u>7018 2290 0001 3001 4284</u>	BANK OF NEW HAMPSHIRE, ATTN: TD BANK 80 DERRY STREET, HUDSON, NH 03051	ABUTTER NOTICE SENT
5			
6			
7			
8			
9			
10			
11			
	<b>Total Number of pieces listed by sender 4</b>	<b>Total number of pieces rec'vd at Post Office</b>	Postmaster (receiving Employee) <i>[Signature]</i>

Mailed Certified



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 NHRSA 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 NHRSA 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.

See Attached

APPLICATION FOR A SPECIAL EXCEPTION

Note: This form is not for filling of wetlands.

Description of proposed use showing justification for a Special Exception, as specified in the Zoning Ordinance.

ARTICLE: VI SECTION(S): 334-23

See attached

Fetch a Pet LLC, which is owned by myself (Christopher Baillargeon), will be a community pet store for the town of Hudson that will be specializing in selling puppies, kittens, fish and reptiles. We will also be providing all pet care and pet supply needs in the form of a retail store, stocking pet food, toys, accessories, habitats, and more. Hudson-Vickery LLC owns the plaza at 77 Derry St Hudson, NH 03051 that Fetch a Pet is looking to be located in, and I have been given permission to speak on their behalf. The store will house live animals, so we will need a special exception from the zoning board due to the use of kennels within the premise.

All animals will be housed in appropriate state approved enclosures and will be up to date on vaccines upon arrival to the store (as required by law). Nate Harvey, who is the assistant state veterinarian from the department of agriculture, has been working with me on making sure I meet all state guidelines. I believe that Hudson will not only be a great location for my store but also that it would be a fantastic addition to the local and surrounding communities as well. We intend to have a laminate flooring for the merchandise section of the store. Once you reach the fish department there will be a smooth transition to polished concrete for the remaining part of the store. The reason for this transition to polished concrete is to maintain a sanitary environment not only for the animals but also for customers and employees as well. The use of Kennelsol disinfectant will be our primary use to ensure a clean environment. It is EPA registered and is very effective in the animal care industry as it kills a broad spectrum of pathogens such as Parvovirus, bacteria, fungus, and it has even been EPA approved for its effectiveness against Covid-19. I will be working on installing an HVAC system to ensure clean air and odor control as well. I have reached out to the fire department concerning building inspection and they have informed me that once zoning is approved and then the planning board approves, they will have me submit my application to them for an inspection. In addition, I have reached out to Hudson Animal Control and am waiting for their response to my inquiry on housing animals in the town while functioning as a retail store. A full breakdown of the conditions for special exemption is provided on the next page.

I am requesting special exemption because the use of kennels, which will be used to house our puppies, requires special exemption in this district. The following are answers explaining how our proposed use meets all conditions specified in article IV section 334-23 of the zoning ordinance for special exemption

A. The use requested is listed as permitted by special exception in the Table of Permitted Principal or Accessory Uses<sup>(1)</sup> for the district in which the use is requested or is so similar to other uses permitted by special exception in the relevant district that prohibition of the proposed use could not have been intended.

Dog kennels are listed as requiring special exemption.

B. The proposed use meets all the applicable requirements established in this chapter.

\*All requirements A-E are met

C. The proposed use is consistent with the purpose and intent of the district in which it is proposed to be located.

Fetch a Pet will be a pet retail store supplying many products on top of animals. Since the B district is at least in part established to provide general wholesale, retail commercial use for businesses, a pet store would be consistent with the purpose and intent of this district.

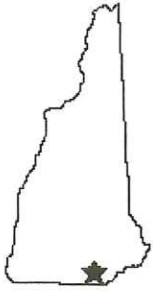
D. The proposed use is compatible with the character of the surrounding neighborhood.

Again, the location is in a business district in a retail strip mall and we will provide retail services. We will also be conducive to the values of the surrounding neighborhood families by emphasizing pet education through first class customer service, guaranteeing that all customers will be informed as to what it takes to be a responsible and caring pet owner. We will create an environment that is entertaining, educational, and safe for all customers and animals alike.

E. Nonresidential principal uses proposed to be located in residential districts must take primary access from arterial or collector roads.

This is not applicable





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-063

June 11, 2020

Christopher Baillargeon  
23 Brandy Lane  
Pelham NH 03076

Re: **77 Derry Street Map 165 Lot 155-000**  
**District: Business (B)**

Dear Mr, Baillargeon,

Your request if you can locate a pet store selling puppies and kittens, reptiles and fish, at this address, has been completed and reviewed.

**Zoning Review / Determination:** You will need a Special Exception, as it is my determination that the keeping/boarding of the animals constitutes a kennel, and kennels (D-2) in the Table of Permitted Principal Uses require a Special Exception from the Zoning Board of Adjustment (ZBA) in accordance with Article VI, section §334-23 General requirements.

Please review the specifics of your proposal (and HAVC & exhaust requirements) with Dave Hebert - Building Official (603) 886-6005. An occupancy permit application would be required prior to occupying the space.

Sincerely,

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

cc: Public Folder  
D. Hebert – Building Official  
B. Groth, Town Planner  
Owner  
File

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



COMMUNITY DEVELOPMENT DEPARTMENT

12 School Street  
Hudson, NH 03051  
(603)886-6005  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 6/13/2020

Property Location 77 Derry Street Unit B-5 Hudson, NH 03051  
Map 165 Lot 155

Zoning District if known B

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

Pet Store that will be selling puppies and kittens as well as animal supplies. Pet store will operate as Retail Shop. In addition we will operate as a pet education environment.

Applicant Contact Information:

Name: Christopher Billargeon  
Address: 23 Brandy Lane Pelham NH 03076  
Phone Number: 603-361-5763

For Office use

ATTACHMENTS: TAX CARD  GIS

NOTES: \_\_\_\_\_

ZONING DETERMINATION LETTER SENT  DATE: \_\_\_\_\_

MAP LOT SUB

CARD Hudson

APPRaised: 9,689,500 / 13,  
 USE VALUE: 9,689,500 / 13,  
 ASSESSED: 9,689,500 / 13,

**TY LOCATION**

Alt No	Direction/Street/City
	DERRY ST, HUDSON

HIP	Unit#:
HUDSON-VICKERRY, LLC	

25 ORCHARD VIEW DRIVE

WH	Cntry	Own Occ:
03053		Type:

**S OWNER**

Cntry

**VE DESCRIPTION**

contains 10.602 ACRES of land mainly classified as  
 ITER with a SUPER MARKET Building built about  
 g primarily CONC BLOCK Exterior and 57128  
 t, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0  
 10 Bdrm.

**SSESSMENTS**

Descrip/No	Amount	Com. Int

**TY FACTORS**

Date	Description	%	Item	Code	Description
	water	3			TOWN WATE
	Sewer	2			TOWN SEWE
	Electri				
	Exmpt				
	Topo	1			LEVEL
	Street				
	Gas:				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
323	10.602	6,459,400	361,200	2,868,900	9,689,500

Total Card	10.602	6,459,400	361,200	2,868,900	9,689,500
Total Parcel	10.602	10,733,300	361,200	2,868,900	13,963,400
Source: Market Adj Cost	Total Value per SQ unit /Card: 169.61		/Parcel: 121.51		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	323	JB	10,733,300	361200	10.602	2,868,900	13,963,400	13,963,400	Year End Roll	5/6/2020
2019	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	9/16/2019
2019	323	JB	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	5/8/2019
2018	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	8/27/2018
2018	323	JB	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	5/9/2018
2017	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	10/26/2017
2017	323	PV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	8/28/2017
2017	323	JB	10,208,800	189300	10.602	2,608,100	13,006,200	13,006,200	Year End Roll	5/10/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON, R., TRU	6307-1987		10/25/2000	BUSINESS		No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2019	2019-01122	INT RENO		C				
10/9/2019	2019-00940	PLACE OF		C				
7/26/2019	2019-00726	SIGNS		C				
6/17/2019	2019-00540	ELECTRIC	70,000	C				
3/22/2019	2019-00184	PLACE OF		C				
9/28/2018	2018-00845	PLACE OF		C				
3/21/2018	2018-00163	PLACE OF		C				
3/16/2018	2018-00149	INT RENO	53,000	C				
4/3/2017	2017-00236	PLACE OF		C				
12/9/2016	2016-1268	SIGNS		185	C			

**ACTIVITY INFORMATION**

Date	Result	By	Nam
4/1/2020	Permit Visit	21	DEP ASR
1/9/2020	Meas/Inspect	18	KRT1
2/1/2019	Permit Visit	12	TECH ASMNT
6/11/2017	Field Review	9	PVA
3/30/2017	Permit Visit	12	TECH ASMNT
2/24/2017	I&E Mailed	7	DC
3/11/2016	Permit Visit	12	TECH ASMNT
3/3/2015	Permit Visit	12	TECH ASMNT
3/13/2014	Permit Visit	12	TECH ASMNT

**CTION (First 7 lines only)**

cription	LUC Fact	No of Units	Depth / PriceUnits	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
25 CENTE		10.602		SITE ACRE	SITE		0 330,000.	0.82	MD3				ACREAG	-18					2,868,901						2,868,900	USE/LEASE

IA: 10.60200	Total SF/SM: 461823	Parcel LUC: 323	SHOP CENTER	Prime NB Desc	MID DERRY	Total: 2,868,901	Spl Credit	Total: 2,868,900
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**Patri**  
Property

**USER DEFIN**

Prior Id # 1:	OC
Prior Id # 2:	OC
Prior Id # 3:	OC
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:

LandReason:

BidReason:

CivilDistrict:

Ratio:

**PRINT**

Date	Time
06/12/20	15:43:40

**LAST REV**

Date	Time
04/29/20	16:47:47

jmichaud

8300

Sign: VERIFICATION OF VISIT NOT DATA

e:	79	- SUPER MARKET
lt:	1	- ONE STY
s:	1	Total: 15
n:	6	- SLAB
e:	2	- STEEL
ll:	21	- CONC BLOCK
ll:	08	- BRICK VEN 35 %
tt:	4	- FLAT
rr:	11	- MEMBRANE
rr:		
rr:		

Full Bath:	Rating:
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath: 2:	Rating: AVERAGE
A HBth:	Rating:
OthrFix: 5:	Rating: AVERAGE

1/20 HUDSON PLAZA. HANNAFORDS CARD 1  
ADD COOLERS/FREEZERS//2020-added  
generator and yb change to bldg and yi..

**INFORMATION**

B - GOOD

1987 Eff Yr Bit:

Alt %:

Fact:

st Mod:

um 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 2	

**INFORMATION**

L: 23

al 1 - DRYWALL

ll:

n: A - ABV AVG

s: 09 - ABOVE AVG

s:

lr:

rr:

rr:

**DEPRECIATION**

Phys Cond: VG - Very Good 21. %

Functional: %

Economic: %

Special: NC - New Constr %

Override: %

Total: 21 %

**REMODELING**

Exterior:

Interior:

Additions:

Kitchen:

Baths:

Plumbing:

Electric:

Heating:

General:

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**HOME**

Make:

Model:

Serial #:

Year:

Color:

**FEATURES/YARD ITEMS**

**CALC SUMMARY**

Basic \$ / SQ: 99.00

Size Adj.: 0.81400365

Const Adj.: 1.36528337

Adj \$ / SQ: 110.023

Other Features: 96892

Grade Factor: 1.25

NBHD Inf: 1.00000000

NBHD Mod:

LUC Factor: 1.00

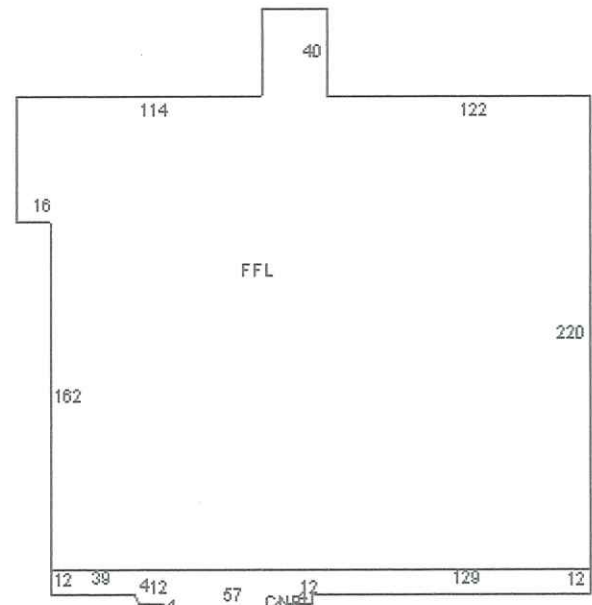
Adj Total: 8051125

Depreciation: 1690736

Depreciated Total: 6360388

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val				
Juris. Factor:		Before Depr: 137.53		
Special Features: 99000		Val/Su Net: 106.45		
Final Total: 6459400		Val/Su SzAd 113.07		



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	FIRST FLOOR	57,128	110.020	6,285,407	
CNP	CANOPY	3,554	16.490	58,600	
Net Sketched Area:		60,682	Total:	6,344,007	
Size Ad	57128	Gross Area	60682	FinArea	57128

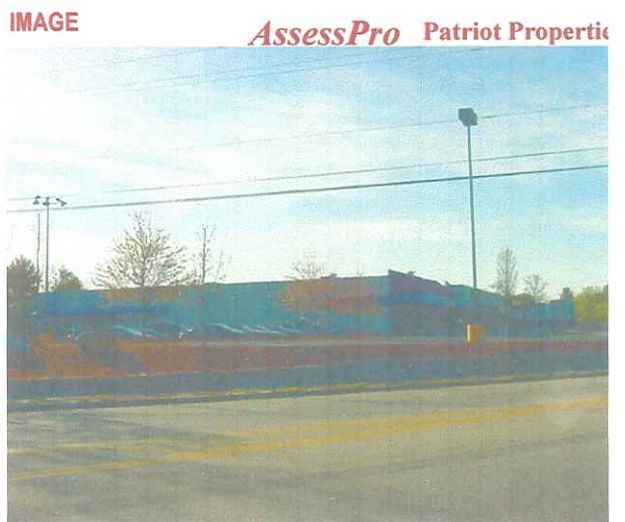
**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type
FFL		FIRST FLOOR	
CNP		CANOPY	

**HOME** Make: Model: Serial # Year: Color:

**FEATURES/YARD ITEMS**

Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCodJFact	Juris. Value
ING-ASPH	D	Y	1	239000	AV	AV	1987	1,52	T	45	323			199,900		199,900
ICE-6FT	D	Y	1	172	AV	AV	1980	19.00	T	55.5	323			1,500		1,500
D LEVELER	D	S	4	1	AV	AV	1987	3,600.00	T	30	323			10,100		10,100
Z-FIN	D	S	1	20x44	AV	AV	1987	28.55	T	30	323			17,600		17,600
Z-FIN	D	S	1	188x14	AV	AV	1987	27.25	T	30	323			23,500		23,500
N-LIGHTED	D	Y	1	206	AV	GD	2000	34.33	T	20.4	323			5,600		5,600
E-TRIP	D	Y	7	1	AV	AV	1987	3,080.00	T	45	323			11,900		11,900
E-DOUB	D	Y	2	1	AV	AV	1987	2,090.00	T	45	323			2,300		2,300
EZER	D	S	2	10X10	AV	AV	1987	78.75	T	30	323			11,000		11,000
EZER	D	S	1	10X14	AV	AV	1987	69.75	T	30	323			6,800		6,800
EZER	D	S	1	128X30	AV	AV	1987	51.00	T	30	323			30,000		30,000
ERATOR-C	D	Y	1	650	AV	AV	1997	307.69	T	30	323			140,000		140,000



**PARCEL ID** 165-155-000

MAP LOT SUB

CARD Hudson

APPRaised: 9,689,500 / 13,  
 USE VALUE: 9,689,500 / 13,  
 ASSESSED: 9,689,500 / 13,

**PROPERTY LOCATION**

Alt No	Direction/Street/City
	DERRY ST, HUDSON

<b>HIP</b>	Unit #:
HUDSON-VICKERRY, LLC	

25 ORCHARD VIEW DRIVE

LONDONDERRY

VH	Cntry	Own Occ:
03053		Type:

**S OWNER**

	Cntry
--	-------

	Cntry
--	-------

**VE DESCRIPTION**

contains 10.602 ACRES of land mainly classified as  
 ITER with a SUPER MARKET Building built about  
 g primarily CONC BLOCK Exterior and 57128  
 t, with 1 Unit, 0 Bath, 0 3/4 Bath, 2 HalfBaths, 0  
 10 Bdrm.

**ASSESSMENTS**

Descrip/No	Amount	Com. Int

**TY FACTORS**

Item	Description	%	Item	Code	Description
	water	3			TOWN WATE
	Sewer	2			TOWN SEWE
	Electri				
	Exmpt				
	Topo	1			LEVEL
	Street				
	Gas:				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
323	10.602	6,459,400	361,200	2,868,900	9,689,500

Total Card	10.602	6,459,400	361,200	2,868,900	9,689,500
Total Parcel	10.602	10,733,300	361,200	2,868,900	13,963,400

Source:	Market Adj Cost	Total Value per SQ unit /Card:	169.61	/Parcel:	121.51
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	323	JB	10,733,300	361200	10.602	2,868,900	13,963,400	13,963,400	Year End Roll	5/6/2020
2019	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	9/16/2019
2019	323	JB	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	5/8/2019
2018	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	8/27/2018
2018	323	JB	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	5/9/2018
2017	323	FV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	10/26/2017
2017	323	PV	10,486,900	180400	10.602	2,868,900	13,536,200	13,536,200	Year End Roll	8/28/2017
2017	323	JB	10,208,800	189300	10.602	2,608,100	13,006,200	13,006,200	Year End Roll	5/10/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GORDON, R., TRU	6307-1987		10/25/2000	BUSINESS		No	No		

Parcel ID	Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
165-155-000	2020	323	JB	10,733,300	361200	10.602	2,868,900	13,963,400	13,963,400	Year End Roll	5/6/2020

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/13/2019	2019-01122	INT RENO						
10/9/2019	2019-00940	PLACE OF						
7/26/2019	2019-00726	SIGNS						
6/17/2019	2019-00540	ELECTRIC	70,000	C				
3/22/2019	2019-00184	PLACE OF						
9/28/2018	2018-00845	PLACE OF						
3/21/2018	2018-00163	PLACE OF						
3/16/2018	2018-00149	INT RENO	53,000	C				
4/3/2017	2017-00236	PLACE OF						
12/9/2016	2016-1268	SIGNS		185	C			

**ACTIVITY INFORMATION**

Date	Result	By	Nam
4/1/2020	Permit Visit	21	DEP ASR
1/9/2020	Meas/Inspect	18	KRT1
2/1/2019	Permit Visit	12	TECH ASMNT
6/11/2017	Field Review	9	PVA
3/30/2017	Permit Visit	12	TECH ASMNT
2/24/2017	I&E Mailed	7	DC
3/11/2016	Permit Visit	12	TECH ASMNT
3/3/2015	Permit Visit	12	TECH ASMNT
3/13/2014	Permit Visit	12	TECH ASMNT

**CTION (First 7 lines only)**

cription	LUC	No of Units	Depth /	Unit Type	Land Type	LT	Base	Unit	Adj	Neigh	Neigh	Neigh	Infl 1	%	Infl 2	%	Infl 3	%	Appraised	Alt	%	Spec	J	Fact	Use Value	Notes
3 CENTE		10.602		SITE ACRE	SITE		0	330,000.	0.82	MD3			ACREAG	-18					2,868,901						2,868,900	USE/LEASE

IA: 10.60200	Total SF/SM: 461823	Parcel LUC: 323	SHOP CENTER	Prime NB Desc	MID DERRY	Total: 2,868,901	Spl Credit	Total: 2,868,900
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**USER DEFIN**  
 Prior Id # 1: 00  
 Prior Id # 2: 00  
 Prior Id # 3: 00  
 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:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

**PRINT**  
 Date Time  
 06/12/20 15:41:37  
**LAST REV**  
 Date Time  
 04/29/20 16:47:47  
 jmichaud  
 8300



# GIS map



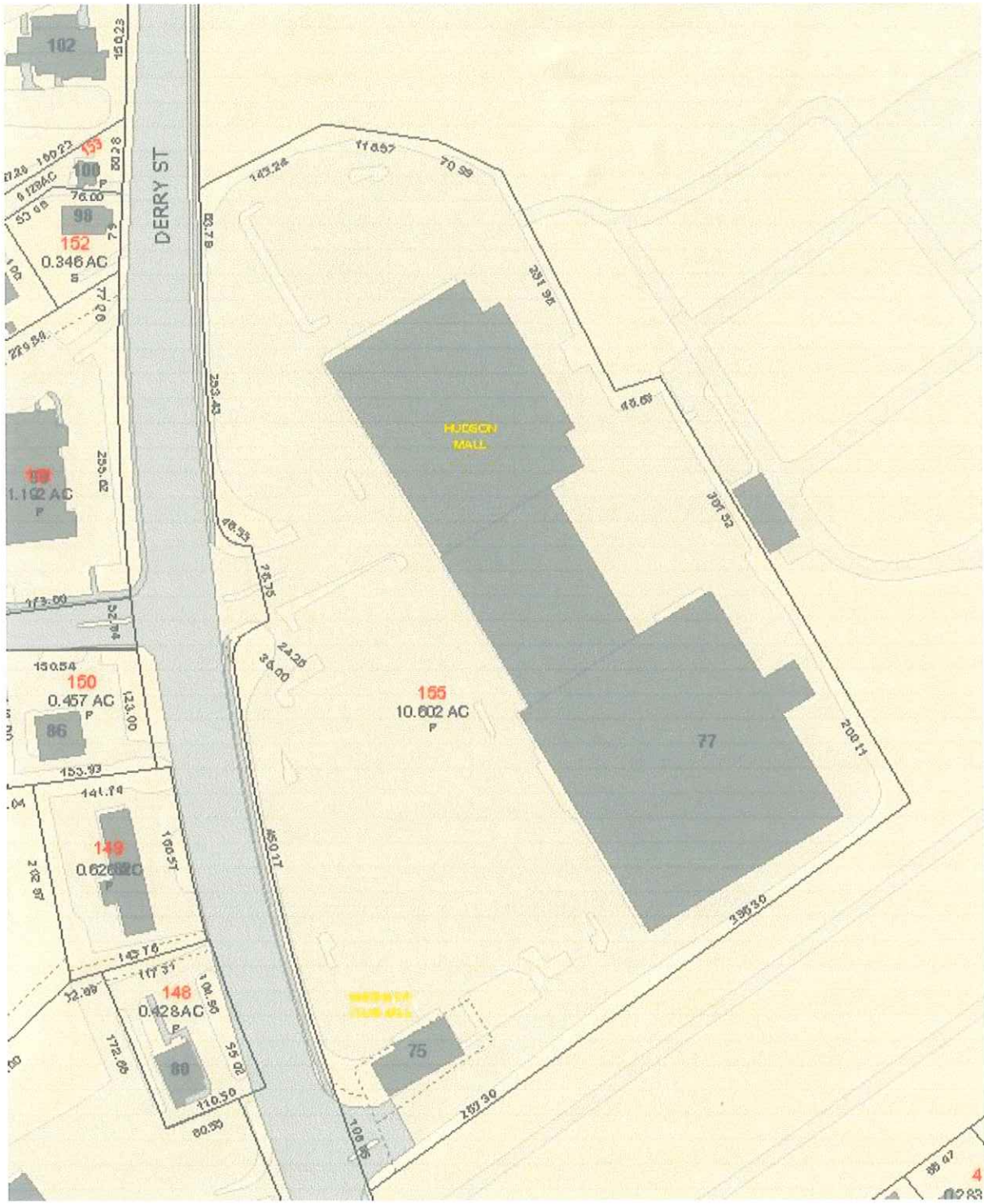
June 9, 2020

Parcels

1 inch = 1,132 feet

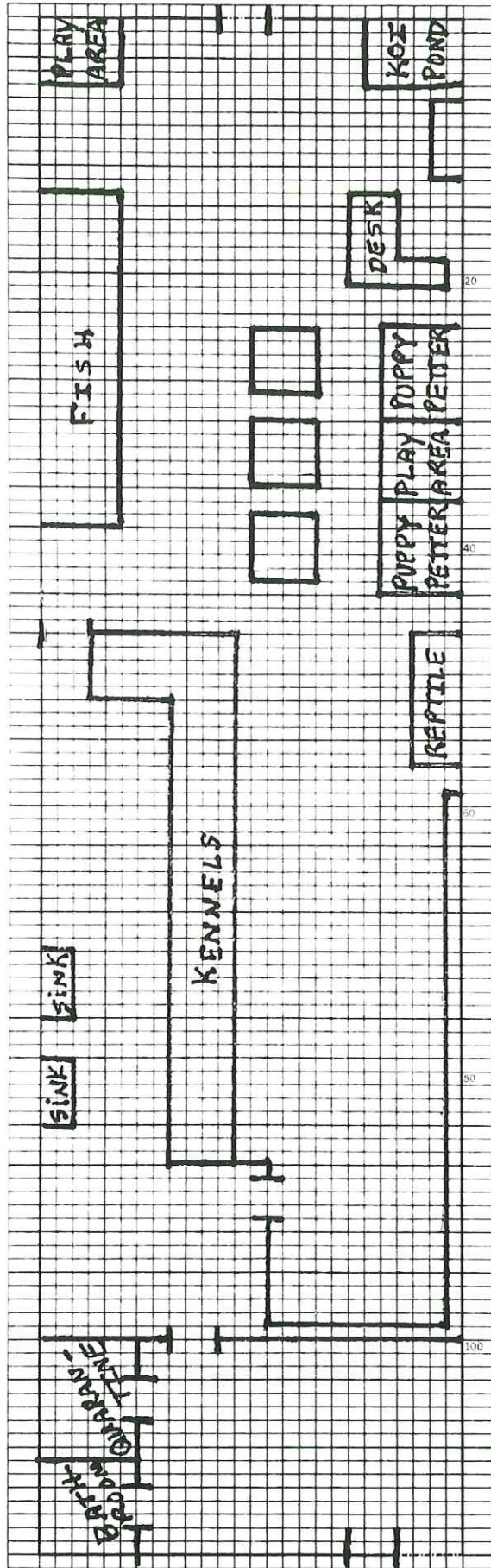
0 1,200 2,400 Feet





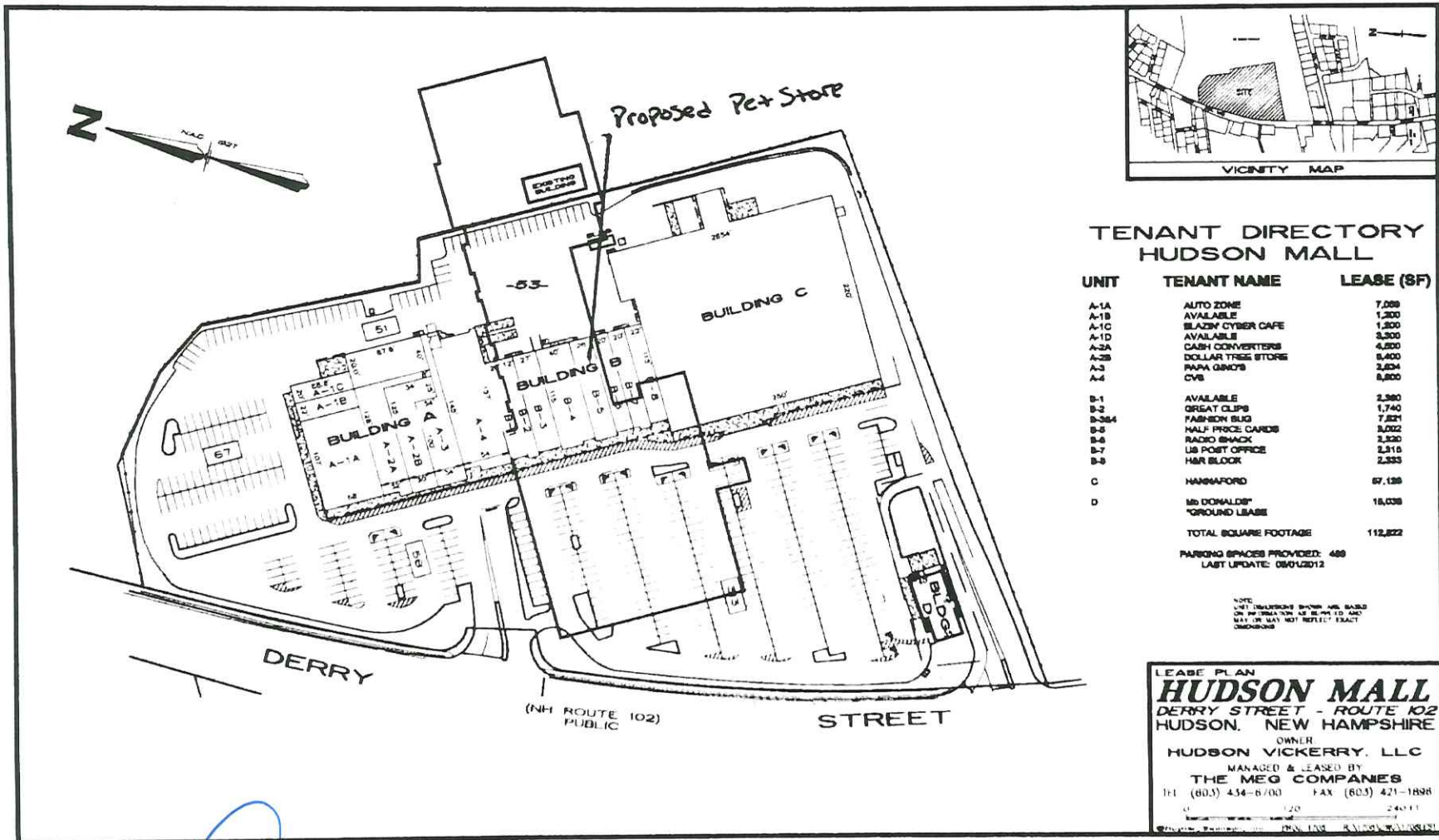


ENTRANCE



EXIT

David M. Yee 6/17/20



*David M. Gale*  
 6/17/20

Printed  
6/25/2020  
2:56PM  
Created  
6/25/2020  
2:52 PM

# Transaction Receipt

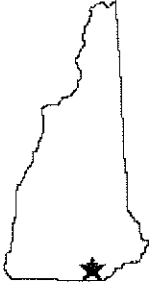
Receipt# 601,345  
tgoodwyn

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

Description	Current Invoice	Payment	Balance Due
1.00 Zoning Application-7/23/20 ZBA Mtg 77 Derry Street Map/Lot 165-155-000 Special Exception	0.00	176.7500	0.00
		Total:	176.75

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Robert & Mariela Pelletier	CHECK	CHECK # 657	176.75	0.00	176.75
		Total Due:			176.75
		Total Tendered:			176.75
		Total Change:			0.00
		Net Paid:			176.75



# 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:** August 13, 2020 *BB 8-3-20*

Case 190-096 (8-13-20): Paula Bowden, 1 Riverview Street, requests a Variance to build a 26' x 26' two car garage that has a side yard setback encroachment of 10.3 ft., leaving 4.7 ft. of side yard setback. [Map 190, Lot 096-000; Zoned Town Residence (TR); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

**Address:** 1 Riverview St

**Zoning district:** Town Residence (TR)

#### Summary:

Applicant requests a variance to build a 26 x 26 two car garage that has a side yard encroachment of 10.3 ft, leaving 4.7 ft of side yard setback.

#### Property description:

This is an existing developed lot with an existing non-conforming structure (front setback).

#### In-House review/comments:

Fire Dept: None received

Planner: None received

Engineering: yes

#### HISTORY:

June 26, 1997 ZBA NOD ALU approval

June 5, 2019 Zoning Determination #19-065

#### Attachments:

“A” Assessing record.

“B” June 26 1997 ZBA NOD ALU approval.

“C” June 05, 2019 Zoning Determination #19-065.

“D” Town Engineer In-House review/comments.

“E” Proposed plot plan of garage.

## Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	107 - ALU	163,700	1,300	99,600	0.54	0.00	264,600
2019	107 - ALU	163,700	1,300	99,600	0.54	0.00	264,600
2019	107 - ALU	176,800	1,300	99,600	0.54	0.00	277,700
2018	107 - ALU	176,800	2,400	99,600	0.54	0.00	278,800
2018	107 - ALU	176,800	2,400	99,600	0.54	0.00	278,800
2017	107 - ALU	176,800	2,400	99,600	0.54	0.00	278,800
2017	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2017	107 - ALU	176,800	2,400	99,600	0.54	0.00	278,800
2016	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2016	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2015	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2015	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2014	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2014	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2013	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2013	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2012	107 - ALU	149,800	2,300	95,000	0.54	0.00	247,100
2012	107 - ALU	160,500	2,300	126,700	0.54	0.00	289,500
2011	107 - ALU	160,500	2,300	126,700	0.54	0.00	289,500
2011	107 - ALU	160,500	2,300	126,700	0.54	0.00	289,500
2010	107 - ALU	160,500	2,300	126,700	0.54	0.00	289,500
2010	107 - ALU	160,500	2,300	156,900	0.54	0.00	319,700
2009	107 - ALU	160,500	2,300	156,900	0.54	0.00	319,700
2008	107 - ALU	160,500	2,300	156,900	0.54	0.00	319,700
2008	107 - ALU	160,500	2,300	156,900	0.54	0.00	319,700
2007	107 - ALU	160,500	2,300	156,900	0.54	0.00	319,700
2007	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2006	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2006	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2005	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2005	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2004	107 - ALU	153,900	1,100	126,700	0.54	0.00	281,700
2004	107 - ALU	113,900	1,900	86,200	0.54	0.00	202,000
2003	104 - TWO FAM	113,900	1,900	86,200	0.54	0.00	202,000
2003	104 - TWO FAM	113,900	1,900	86,200	0.54	0.00	202,000
2002	104 - TWO FAM	113,900	1,900	86,200	0.54	0.00	202,000
2002	104 - TWO FAM	113,900	1,900	86,200	0.54	0.00	202,000
2001	104 - TWO FAM	73,900	0	53,000		0.00	126,900
2000	104 - TWO FAM	73,200	700	53,000	0.54	0.00	126,900
1999	104 - TWO FAM	39,900	700	48,400	0.54	0.00	89,000

"A"

NOTICE OF APPROVAL

On June 26, 1997, the Hudson Zoning Board of Adjustment heard case 47 -1 (06/26/97), pertaining to a request by Richard and Jeanne Turmel of 1 Riverview Avenue, Hudson NH, for a Special Exception for the construction of an Accessory Living Unit at their single family home. [Map 47, Lot 1; Zoned TR; HZO Article XIII A, Section 334-73.3]

See Findings on reverse.

A majority of the members sitting on the Zoning Board of Adjustment for this hearing voted to grant the request, finding that it satisfied all requirements.

For 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 during testimony before the Zoning Board of Adjustment relative to the obtaining of this special exception shall be considered conditions of that special exception, regardless of the fact that such facts or intentions were not specifically stated as part 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 this Board, and the approval shall be held to be null and void.

Signed: [Signature]  
Chairman, Zoning Board of Adjustment

Date: 07.24.97

Signed: [Signature]  
Zoning Administrator

Date: 7/8/97

"B."

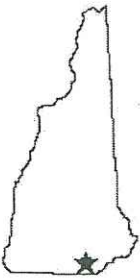
CASE 47-1 (06/26/97)  
RICHARD AND JEANNE TURMEL  
1 RIVERVIEW AVENUE  
ACCESSORY LIVING UNIT

FINDINGS:

1. Applicant has met the requirements of the ordinance.
2. Much larger than the typical Accessory Living Units, but in compliance with requirements.
3. The homeowners understand the restrictions.

TWENTY DAY WAIVER GRANTED

"B<sub>2</sub>"



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #19-065

June 5, 2019

Paula and Dale Bowden  
1 Riverview St  
Hudson, NH 03051

Re: **1 Riverview Street** **Map 190 Lot 096**  
**District: Town Residence (TR)**

Dear Paula and Dale,

You have submitted a plan depicting a proposed 26' x 26' garage that has a side yard setback encroachment of 10.3 ft, leaving 4.7 ft- of side yard setback.

#### **Zoning Review / Determination:**

You would need a Variance from the Zoning Ordinance section §334-27: Table of Minimum Dimensional Requirements, from the Zoning Board of Adjustment. Please contact Tracy Goodwyn (603) 886-6008 for application details and deadlines. The proposed garage's access via a new ("additional") driveway will need a waiver from the Planning Board as each lot can only have one driveway "cut", please contact Elvis Dhima (Town Engr) (603) 886-6008 for driveway details.

Sincerely,

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

cc: Public Folder  
E. Dhima, Town Engineer  
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.*

"C"



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

REQUEST FOR REVIEW/COMMENTS:

Case: 190-096 (08-13-20)

Property Location: 1 Riverview Street- Variance

*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)

EZD

(Initials)

Name: Elvis Dhima, P.E.

Date: 07/10/2020

DEPT:

Town Engineer

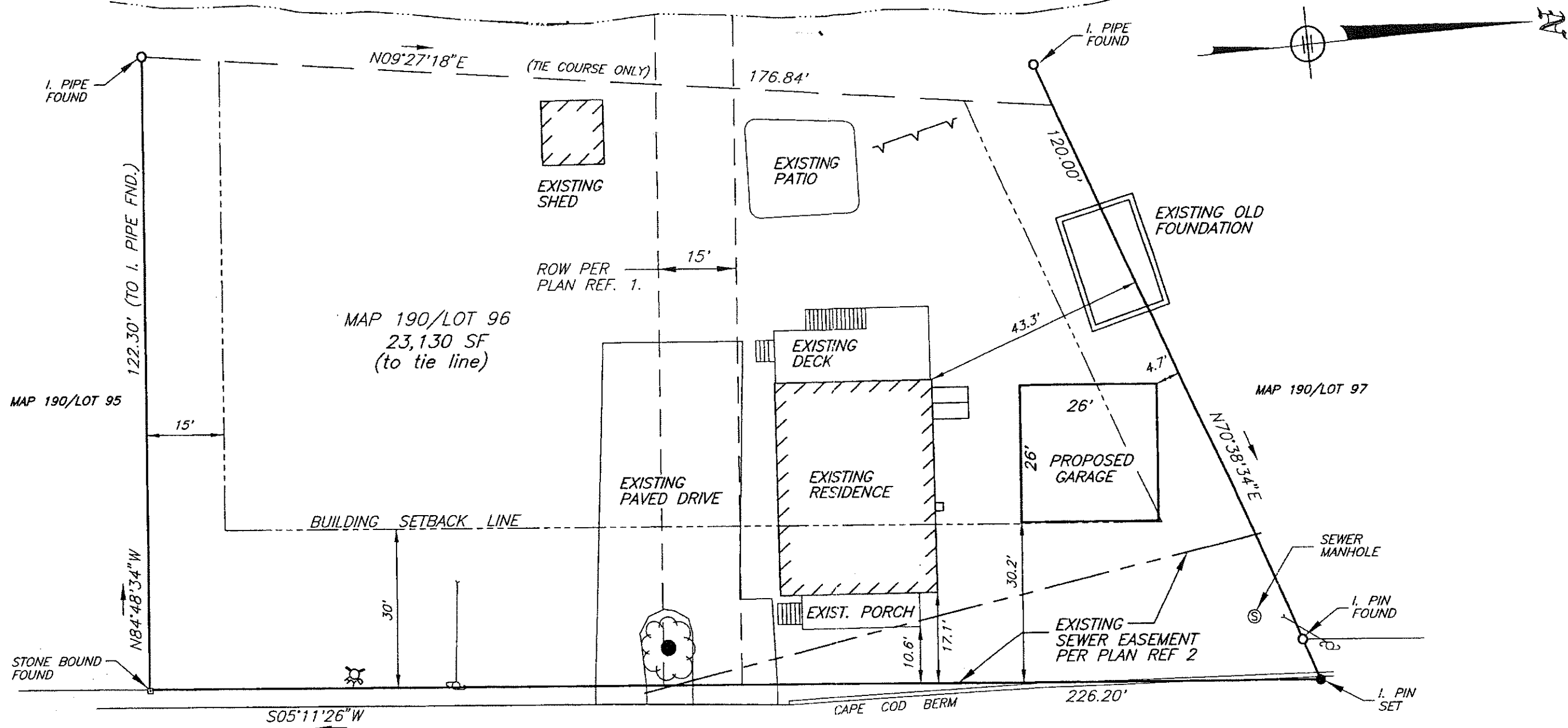
Fire/Health Department

Town Planner

Applicant shall remove the existing driveway or apply for a second driveway. In either case the applicant shall apply for a new driveway permit, which will show the proposed garage connecting to the road.  
Applicant shall provide a driveway plan and profile for the new driveway, stamped by a NHPE.

"D"

# MERRIMACK RIVER



## RIVER VIEW AVENUE

PROPOSED ZBA PLAN MAP 190 / LOT 96  
**1 RIVERVIEW STREET**  
**HUDSON, N.H.**

SCALE: 1" = 20'

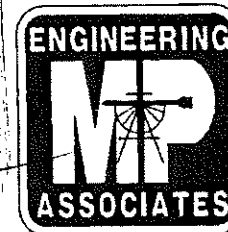
DATE: MAY 15, 2019

**PLAN REFERENCE:**

- 1) PLAN OF LAND OF RIVERSIDE PINES HUDSON, NH. DATED SEPTEMBER, 1915 BY G.P. WINN FILED HCRD AS PLAN No. 508.
- 2) TOWN OF HUDSON PROPOSED EASEMENT PLAN ON LAND OF THOMAS M. & MARGARET A. BARRETT. DATED FEB 1., 1974. FILED HCRD AS PLAN No. 10826.
- 3) WATERSEDGE PARK, WATERSEDGE DRIVE, HUDSON, NH. DATED MAY 1980 BY A.E. MAYNARD. FILED HCRD AS PLAN No. 13443.

I CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED ON APRIL 10, 2019 AUTHORIZED COPIES OF THIS PLAN WILL BEAR A SIGNATURE IN BLUE INK.

*[Signature]*



**Maynard & Paquette**  
 Engineering Associates, LLC  
 Consulting Engineers and Land Surveyors  
 31 Quincy Street, Nashua, N.H. 03060  
 Phone: (603)883-8433 Fax: (603)883-7227

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TOWN OF HUDSON

JUL 06 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. 190-096

Date Filed 7/6/20

Name of Applicant Paula Bowden Map: 190 Lot: 096 Zoning District: TR

Telephone Number (Home) 403-889-3152 (Work) \_\_\_\_\_

Mailing Address 1 Riverview St.

Owner Paula - Dale Bowden

Location of Property 1 Riverview St.  
(Street Address)

Paula Bowden \_\_\_\_\_ 6/24/20  
Signature of Applicant Date

Paula Bowden Dale Bowden \_\_\_\_\_ 6/24/20  
Signature of Property-Owner(s) 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

<b>COST:</b>		Date received: <u>7/6/20</u>
Application fee:	\$130.00	
<u>7</u> Direct Abutters x \$4.05 =	<u>28.35</u>	
<u>7</u> Indirect Abutters x \$0.55 =	<u>3.85</u>	
<b>Total amount due:</b>	<u>\$163.10</u>	Amt. received: \$ <u>163.10</u>
Received by: _____	<u>(TSG)</u>	Receipt No.: <u>603,591</u> check# <u>11659</u>
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 Initials		Staff Initials
<u>PB</u>	The applicant must provide <sup>9</sup> 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>PB</u>	Before making the <sup>9</sup> 13 copies, please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>PB</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>PB</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>N/A</u>
<u>PB</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>PB</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>PB</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>TG</u>
<u>PB</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-**

PB

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) PB

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) PB

The plot plan shall be up-to date and dated, and shall be no more than three years old.

TG

c) PB

The plot plan shall have the signature and the name of the preparer, with his/her/their seal.

TG

d) PB

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) PB

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) PB

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) PB

The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.

TG

h) PB

The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.

TG

i) PB

The plot plan shall indicate all parking spaces and lanes, with dimensions.

not shown

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

Paula [Signature]  
Signature of Applicant(s)

6/24/20  
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

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
190	089	Kathleen Walter John Walter Walter revocable trust	4 Riverview St
190	126	Sandra Madeira Joao Madeira	3 Watersedge dr
190	094	Kathleen Beauchemin Peter Beauchemin	3 Riverview St
190	095	Kathleen Beauchemin Peter Beauchemin	3 Riverview St
190	127	Phillip Jacques Annette Jacques	1 Watersedge dr
190	096	Paula Bowden Dale Bowden	1 Riverview St
190	088	David Noonan Laura Noonan	50 Riverside dr
190	097	Gregory Black Deborah Black	4 Watersedge dr

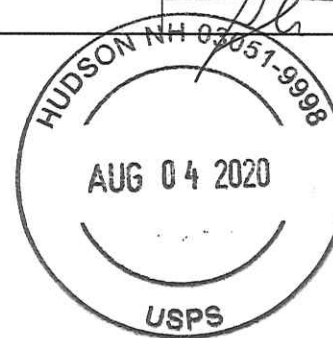
**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

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
190	087	Leo Bernard	3 Bungalow Ave
190	090	Roger Landry	6 Riverview St.
190	129	Mario Cazeca	49 Riverside dr.
190	128	Jeffrey Terrio Deborah Terrio	51 Riverside dr.
190	091	Heather Reidy	8 Riverview St.
190	098	Christine Haigis Haigis Revocable trust	6 watersedge dr.
190	130	Dennis Heroux Stanichuk, Paula	47 Riverside dr.
190	086	Lisa Tanzil Beckwith	7 Bungalow Ave

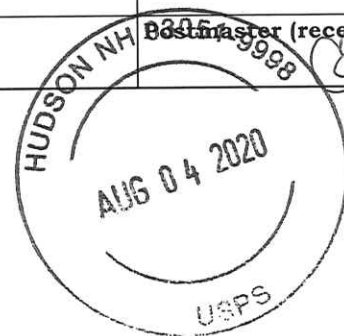
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-096 Variance 1 Riverview Street Map 190/Lot 096-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	08/13/20 ZBA Meeting
1	7018 2290 0001 3001 4413	BOWDEN, DALE M., BOWDEN, PAULA M. 1 RIVERVIEW ST., HUDSON, NH 03051	APPLICANT/OWNER-NOTICE SENT
2	7018 2290 0001 3001 4420	WALTER, KATHLEEN, TR., WALTER, JOHN W., TR., WALTER REVOCABLE TRUST 4 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE SENT
3	7018 2290 0001 3001 4437	MADEIRA, SANDRA P., MADEIRA, JOAO N. 3 WATSEEDGE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
4	7018 2290 0001 3001 4444	BEAUCHEMIN, KATHLEEN M., BEAUCHEMIN, PETER 3 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE SENT
5	7018 2290 0001 3001 4451	JACQUES, PHILLIP A., JACQUES, ANNETTE P. 1 WATSEEDGE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
6	7018 2290 0001 3001 4468	NOONAN, DAVID J., NOONAN, LAURA J. 50 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE SENT
7	7018 2290 0001 3001 4475	BLACK, GREGORY A., BLACK, DEBORAH J. 4 WATSEEDGE DRIVE, HUDSON, NH 03051-4545	ABUTTER NOTICE SENT
8			
9			
10			
11			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) <i>[Signature]</i>

Direct Certified





SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-096 Variance 1 Riverview Street Map 190/Lot 096-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	08/13/20 ZBA Meeting	
1	N/A-mailed First Class BERNARD, LEO C. 3 BUNGALOW AVENUE, HUDSON, NH 03051	ABUTTER NOTICE SENT	
2	N/A-mailed First Class CAZECA, MARIO J. 49 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE SENT	
3	N/A-mailed First Class LANDRY, ROGER J. 6 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE SENT	
4	N/A-mailed First Class TERRIO, JEFFREY S., TERRIO, DEBORAH L. 51 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE SENT	
5	N/A-mailed First Class REIDY, HEATHER A. 8 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE SENT	
6	N/A-mailed First Class HAIGIS, CHRISTINE M., TR., HAIGIS REVOCABLE TRUST 6 WATSEEDGE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT	
7	N/A-mailed First Class HEROUX, DENNIS P., STANICHUK, PAULA M. 47 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE SENT	
8	N/A-mailed First Class BECKWITH, LISA TANZI 7 BUNGALOW AVENUE, HUDSON, NH 03051	ABUTTER NOTICE SENT	
9			
10			
11			
	<b>Total Number of pieces listed by sender 8</b>	<b>Total number of pieces rec'vd at Post Office 8</b>	Postmaster (receiving Employee) 86669998



APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-27 in order to permit the following change or use:

Build a two car garage with a second floor for storage.

The front of the building would be within the required 15 feet of the boundary line but the rear of the building would only be seven feet of the boundary line.

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 Administrator, 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 proposed use - The construction of a 2 car garage does not conflict with the past use of the lot in question. Previous Barn/garage was torn down to be replaced by new construction: wood frame/vinyl siding 1 1/2 story.

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.”)

The proposed garage will comply with character of the neighborhood with being in front of the foundation of Barn/garage that was torn down. It will also be adjacent to the neighbors 2 car garage.

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.)

A. It will provide parking for 2 vehicles out of the elements, not now available.

B. It would provide storage for tools + equipment used by the owners to be kept out of the elements + out of the sight of the neighbors.

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.)

Proposed garage construction wood frame/vinyl siding similar to existing home, this would upgrade the appearance from the initial building that was torn down, which would be an upgrade to the area.

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.)

A. To solve lot line between neighbors property to cut into barn cellar hole.

B. To move structure in front of existing cellar hole to allow the best position for vehicle access without breaking into existing cellar hole.

C. The garage cannot be moved closer to the house due to existing sewer lines.

D. Use of this part of property is keeping intact the current use as parking area for upstairs family. The Bowdens

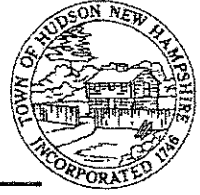
E. Garage location proposed is a greater set back from natural drainage = water flow of Merrimack River bank, thus affording greater protection for watershed/storm water run off.

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 #19-065

June 5, 2019

Paula and Dale Bowden  
1 Riverview St  
Hudson, NH 03051

Re: 1 Riverview Street Map 190 Lot 096  
**District: Town Residence (TR)**

Dear Paula and Dale,

You have submitted a plan depicting a proposed 26' x 26' garage that has a side yard setback encroachment of 10.3 ft, leaving 4.7 ft- of side yard setback.

#### **Zoning Review / Determination:**

You would need a Variance from the Zoning Ordinance section §334-27: Table of Minimum Dimensional Requirements, from the Zoning Board of Adjustment. Please contact Tracy Goodwyn (603) 886-6008 for application details and deadlines.

The proposed garage's access via a new ("additional") driveway will need a waiver from the Planning Board as each lot can only have one driveway "cut", please contact Elvis Dhima (Town Engr) (603) 886-6008 for driveway details.

Sincerely,

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

cc: Public Folder  
E. Dhima, Town Engineer  
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.*

190 096 000  
MAP LOT SUB

1 of 1 RESIDENTIAL  
CARD

Hudson

Total Card / Total Parcel  
APPAISED: 264,600 / 264,600  
USE VALUE: 264,600 / 264,600  
ASSESSED: 264,600 / 264,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		RIVERVIEW ST, HUDSON

OWNERSHIP

Owner 1:	BOWDEN, DALE M.
Owner 2:	BOWDEN, PAULA M.
Owner 3:	
Street 1:	1 RIVERVIEW ST.
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

PREVIOUS OWNER

Owner 1:	TURMEL, RICHARD O. -
Owner 2:	TURMEL, JEANNE E. -
Street 1:	1 RIVERVIEW ST.
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

NARRATIVE DESCRIPTION

This parcel contains .54 ACRES of land mainly classified as ALU with a NEW ENGLANDR Building built about 1927, having primarily VINYL Exterior and 2400 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	TR	TOWN RES		water	3	TOWN WATE
				Sewer	2	TOWN SEWE
				Electri		
				Exmpt		
				Topo	1	LEVEL
				Street		
				Gas		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh Influ	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land %	J Code	Fact	Use Value	Notes
107	ALU		0.54		SITE ACRE	SITE		0	110,000	1.68	RE	R				99,561					99,600	RF/ALU

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
107	0.540	163,700	1,300	99,600	264,600
Total Card	0.540	163,700	1,300	99,600	264,600
Total Parcel	0.540	163,700	1,300	99,600	264,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		110.25	/Parcel: 110.25

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	107	JB	163,700	1300	.54	99,600	264,600	264,600	Year End Roll	5/6/2020
2019	107	FV	163,700	1300	.54	99,600	264,600	264,600	Year End Roll	9/16/2019
2019	107	JB	176,800	1300	.54	99,600	277,700	277,700	Year End Roll	5/8/2019
2018	107	FV	176,800	2400	.54	99,600	278,800	278,800	Year End Roll	8/27/2018
2018	107	JB	176,800	2400	.54	99,600	278,800	278,800	Year End Roll	5/9/2018
2017	107	FV	176,800	2400	.54	99,600	278,800	278,800	Year End Roll	10/26/2017
2017	107	PV	176,800	2400	.54	99,600	278,800	278,800	Year End Roll	8/28/2017
2017	107	JB	149,800	2300	.54	95,000	247,100	247,100	Year End Roll	5/10/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TURMEL, RICHARD	9090-0119	1	6/25/2018	FAMILY TRANS		No	No		
	4942-0054		9/2/1988			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/29/2018	2018-00988	DEMOLITI		C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2019	Meas/Inspect	19	KRT2
6/19/2019	Measured	19	KRT2
1/14/2019	Permit Visit	12	TECH ASMNT
6/13/2013	Measured	15	APPR TECH 5
8/6/2007	Meas/Inspect	10	APPRAISER II
3/20/2001	Inspected	0	PATRIOT
3/14/2001	Measured	0	PATRIOT
2/27/1991	Inspected	2	AVITAR

Sign: \_\_\_\_\_

Total AC/HA: 0.54000 Total SF/SM: 23522 Parcel LUC: 107 ALU Prime NB Desc: RES AVG Total: 99,561 Spl Credit: Total: 99,600



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 0047  
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:

PRINT  
Date Time  
06/23/20 14:39:56  
LAST REV  
Date Time  
07/17/19 14:32:48  
krt

ASR Map:  
Fact Dist:  
Reval Dist:  
Year:  
LandReason:  
BidReason:  
CivilDistrict:  
Ratio:

PAT ACCT. 6436

Notes

**EXTERIOR INFORMATION**

Type:	15 - NEW ENGLANDR
Sty Ht:	2 - TWO STY
(Liv) Units:	2 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	04 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	LT.GRAY
View / Desir:	

**GENERAL INFORMATION**

Grade:	C - AVERAGE
Year Bilt:	1927 Eff Yr Bilt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg H/W/L:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	04 - CARPET
Sec Floors:	06 - CERAMIC T 30%
Bsmnt Flr:	12 - CONCRETE
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED HW
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	% Sprinkled

**BATH FEATURES**

Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	Rating:
A HBth:	Rating:
OthFix:	Rating:

**OTHER FEATURES**

Kits:	2 Rating: AVERAGE
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	32.0%
Functional:	B - BMT PROB	3.0%
Economic:		%
Special:		%
Override:		%
Total:		34.04%

**CALC SUMMARY**

Basic \$ / SQ:	98.00
Size Adj.:	0.87500000
Const Adj.:	0.97602129
Adj \$ / SQ:	83.694
Other Features:	14000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248159
Depreciation:	84473
Depreciated Total:	163686

**COMMENTS**

6/19 EXT AVG+INT AVG INT DATED DNV=2ND UNIT.

**RESIDENTIAL GRID**

1st Res Grid:	Desc: CONV	# Units: 1
Level:	FY LR DR D K FR RR BR FB HB L	0
Other:		
Upper:		
Lvl 2:		
Lvl 1:		
Lower:		
Totals:	RMs: 10 BRs: 6 Baths: 2 HB:	

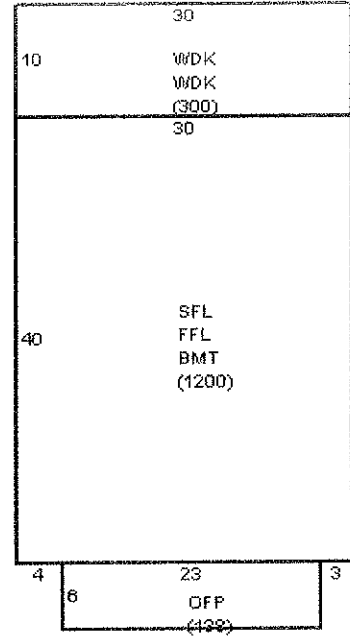
**REMODELING**

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

**RES BREAKDOWN**

No Unit:	RMS	BRS	FL
1	4	2	1
1	6	4	1
Totals			
2	10	6	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,200	16.740	20,087
FFL	FIRST FLOOR	1,200	83.690	100,433
SFL	SECOND FLR	1,200	83.690	100,433
WDK	WOOD DECK	600	12.580	7,550
OFF	OPEN PCH	138	41.000	5,658

**SUB AREA DETAIL**

Sub Area	% Ustil	Descrip	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		FIRST FLOOR			
SFL		SECOND FLR			
WDK		WOOD DECK			
OFF		OPEN PCH			

Net Sketched Area:	4,338	Total:	234,161
Size Ad:	2400	Gross Area:	4338
		FinArea:	2400

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WAv\$/SQ:				Ind.Val
Juris. Factor:			Before Depr:	83.69
Special Features:	0		Val/Su Net:	37.74
Final Total:	163700		Val/Su SzAd:	68.21

**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
2	SHED-WOOD	D Y		1.12X12	AV	FR	2002	23.26	T	60	107			1,300			1,300

**PARCEL ID** 190-096-000

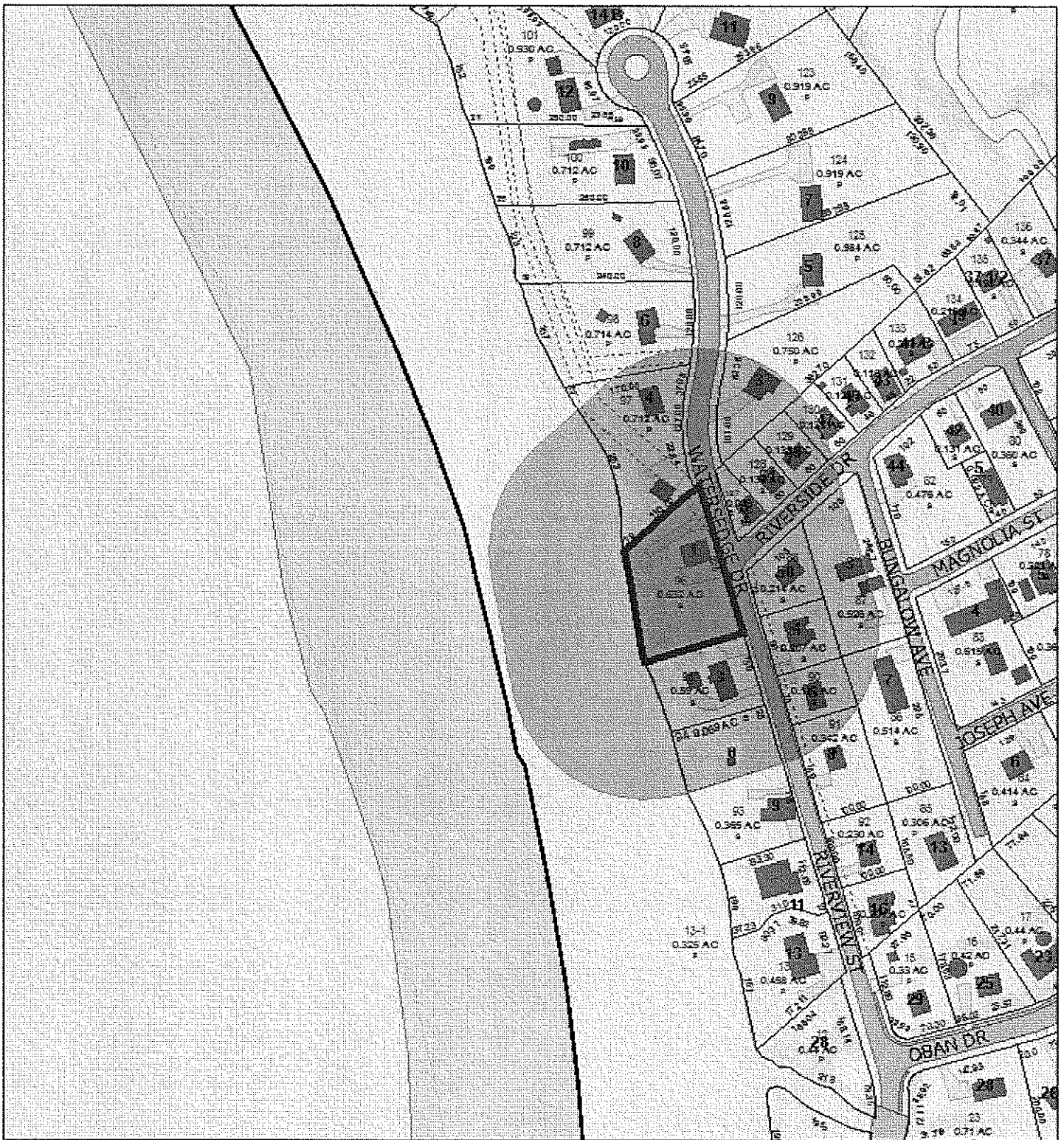
**IMAGE**



AssessPro Patriot Properties, Inc

More: IN	Total Yard Items:	1,300	Total Special Features:		Total:	1,300
----------	-------------------	-------	-------------------------	--	--------	-------

# 1 Riverview St ( Map/Lot 190-096-000)



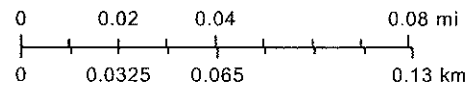
June 20, 2020

1:2,492

Legend

----- Easement\_Lines

▭ Parcels



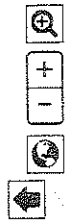


730' Radius

# Town of Hudson, NH - GIS

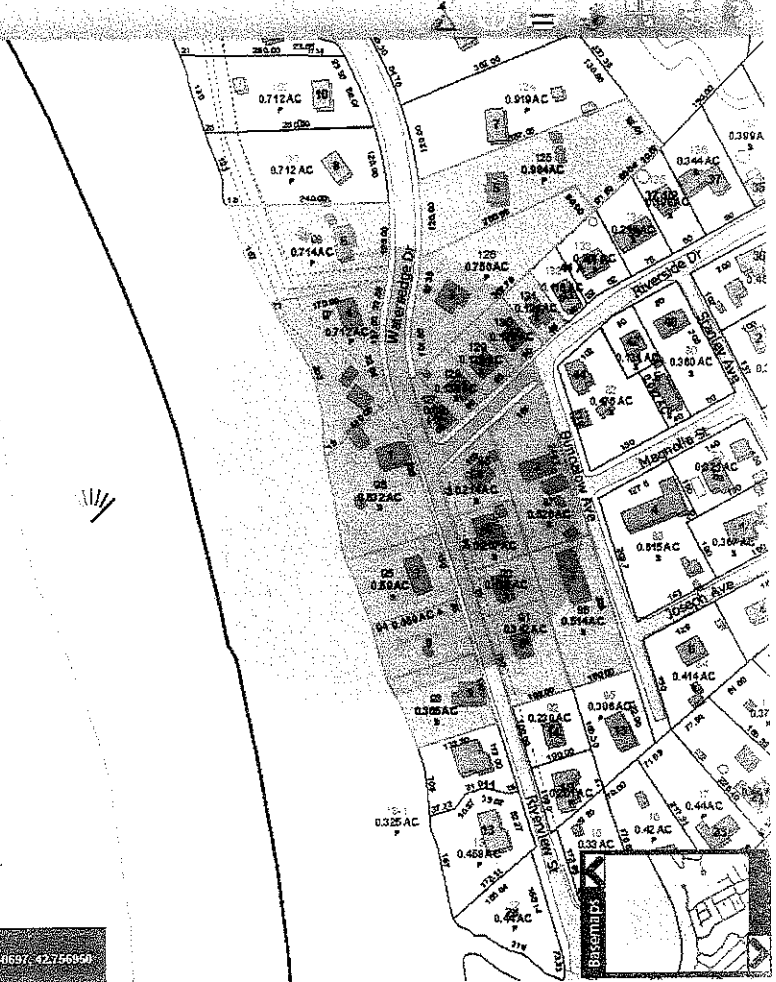
00 57 207  
\*Advanced Search >>

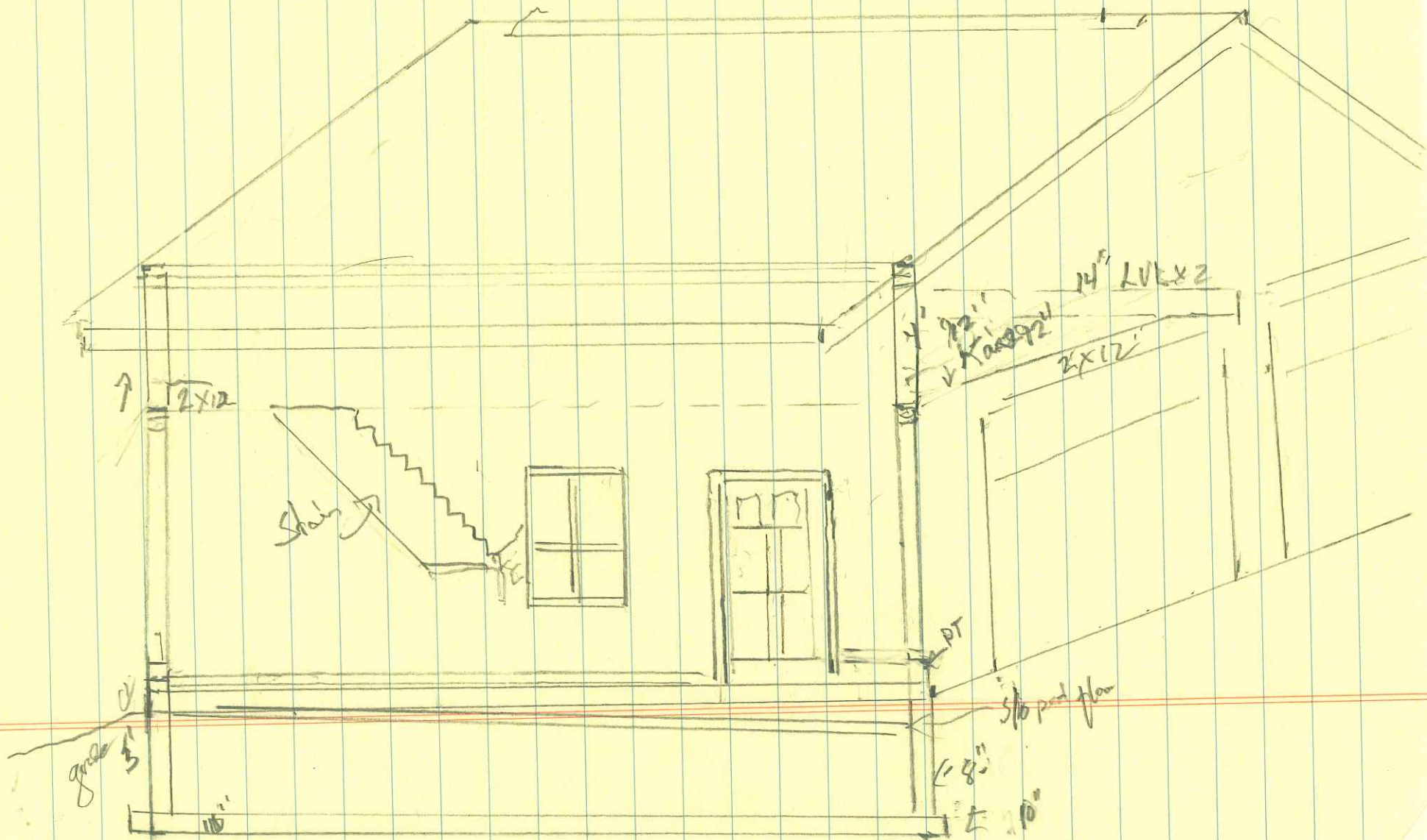
Search Results		Selected Results	
Clear	Zoom to selection	Export	
Parcel ID	Address	Owner	
190-087-000	3 BUNGALOW AVE	BERNARD, LEO C.	
190-128-000	45 RIVERSIDE DR	CALZADA, MARIO J.	
190-093-000	9 RIVERVIEW ST	FOLEY, MARTIN E.	
190-098-000	5 RIVERSIDE ST	LAWRY, EDGEE L.	
190-089-000	4 RIVERVIEW ST	WALTER, KATHLEEN, TR.	
190-128-000	3 WATERSEDGE DR	MAUDERA, SANDRA P.	
190-128-000	51 RIVERSIDE DR	TERRIO, JEFFREY S.	
190-091-000	8 RIVERSIDE ST	WOLFE, WENDY A.	
190-127-000	1 WATERSEDGE DR	JACQUES, PHILLIP A.	
190-091-000	6 WATERSEDGE DR	WALDE, CHRISTINE M., TR.	
190-096-000	1 RIVERVIEW ST	BOWDEN, DALE M.	
190-128-000	8 WATERSEDGE DR	SASSO, CHRISTOPHER G.	
190-131-000	45 RIVERSIDE DR	STRANGIO, TODD P.	
190-104-000	47 WATERSEDGE DR	FRODO, DENISE P.	
190-086-000	7 BUNGALOW AVE	BECKWITH, LISA TANZI	
190-098-000	89 RIVERSIDE DR	HOONAN, RANDY	
190-097-000	4 WATERSEDGE DR	BLACK, GREGORY A.	
190-094-000	8 RIVERVIEW ST	SCAUCHEMIN, PETER	
190-095-000	3 RIVERVIEW ST	BEAUCHEMIN, KATHLEEN M.	



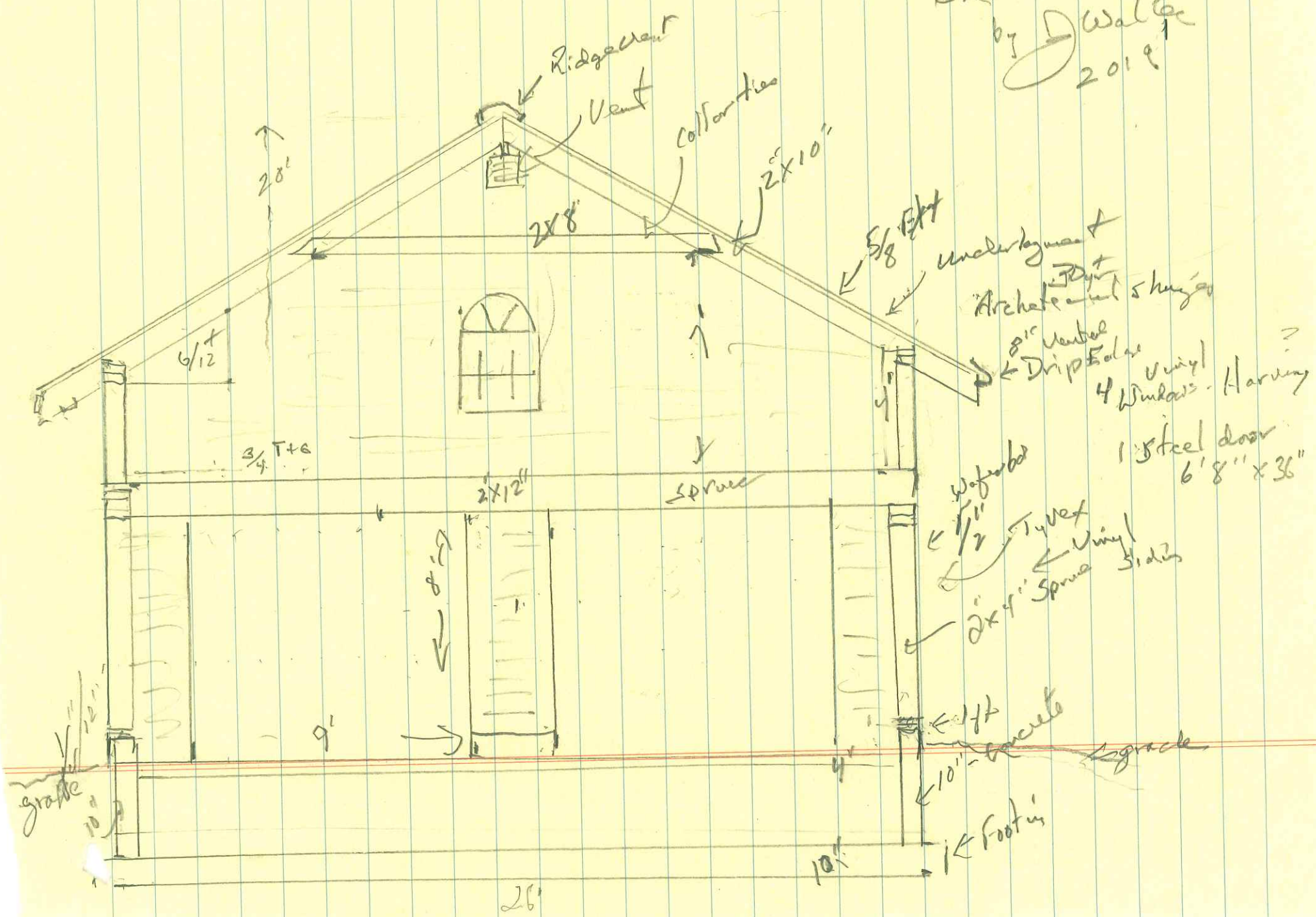
CDM Smith

Version: 1.1.5





Panathal Dab Powder  
 Sketches  
 by Walter  
 2019



28'

Ridge vent  
 Vent

Collar ties

2x10"

2x8

5/8" Ext

underlayment  
 Architec  
 8" Vent  
 Drip Edge

6/12

Vinyl  
 4 Windows  
 Harving

3/4 T+G

1" Steel door  
 6'8" x 36"

2x12"

SPRUC

Wof wood

1/2" Tyvek

2x4" Spruce  
 Vinyl  
 Siding

8'9"

9'

1/4" Ext

10" Concrete

Grack

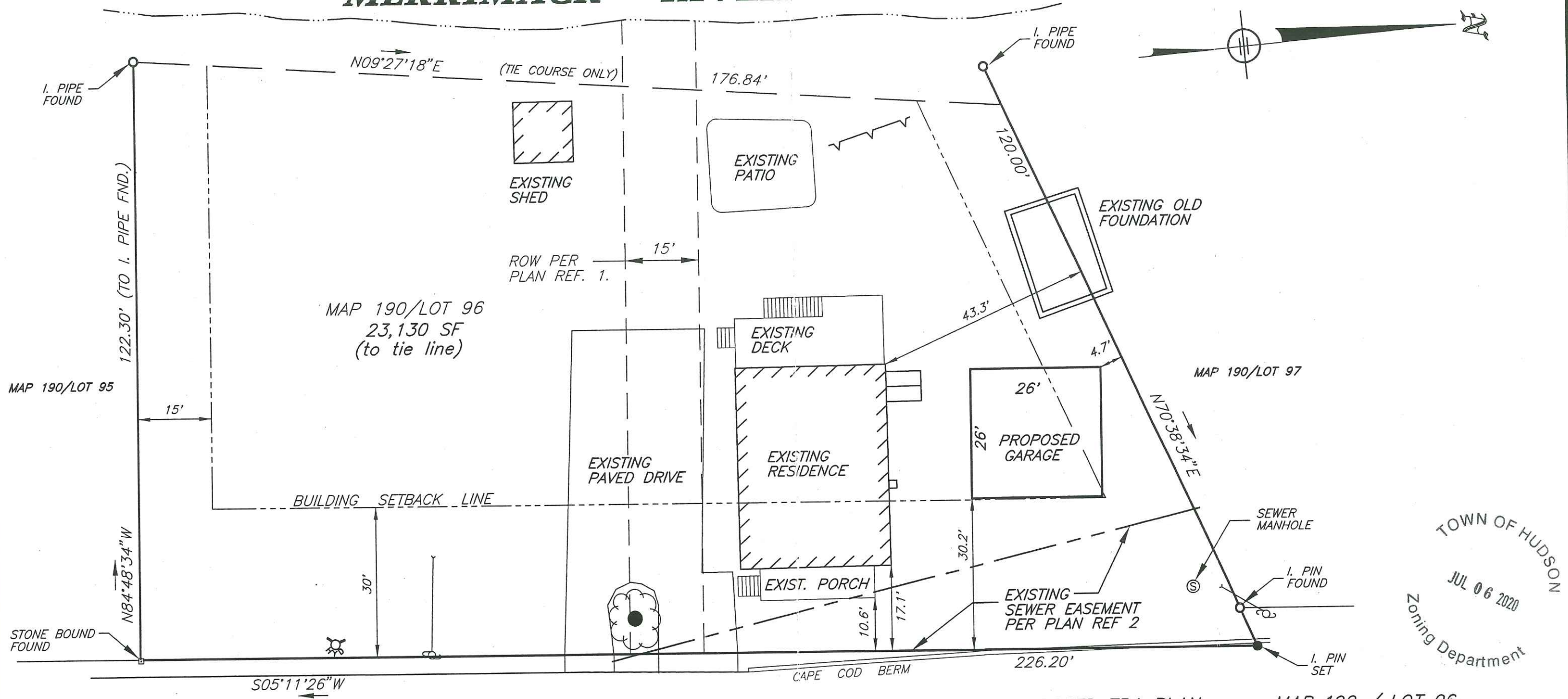
Grack  
 10"

10'

1" Foot in

26'

# MERRIMACK RIVER



TOWN OF HUDSON  
JUL 06 2020  
Zoning Department

## RIVERVIEW AVENUE

PROPOSED ZBA PLAN MAP 190 / LOT 96  
**1 RIVERVIEW STREET**  
**HUDSON, N.H.**

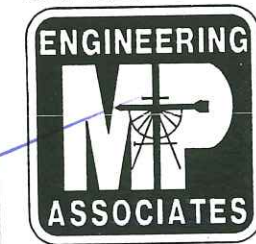
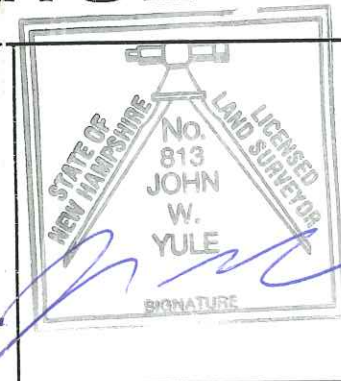
SCALE: 1" = 20'

DATE: MAY 15, 2019

**PLAN REFERENCE:**

- 1) PLAN OF LAND OF RIVERSIDE PINES HUDSON, NH. DATED SEPTEMBER, 1915 BY G.P. WINN FILED HCRD AS PLAN No. 508.
- 2) TOWN OF HUDSON PROPOSED EASEMENT PLAN ON LAND OF THOMAS M. & MARGARET A. BARRETT. DATED FEB 1., 1974. FILED HCRD AS PLAN No. 10826.
- 3) WATERSEDGE PARK, WATERSEDGE DRIVE, HUDSON, NH. DATED MAY 1980 BY A.E. MAYNARD. FILED HCRD AS PLAN No. 13443.

I CERTIFY THAT THE IMPROVEMENTS SHOWN WERE LOCATED ON APRIL 10, 2019 AUTHORIZED COPIES OF THIS PLAN WILL BEAR A SIGNATURE IN BLUE INK.



**Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
31 Quincy Street, Nashua, N.H. 03060  
Phone: (603)883-8433 Fax: (603)883-7227

JWY	JWY	740/47			12633
DRAFTED	CHECKED	BOOK / PAGE	TYPE	SIZE	JOB NUMBER

Printed  
7/07/2020  
2:21PM  
Created  
7/07/2020  
2:15 PM

# Transaction Receipt

Receipt# 603,591  
tgoodwyn

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

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 1 Riverview Street Map/Lot 190-096-000 Variance Application	0.00	163.1000	0.00
			Total:	163.10

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Paula & Dale Bowden	CHECK	CHECK # 11659	163.10	0.00	163.10
			Total Due:		163.10
			Total Tendered:		163.10
			Total Change:		0.00
			Net Paid:		163.10



# 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

Meeting Date: August 13, 2020 *8/13/20*

Case 252-023 (08-13-20): Jessica Ryan Kozick, 6 McKinney Drive, requests a Home Occupation Special Exception to install a single chair home beauty salon in the lower level of the primary residence. [Map 252, Lot 023-000; Zoned Residential-One (R-1); HZO Article VI, Special Exceptions, §334-24, Home Occupations].

#### **Summary:**

Applicant is requesting a Home Occupation Special Exception to conduct a home based beauty salon within the existing house.

#### **Property description:**

This lot is a developed conforming lot with regards to the area and setback requirements. The use as a single family is also a legal existing use.

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

Fire Dept: yes

Engineering: yes

Town Planner: none received

#### **History:**

Assessing: Listed as single family.

Building Permit # 459-85 issued May 16, 1985 28 x 58 SFR.

Septic operation approved 1-22-86 3 bedroom.

#### **Attachments:**

“A” Assessing record.

“B” Building Permit # 459-85.

“C” Septic approval.

“D” Town Engineer in-house review/comments.

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

## Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	101 - ONE FAMILY	203,600	4,500	120,500	1.08	0.00	328,600
2019	101 - ONE FAMILY	203,600	4,500	120,500	1.08	0.00	328,600
2019	101 - ONE FAMILY	203,600	4,500	120,500	1.08	0.00	328,600
2018	101 - ONE FAMILY	203,600	4,500	120,500	1.08	0.00	328,600
2018	101 - ONE FAMILY	203,600	4,500	120,500	1.08	0.00	328,600
2017	101 - ONE FAMILY	203,200	4,500	120,500	1.08	0.00	328,200
2017	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2017	101 - ONE FAMILY	190,600	0	120,500	1.08	0.00	311,100
2016	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2016	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2015	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2015	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2014	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2014	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2013	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2013	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2012	101 - ONE FAMILY	172,200	0	115,600	1.08	0.00	287,800
2012	101 - ONE FAMILY	181,600	0	147,600	1.08	0.00	329,200
2011	101 - ONE FAMILY	181,600	0	147,600	1.08	0.00	329,200
2011	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2010	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2010	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2009	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2008	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2008	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2007	101 - ONE FAMILY	180,100	0	147,600	1.08	0.00	327,700
2007	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2006	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2006	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2005	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2005	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2004	101 - ONE FAMILY	210,000	0	115,500	1.08	0.00	325,500
2004	101 - ONE FAMILY	170,300	0	90,400	1.08	0.00	260,700
2003	101 - ONE FAMILY	170,300	0	90,400	1.08	0.00	260,700
2003	101 - ONE FAMILY	170,300	0	90,400	1.08	0.00	260,700
2002	101 - ONE FAMILY	170,300	0	90,400	1.08	0.00	260,700
2002	101 - ONE FAMILY	170,300	0	90,400	1.08	0.00	260,700
2001	101 - ONE FAMILY	118,100	0	55,300		0.00	173,400
2000	101 - ONE FAMILY	115,900	2,200	55,300	1.08	0.00	173,400
1999	101 - ONE FAMILY	115,900	2,200	55,300	1.08	0.00	173,400

A



# Town of Hudson, N. H.

Office of Town Building Inspector

No. 499-35

## BUILDING PERMIT

May 16, 1985, 19.....

Peter Boudanos

This certifies that ..... Name of Owner

is granted permission to erect  house  
alter .....  
repair ..... Description  
move .....  
(28 x 58)

of Building

on premises located at and known as  
to

16416 Winslow Park McKinney Drive 002-002-030

Number Street or Avenue

and to do things lawful to that end.

This permit is issued on application number ....., is subject to the conditions thereof and to the provisions of the Zoning Ordinance, and is void unless work thereunder shall have been commenced within 60 days next after the date hereof.

This Permit is issued under the condition that this building WILL NOT be occupied until a Certificate of occupancy is obtained from the Building Inspector.

Value \$ 97,000.00

Richard S. Millard  
eje  
Administrative Officer

Fee \$ 114.00

"B"



N.H. WATER SUPPLY & POLLUTION CONTROL COMMISSION  
P.O. BOX 95 HAZEN DRIVE, CONCORD, NH 03301

# APPROVAL FOR OPERATION

THE INDIVIDUAL SEWAGE OR WASTE DISPOSAL SYSTEM CONSTRUCTED FOR:

*m 2 L 2-30*  
*B.P.# 459-85*

APPROVAL # 112330

Owner:

*Peter A. Gaudinza*  
*5 Greenlay Street*  
*Nashua, NH 03063*

LOT NUMBERS: *2-30*  
SUBD. APPVL.#: *17835*  
SUBD. NAME:

Copy sent to:

*Board of Selectmen*  
*Town Office*  
*Nashua, NH 03061*

TYPE OF SYSTEM: *Three bedroom house*

TOWN/CITY LOCATION: *Nashua, NH*

STREET LOCATION: *McKinny Drive*

INSTALLER *Burmyer*  
PERMIT # *7637*

was inspected on (Date) *9-5-85*  
before covering and is hereby approved for use.

OWNER INSTALLED FOR HIS DOMICILE

Date Approved: *1-22-86*

THIS APPROVAL DOES NOT SUPERCEDE ANY EQUIVALENT OR MORE STRINGENT LOCAL ORDINANCES OR REGULATIONS. STATE STANDARDS ARE MINIMAL AND MUST BE MET STATEWIDE.

By: *Armand E. Hebert*  
(Authorized Agent of N.H. Water Supply and Pollution Control Commission)

(OVER) Revised 10/1/80

"C"

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 252-023 (08-13-20)

Property Location: 6 McKinney Drive

*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)

EZD \_\_\_\_\_ Name: Elvis Dhima, P.E. Date: 07/10/2020  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

1. This property is served by Town water and is on a septic system.
2. Applicant shall provide a plan or a statement by a NH Septic System Designer that the lot can accommodate a septic system for the proposed use.

"D"

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 252-023 (08-13-20)

Property Location: 6 McKinney Drive

*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

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

"E"

TOWN OF HUDSON

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

JUL 07 2020

Zoning Department

To: Zoning Board of Adjustment  
Town of Hudson

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

Case No. 252-023

Date Filed 7/7/20

Name of Applicant Jessica Ryan Kozick Map: 252 Lot: 023 Zoning District: R-1

Telephone Number (Home) (603) 801-0195 (Work) \_\_\_\_\_

Mailing Address 6 McKinney Drive Hudson NH

Owner Jessica Kozick

Location of Property 6 McKinney Drive Hudson NH  
(Street Address)

Signature of Applicant [Signature] Date July 5th / 2020

Signature of Property-Owner(s) \_\_\_\_\_ Date July 5th / 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 home occupation special exception.

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

COST:

Application fee:		\$130.00
<u>5</u> Direct Abutters x <sup>10</sup> \$4. <del>05</del> =		<u>20.50</u>
<u>7</u> Indirect Abutters x \$0.55 =		<u>3.85</u>
<b>Total amount due:</b>		<b><u>\$154.35</u></b>

Date received: 7/7/20

Amt. received: \$154.35

Receipt No.: 603,594 check # 183

Received by: [Signature: 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 Initials		Staff Initials
JK	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)	TG
JK	Before making the <sup>10</sup> <del>13</del> copies, please review the application with the Zoning Administrator or staff.	TG
JK	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, <b>Home Occupation Special Exception</b> , 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.	TG
n/a	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.)	TG (N/A)
JK	<b>Provide two (2) sets of mailing labels</b> 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="text-align: center;"> <div style="border: 1px solid black; border-radius: 50%; padding: 5px; display: inline-block;">OK - TG</div>  <del>                     pgs 4/5 - missing abutters - *remailed list 1/7/6/20                 </del> </div>
JK	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	<div style="text-align: center;">                     TG - OK                      *please do single sided.                 </div>
JK	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.	TG
n/a	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.	N/A

**PLOT PLAN-**

- n/a \_\_\_\_\_ 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):
- 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.

N/A  
 see  
 proposed  
 floor plan  
 ↓ TG

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

Signature of Applicant(s) \_\_\_\_\_

Date \_\_\_\_\_

July 5th 2020

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**

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
252	024	Marino James M.	8 McKinney Drive Hudson NH
252	012	Lacasse, ALAIN J. Lacasse, Joan	1 McKinney Drive Hudson NH. 03051
252	023	Kozick, Jessica R. Kozick, Patricia	6 McKinney Drive Hudson NH. 03051
252	011	Blackburn, Steven M. Blackburn, Paige D.	13 McKinney Drive Hudson NH. 03051
252	022	Glasheen, Thomas B. Glasheen, Susan	4 McKinney Dr Hudson NH. 03051

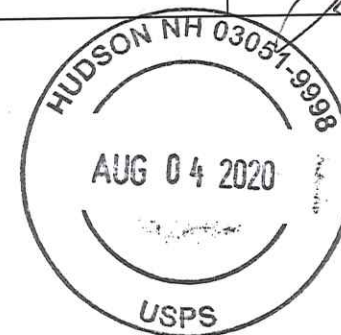
**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

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)

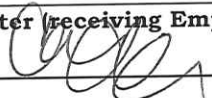
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
252	037	Small, Francis E. JR., TR, Small, Valerie A., TR., Small Revocable Trust	54 Pine Road Hudson NH. 03051
252	039	VIGNOLA, BRUCE VIGNOLA, Jeanne M.	58 Pine Road Hudson NH. 03051
252	021	Cochran, David Allen, TR. Cochran Living trust	16 Winslow Farm road Hudson NH
252	038	Vignola, Brian J. Vignola, Barbara E.	56 Pine Road Hudson NH. 03051
252	025	Manchester, Donald A, III / Manchester, Amy H.	10 McKinney Drive Hudson NH. 03051
252	010	Tsoukaris, Michael TR. Tsooukaris Revocable Trust	9 McKinney Drive Hudson NH. 03051
251	023	Finish Line PDS.LLC	94 River RD. STE 101 Hudson NH 03051

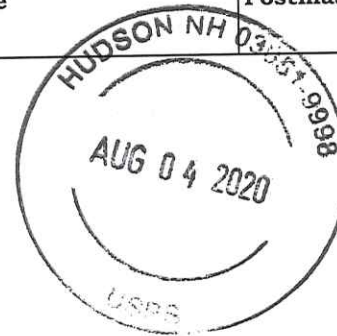


SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 252-023 Home Occupation SE 6 McKinney Dr. Map 252/Lot 023-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	08/13/20 ZBA Meeting
1	7018 2290 0001 3001 4482	KOZICK, JESSICA R., KOZICK, PATRICIA 6 MCKINNEY DRIVE, HUDSON, NH 03051	APPLICANT/OWNER-NOTICE SENT
2	7018 2290 0001 3001 4499	MARINO, JAMES M 8 MCKINNEY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
3	7018 2290 0001 3001 4505	LACASSE, ALAIN J. & Joann 1 MCKINNEY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
4	7018 2290 0001 3001 4512	BLACKBURN, STEVEN M., BLACKBURN, PAIGE D. 3 MCKINNEY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
5	7018 2290 0001 3001 4529	GLASHEEN, THOMAS, GLASHEEN, SUSAN 4 MCKINNEY DR., HUDSON, NH 03051	ABUTTER NOTICE SENT
6		TOWN OF HUDSON RE: 92 River Rd 12 SCHOOL STREET, HUDSON, NH 03051	Notified per Home Occupation Special Exception filed.
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 5	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)



Direct Certified

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 252-023 Home Occupation SE 6 McKinney Dr. Map 252/Lot 023-000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>08/13/20 ZBA Meeting</b>
1	N/A-mailed First Class	SMALL, FRANCIS E. JR., TR.; SMALL, VALERIE A., TR.; SMALL REVOCABLE TRUST 54 PINE ROAD, HUDSON, NH 03051	ABUTTER NOTICE SENT
2	N/A-mailed First Class	VIGNOLA, BRUCE; VIGNOLA, JEANNE N. 58 PINE ROAD, HUDSON, NH 03051	ABUTTER NOTICE SENT
3	N/A-mailed First Class	COCHRAN, DAVID ALLEN, TR.; COCHRAN LIVING TRUST 16 WINSLOW FARM ROAD, HUDSON, NH 03051	ABUTTER NOTICE SENT
4	N/A-mailed First Class	VIGNOLA, BRIAN J.; VIGNOLA, BARBARA E. 56 PINE ROAD, HUDSON, NH 03051	ABUTTER NOTICE SENT
5	N/A-mailed First Class	MANCHESTER, DONALD A., III; MANCHESTER, AMY H. 10 MCKINNEY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
6	N/A-mailed First Class	TSOUKARIS, MICHAEL, TR.; TSOUKARIS REVOCABLE TRUST 9 MCKINNEY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE SENT
7	N/A-mailed First Class	FINISH LINE PDS, LLC 94 RIVER RD. STE 101 HUDSON, NH 03051	ABUTTER NOTICE SENT
8			
9			
10			
11			
	<b>Total Number of pieces listed by sender 7</b>	<b>Total number of pieces rec'vd at Post Office</b> 7	<b>Postmaster (receiving Employee)</b> 



Non-Direct First Class

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 am a licensed Cosmetologist in the state of NH for over 10 year. I would like to have a legal single chair/station home beauty salon to offer the services of hair coloring, haircuts & hair styling. I will have regular inspections from the State Board of Cosmetology.

---

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

---

The home occupation of beauty salon is secondary to the home's principal use as my primary residence.

---

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

---

The home occupation will be carried out in a portion of a finished / In-law apartment on the lower lever of the residence. The beauty salon will use an independent entrance separate from the living residence which already exists.

---

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.

---

The only use of signs will be those permitted under for the home occupation. There will be no change to the existing exterior or structure of the residence.

---

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 needed.

---

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.

---

None of the above.

---

Will the traffic generated by the home occupation activity be substantially greater in volume than would normally be expected in the neighborhood? Please explain the expected traffic to your business. The additional traffic in the neighborhood will be quite minimal seeing that i will only have one workstation being used.

---

I will only be accepting one client at a time along with one additional vehicle in the residence's driveway. There is ample space for one additional vehicle in the current driveway for said residence. I will be having 15 -20 clients per week.

---

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

---

Clients will be using the existing driveway to the residence. There is ample parking and clients appointments will be staggered so as not to have more than one additional vehicle at a time parked at the residence.

---

Who will be conducting the home occupation? Please explain.

---

Jessica Ryan Kozick, Home Owner

---

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

---

No there will not.

---



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-066

June 18, 2020

Jesica Kozick  
6 McKinney Dr  
Hudson, NH 03051

Re: **6 McKinney Dr Map 252 Lot 023-000**  
**District: Residential One (R-1)**

Dear Ms. Kozick,

**Your request:** If you can have a home occupation business as a one chair home salon?

**Zoning Review / Determination:**

This lot is a legal conforming lot with regards to the area requirements of §334-32 Table of Dimensional Requirements. The use as a single family is also a legal existing use. The requested use as a home occupation is a permitted use in the Table of Permitted Accessory Uses §334-22 and 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)

Encl: Home Occupation Special Exception Criteria  
cc: Public File  
File

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

252 023 000  
MAP LOT SUB

1 of 1 RESIDENTIAL  
CARD Hudson

APPRAISED: 328,600/  
USE VALUE: 328,600/  
ASSESSED: 328,600/  
Total Card / Total Parcel  
328,600 / 328,600  
328,600 / 328,600  
328,600 / 328,600



**Patriot**  
Properties Inc.

**USER DEFINED**

Prior Id # 1:	0002
Prior Id # 2:	0002
Prior Id # 3:	0030
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:	

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		MCKINNEY DR, HUDSON

**OWNERSHIP**

Owner 1:	KOZICK, JESSICA R.
Owner 2:	KOZICK, PATRICIA
Owner 3:	
Street 1:	6 MCKINNEY DRIVE
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH
Postal:	03051

**PREVIOUS OWNER**

Owner 1:	DUPRAS, SHIRLEY E. -
Owner 2:	-
Street 1:	6 MCKINNEY DRIVE
Twn/City:	HUDSON
St/Prov:	NH
Postal:	03051

**NARRATIVE DESCRIPTION**

This parcel contains 1.08 ACRES of land mainly classified as ONE FAMILY with a SPLIT LEVEL Building built about 1989, having primarily VINYL Exterior and 1676 Square Feet, with 1 Unit, 2 Baths, 1 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	3	TOWN WATE
o				Sewer	0	SEPTIC
n				Electri		
Census:				Exmpt		
Flood Haz:	C					
D				Topo	4	ROLLING
s				Street		
t				Gas:		

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

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Inftu	Neigh Mod	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAMILY		1		SITE ACRE	SITE		0	120,000	1.00	RF						120,000						120,000	
101	ONE FAMILY		0.08		ACRES	EXCESS		0	5,250	1.25	RF						525						500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.080	203,600	4,500	120,500	328,600
Total Card	1.080	203,600	4,500	120,500	328,600
Total Parcel	1.080	203,600	4,500	120,500	328,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		196.06	/Parcel: 196.06

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	JB	203,600	4500	1.08	120,500	328,600	328,600	Year End Roll	5/6/2020
2019	101	FV	203,600	4500	1.08	120,500	328,600	328,600	Year End Roll	9/16/2019
2019	101	JB	203,600	4500	1.08	120,500	328,600	328,600	Year End Roll	5/8/2019
2018	101	FV	203,600	4500	1.08	120,500	328,600	328,600	Year End Roll	8/27/2018
2018	101	JB	203,600	4500	1.08	120,500	328,600	328,600	Year End Roll	5/9/2018
2017	101	FV	203,200	4500	1.08	120,500	328,200	328,200	Year End Roll	10/26/2017
2017	101	PV	190,600	0	1.08	120,500	311,100	311,100	Year End Roll	8/28/2017
2017	101	JB	172,200	0	1.08	115,600	287,800	287,800	Year End Roll	5/10/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DUPRAS, SHIRLEY	8985-2388	1	7/10/2017	NO EXPOSURE	300,000	No	No		
DUPRAS, JR., RO	8045-0246	2	1/9/2009	FAMILY TRANS		No	No		
ZERRINY, GINA/H	5980-0572		7/24/1998		175,000	No	No		
	5076-0902		12/22/1988			No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	G/O	Last Visit	Fed Code	F. Descrip	Comment

**ACTIVITY INFORMATION**

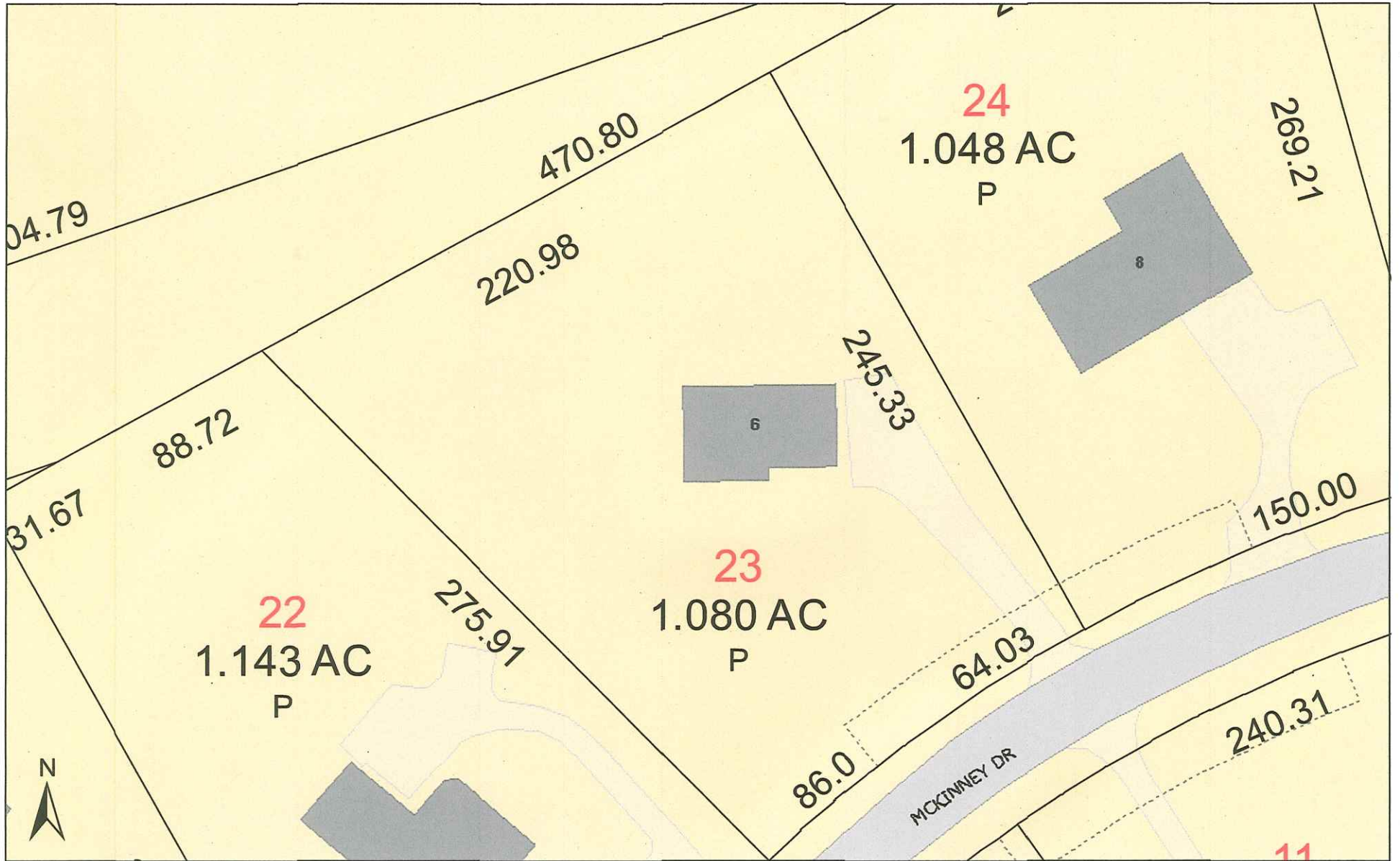
Date	Result	By	Name
10/4/2017	Sale Data VI	12	TECH ASMNT
8/9/2011	Measured	14	APPR TECH 4
6/6/2007	Inspected	3	ASMNT TECH
5/31/2007	Measured	6	RB
7/27/2001	Inspected	0	PATRIOT
7/19/2001	Left Notice	0	PATRIOT
3/6/1991	Inspected	2	AVITAR

Sign: \_\_\_\_\_





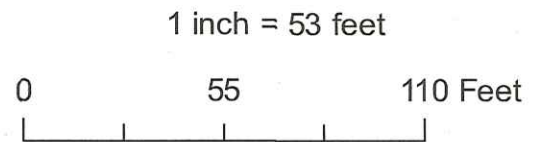
# 6 McKinney Drive



July 2, 2020

----- Easement\_Lines

□ Parcels





6 McKinney Dr

Google

42°42'07"N 71°24'55"W 803 ft

6:11

◀ App Store



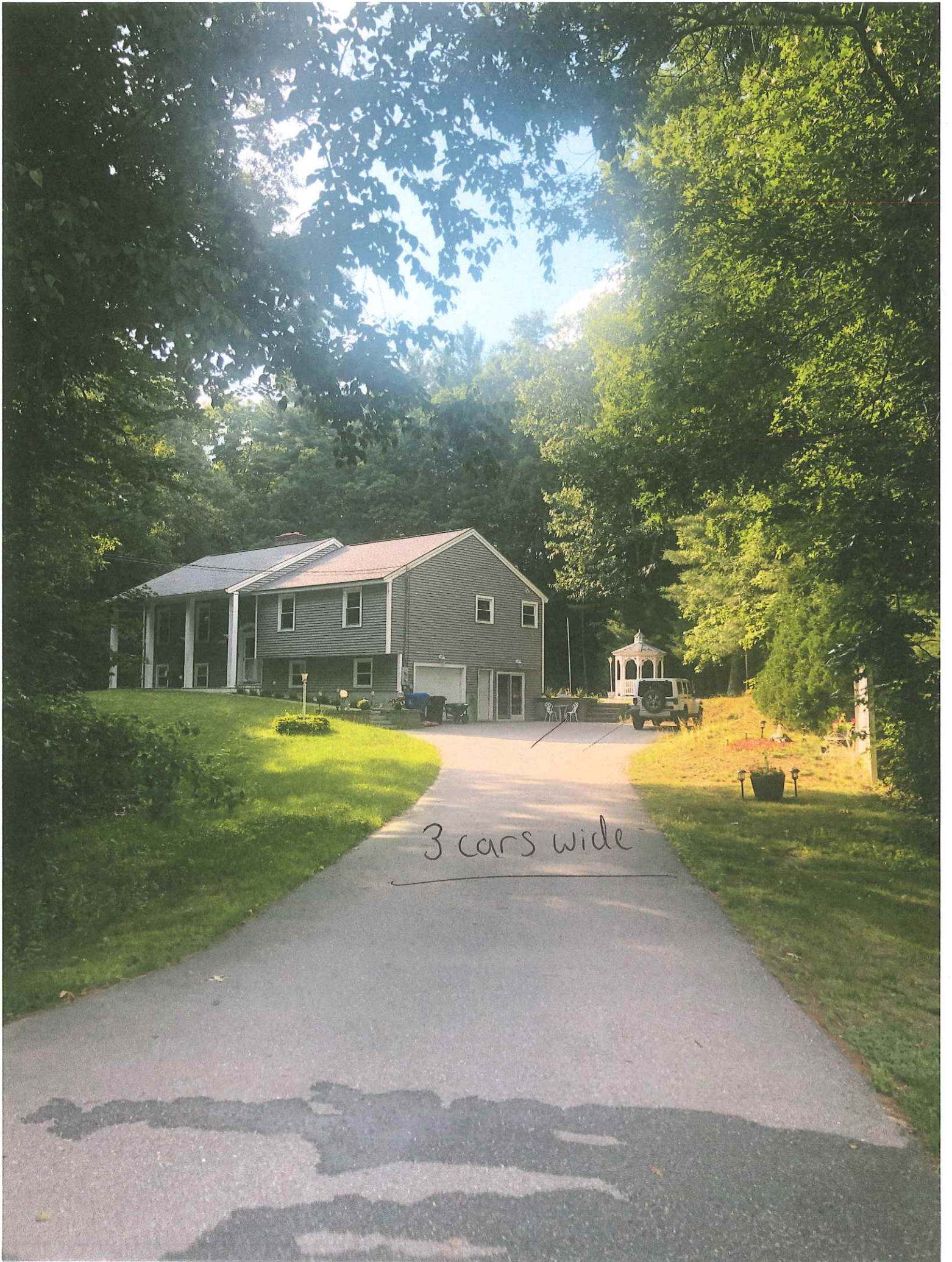
2 McKinney Dr



Google



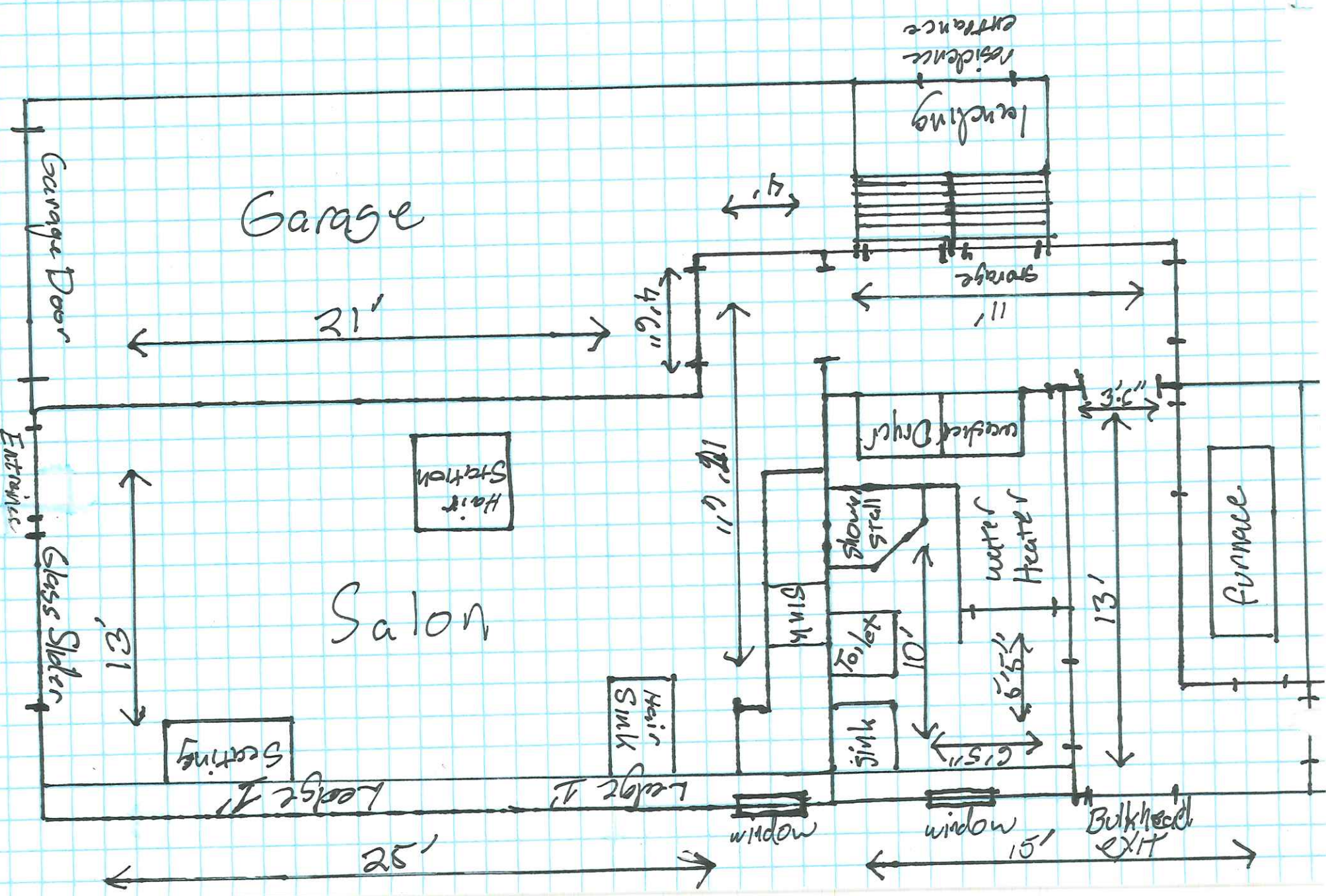
Google



3 cars wide

Salon entrance





Printed  
7/07/2020  
3:25PM  
Created  
7/07/2020  
2:21 PM

# Transaction Receipt

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

Receipt# 603,594  
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application 6 McKinney Dr. Map/Lot 252-023-000 Home Occup SE	0.00	154.3500	0.00
			Total:	154.35

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Jessica R Kozick	CHECK	CHECK # 183	154.35	0.00	154.35
					Total Due:
					154.35
					Total Tendered:
					154.35
					Total Change:
					0.00
					Net Paid:
					154.35



# 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: August 13, 2020 *8/8-5-20*

Case 111-017 (08-13-20): Earl J. Sanford of Sanford Surveying & Engineering representing 4NH Homes, LLC (c/o Mike Gallo), 597 New Boston Road, Bedford, NH requests a Variance for 151 Robinson Road to build a 28 ft. x 48 ft., two bedroom house with a 25 ft. front yard setback where 50 ft. is required. [Map 111, Lot 017-000; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements, §334-27, Table of Minimum Dimensional Requirements].

**Address:** 151 Robinson Rd

**Zoning district:** General One (G-1)

#### Summary:

Applicant requests a variance to construct a SFR in the front setback, leaving 25 ft where 50 ft is required.

#### Property description:

This is a vacant existing non-conforming lot of record.

#### In-House review/comments:

Fire Dept: Received, no comments

Town Planner: None received

Engineering: Yes

#### HISTORY: N/A

May 13, 2020 Zoning Determination #20-048

#### Attachments:

“A” Assessing record.

“B” May 13, 2020 Zoning Determination #20-048

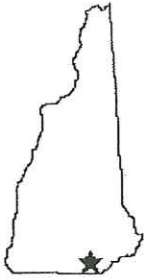
“C” Town Engineer In-House review/comments.



**Previous Assessments**

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	903 - TOWN PROP	0	0	30,400	0.95	0.00	30,400
2019	903 - TOWN PROP	0	0	30,400	0.95	0.00	30,400
2019	903 - TOWN PROP	0	0	81,100	0.95	0.00	81,100
2018	903 - TOWN PROP	0	0	81,100	0.95	0.00	81,100
2018	903 - TOWN PROP	0	0	81,100	0.95	0.00	81,100
2017	903 - TOWN PROP	0	0	81,100	0.95	0.00	81,100
2017	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2017	903 - TOWN PROP	0	0	81,100	0.95	0.00	81,100
2016	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2016	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2015	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2015	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2014	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2014	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2013	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2013	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2012	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2012	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2011	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2011	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2010	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2010	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2009	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2008	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2008	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2007	903 - TOWN PROP	0	0	103,300	0.95	0.00	103,300
2007	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2006	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2006	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2005	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2005	903 - TOWN PROP	0	0	77,500	0.95	0.00	77,500
2004	903 - TOWN PROP	0	0	77,100	0.93	0.00	77,100
2004	903 - TOWN PROP	0	0	58,700	0.93	0.00	58,700
2003	903 - TOWN PROP	0	0	58,700	0.93	0.00	58,700
2003	903 - TOWN PROP	0	0	58,700	0.93	0.00	58,700
2002	903 - TOWN PROP	0	0	58,700	0.93	0.00	58,700
2002	903 - TOWN PROP	0	0	58,700	0.93	0.00	58,700
2001	903 - TOWN PROP	0	0	44,500	0.93	0.00	44,500
2000	903 - TOWN PROP	0	0	44,500	0.93	0.00	44,500
1999	903 - TOWN PROP	0	0	44,500	0.93	0.00	44,500





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-048

May 13, 2020

Stephen Maranian  
Sandford Surveying & Engineering  
597 New Boston Rd  
Bedford, NH 03110

Re: 151 Robinson Road Map 111 Lot 017  
District: General One (G-1)

Dear Mr. Maranian,

Your request as to what approvals/variance may be required based on your submitted sketch:  
1 of 1 dated 5/12/2020.

**Zoning Review / Determination:**

This is a vacant existing non-conforming lot of record.

To proceed with a building as proposed:

You would need a variance from the Zoning Board of Adjustment, due to lack of required front setback of 50ft per §334-27 Table of Minimum Dimensional Requirements.

You would need a Conditional Use Permit for the activity within the Wetland Buffer from the Planning Board, per §334-36 Conditional Uses. Contact Brian Groth – Town Planner for application details (603) 886-6008.

I would recommend you consult with the Town Engineer as to the feasibility of construction of driveway/driveway permit. Contact Elvis Dhima (603) 886-6008.

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  
E. Dhima, Town Engineer  
File

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

"B."

# 20-048



COMMUNITY DEVELOPMENT DEPARTMENT  
12 School Street  
Hudson, NH 03051  
(603)886-6005  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



## Town of Hudson

### REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 5/12/2020  
Property Location 151 Robinson Road  
Map \_111\_ Lot \_17\_  
Zoning District if known G-1

#### Type of Request

- Zoning District Determination  Use Determination  Set-Back Requirements  
 Process for Subdivision/ Site Plan if required  
 Other

Description of request / determination: (Please attach all relevant documentation)

The purpose of this plan is to depict relief needed to place a reasonable home on Lot 111/17.

Relief is needed from the following:

1. A variance for front yard setback allowing 25' where 50' is required §334-27.
2. A conditional use permit to allow 25' from wetland to the house foundation where 50' is required and to allow 15' to the raised deck where 50' is required §334-33A & §334-34.

There is no conforming building envelope possible on this lot.

The septic system is conforming (although tight) and needs no relief. h

#### Applicant Contact Information:

Name: Sandford Surveying & Engineering  
Address: 597 New Boston Rd. Bedford, NH 03110  
Phone Number: 603-472-2265

*For Office use*

ATTACHMENTS: TAX CARD  GIS

NOTES: \_\_\_\_\_

ZONING DETERMINATION LETTER SENT  DATE: \_\_\_\_\_

"B<sub>2</sub>"

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 111-017 (08-13-20)

Property Location: 151 Robinson Road

*For Town Use*

Plan Routing Date: 07/24/2020 Reply requested by: 07/31/2020 ZBA Hearing Date: 08/13/20

I have no comments  I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 07/24/2020  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

Applicant shall provide plan and profile for the driveway.  
Applicant shall provide plan and profile to show safe sight distance related to the proposed driveway

"C"

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

REQUEST FOR REVIEW/COMMENTS:

Case: 111-017 (08-13-20)

Property Location: 151 Robinson Road

*For Town Use*

Plan Routing Date: 07/24/2020 Reply requested by: 07/31/2020 (ZBA Hearing Date: 08/13/20)

I have no comments     I have comments (see below)

RMB Name: Robert M. Buxton Date: 07/27/2020  
(Initials)

DEPT.  
 Town Engineer     Fire/Health Department     Town Planner

[Empty rectangular box for comments]

"C"  
2

TOWN OF HUDSON

APPLICATION FOR A VARIANCE

JUL 09 2020

Zoning Department

To: Zoning Board of Adjustment  
Town of Hudson

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

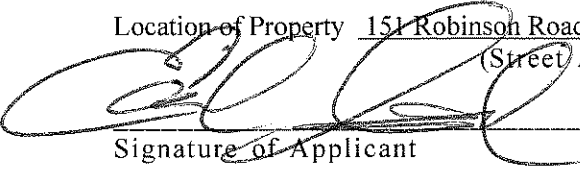
Case No. 111-017(08-27-20)

Date Filed 7/9/20

Name of Applicant Earl J. Sandford  
Sandford Surveying & Engineering Map: 111 Lot: 17 Zoning District: G-1  
 Representing 4NH Homes, LLC (c/o Mike Gallo)  
 Telephone Number (Home) \_\_\_\_\_ (Work) 603-472-2265  
 Mailing Address 597 New Boston Road Bedford, NH 03110

Owner Town of Hudson

Location of Property 151 Robinson Road Hudson, NH 03051  
(Street Address)



Signature of Applicant

7/11/2020  
Date

Signature of Property-Owner(s)

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

5 Direct Abutters x \$4.10 = \$20.50

6 Indirect Abutters x \$0.55 = \$3.30

**Total amount due:** \$ 153.80

Date received: 7/9/20

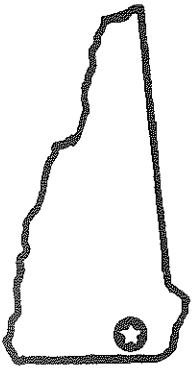
Amt. received: \$ 153.80

Receipt No.: 603,965

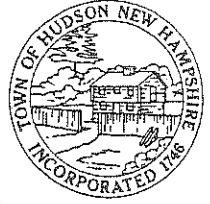
Received by: 

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

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



**TOWN OF HUDSON**  
**Office of the Town Administrator**  
12 School Street  
Hudson, New Hampshire 03051



---

Stephen A. Malizia, Town Administrator – [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov) – Tel: 603-886-6024 Fax: 603-598-6481

July 6, 2020

Zoning Board of Adjustment  
12 School Street  
Hudson, NH 03051

Please accept this letter as confirmation that Earl Sandford of Sandford Surveying and Engineering has permission from the Town of Hudson, who owns the property located at 151 Robinson Road in Hudson, NH, to apply for and speak on the described variance for the property.

Should you need additional information or have any questions, please do not hesitate to contact me at 886-6024 or via email at [smalizia@hudsonnh.gov](mailto:smalizia@hudsonnh.gov).

Sincerely,

Stephen A. Malizia  
Town Administrator

# 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 Initials	10	Staff Initials
<u>EJS</u>	The applicant must provide <del>13</del> 10 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>EJS</u>	Before making the <del>13</del> 10 copies, please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>EJS</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>EJS</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>Attached</u> <u>TG.</u>
<u>EJS</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>EJS</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>EJS</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>TG</u>
<u>EJS</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>Conditional</u> <u>USE APP</u> <u>Required w/</u> <u>Planning</u> <u>Board.</u>



**PLOT PLAN-**

EJS

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) EJS

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) EJS

The plot plan shall be up-to date and dated, and shall be no more than three years old.

TG

c) EJS

The plot plan shall have the signature and the name of the preparer, with his/her/their seal.

TG

d) EJS

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) EJS

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) EJS

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.

N/A TG

g) EJS

The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.

TG

h) EJS

The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.

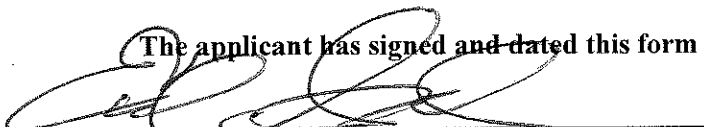
TG

i) EJS

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.**

  
Signature of Applicant(s)

7-1-2020  
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**

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)

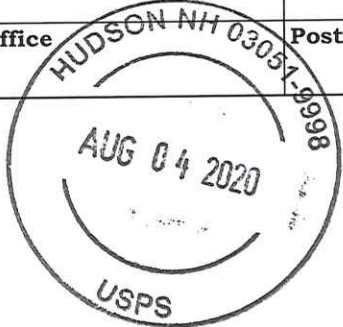
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
111	16	Deans, Marcus Deans, Angela	155 Robinson Road Hudson, NH 03051
111	18	Flanagan, Michael A. Flanagan, Sandra S.	133 Robinson Road Hudson, NH 03051
111	17	Town of Hudson	12 School Street Hudson, NH 03051
111	43	Joan A. Wagner, TR.	150 Robinson Road Hudson, NH 03051
111	44	Joan A. Wagner Revocable Trust	
		Earl Sandford Sandford Surveying & Engineering	597 New Boston Road Bedford, NH 03110

**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)

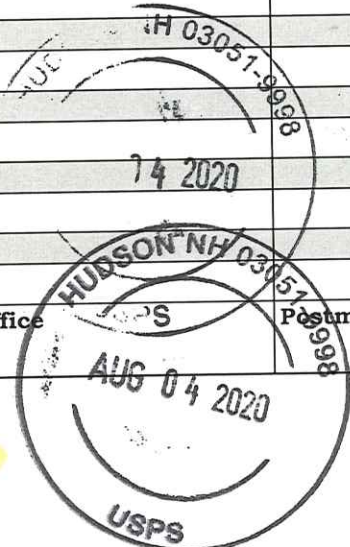
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
111	46-1	Just, Peter J.	156A Robinson Road Hudson, NH 03051
111	46-2	Sellingham, Brett A. Sellingham, Laurie A.	156B Robinson Road Hudson, NH 03051
111	46	Robinson Road Condominiums	
111	45	Killius, Drew Killius, Beverly	154 Robinson Road Hudson, NH 03051
111	42	Norman, Jonathan R. Jr Norman, Tanya L.	148 Robinson Road Hudson, NH 03051
111	19	Demers, Kevin C. Demers, Alicia D.	149 Robinson Road Hudson, NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 111-017 VARIANCE 151 Robinson Road Map 111/Lot 017-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	8/13/2020 ZBA Meeting
1	7018 2290 0001 3001 4246	DEANS, MARCUS & ANGELA 155 ROBINSON RD. HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	7018 2290 0001 3001 4253	FLANAGAN, MICHAEL & SANDRA 133 ROBINSON RD HUDSON, NH 03051	ABUTTER NOTICE MAILED
3		TOWN OF HUDSON <i>RE: 151 Robinson Rd.</i>	Variance Application R'cvd- Notice in file
4	7018 2290 0001 3001 4260	12 SCHOOL STREET HUDSON, NH 03051 WAGNER, JOAN, TR., JOAN A. WAGNER REVOCABLE TRUST	ABUTTER NOTICE MAILED
5	7018 2290 0001 3001 4277	150 ROBINSON ROAD HUDSON, NH 03051 EARL SANFORD, SANFORD SURVEYING & ENGINEERING	APPLICANT NOTICE MAILED
6		597 NEW BOSTON ROAD, BEDOFRD, NH 03110	
7			
8			
9			
10			
11			
12			
	Total Number of pieces listed by sender 4	Total number of pieces rec'vd at Post Office <i>4</i>	Postmaster (receiving Employee) <i>[Signature]</i>



Direct Certified

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 111-017 VARIANCE 151 Robinson Road Map 111/Lot 017-000 1 of 1
ARTICLE NUMBER		Name of Addressee, Street, and post office address	8/13/2020 ZBA Meeting
1	Mailed First Class	JUST, PETER J. 156A ROBINSON RD. HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	SELLINGHAM, BRETT A., SELLINGHAM, LAURIE A. 156B ROBINSON ROAD HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	KILLIUS, DREW & BEVERLY 154 ROBINSON RD HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	JONATHAN R. NORMAN, JR., TANYA L. NORMAN 148 ROBINSON RD. HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	KEVIN C. DEMERS, ALICIA D. DEMERS 149 ROBINSON RD. HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	PROPERTY MANAGEMENT NEW ENGLAND, RE:ROBINSON ROAD CONDOMINIUMS 106 WEST BROADWAY, DERRY, NH 03038	ABUTTER NOTICE MAILED
7			
8			
9			
10			
11			
12			
13			
14			
15			
	Total Number of pieces listed by sender 6	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)



*[Handwritten signature]*

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article §334-27 of HZO Section(s) Table of Minimal Dimensional Requirements in order to permit the following change or use:

A variance for front yard setback allowing 25ft where 50ft is required per §334-27 because this lot is severely constrained by onsite wetlands. This lot was approved by the town and state. The lot predates current setbacks from wetlands and frontage but as zoning does not recognize grandfathered status, a variance is required.

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 Administrator, 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.”)

This lot is severely constrained by onsite wetlands and to avoid impact to the wetlands requires relief from the front setback. This was a town approved lot that predates the current frontage setback requirement. Generally public interests acknowledge “grandfathered” status of lots that predate requirements and take into consideration whether it is an anomaly in the neighborhood. This is a lot of record that has been in place for over 50 years and the proposed construction will be consistent with 18 other houses in the neighborhood on Robinson Road that do not meet the 50ft setback (based on Google Maps analysis).

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.”)

It keeps the house away from the road to the largest extent possible and is consistent with other non-conforming houses in the neighborhood. It is worthy to note that at least a third of the front will remain in its natural state, protected from alteration due to the wetland’s status, no wetland disturbance is proposed by this design. The design incorporates standard conforming regulation in regard to septic design and driveway entrance, promoting public health, safety, and 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.)

This lot was approved as a building lot by the Planning Board. To reverse that and condemn the lot would cause far greater harm to the individual owner than to the general public.

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.)

It is consistent with other houses up and down this road that do not meet setback and the proposed construction is consistent with the trend for modern houses to be somewhat more upscale than older construction. It is expected that the assessment of the proposed construction, when complete, will be greater than the average assessment along Robinson Road and will result in no diminution of surrounding properties.







# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #20-048

May 13, 2020

Stephen Maranian  
Sandford Surveying & Engineering  
597 New Boston Rd  
Bedford, NH 03110

Re: **151 Robinson Road** **Map 111 Lot 017**  
**District: General One (G-1)**

Dear Mr. Maranian,

Your request as to what approvals/variance may be required based on your submitted sketch:  
1 of 1 dated 5/12/2020.

**Zoning Review / Determination:**

This is a vacant existing non-conforming lot of record.

To proceed with a building as proposed:

You would need a variance from the Zoning Board of Adjustment, due to lack of required front setback of 50ft per §334-27 Table of Minimum Dimensional Requirements.

You would need a Conditional Use Permit for the activity within the Wetland Buffer from the Planning Board, per §334-36 Conditional Uses. Contact Brian Groth – Town Planner for application details (603) 886-6008.

I would recommend you consult with the Town Engineer as to the feasibility of construction of driveway/driveway permit. Contact Elvis Dhima (603) 886-6008.

Sincerely,

Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

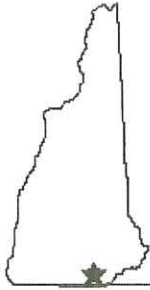
(603) 816-1275

[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Public Folder  
B. Groth, Town Planner  
E. Dhima, Town Engineer  
File

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

# 20-048



COMMUNITY DEVELOPMENT DEPARTMENT  
12 School Street  
Hudson, NH 03051  
(603)886-6005  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



## Town of Hudson

### REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 5/12/2020  
Property Location 151 Robinson Road  
Map \_111\_ Lot \_17\_  
Zoning District if known G-1

#### Type of Request

- Zoning District Determination  Use Determination  Set-Back Requirements  
 Process for Subdivision/ Site Plan if required  
 Other

Description of request / determination: (Please attach all relevant documentation)

The purpose of this plan is to depict relief needed to place a reasonable home on Lot 111/17.  
Relief is needed from the following:

1. A variance for front yard setback allowing 25' where 50' is required §334-27.
2. A conditional use permit to allow 25' from wetland to the house foundation where 50' is required and to allow 15' to the raised deck where 50' is required §334-33A & §334-34.

There is no conforming building envelope possible on this lot.

The septic system is conforming (although tight) and needs no relief. h

#### Applicant Contact Information:

Name: Sandford Surveying & Engineering  
Address: 597 New Boston Rd. Bedford, NH 03110  
Phone Number: 603-472-2265

#### For Office use

ATTACHMENTS: TAX CARD  GIS

NOTES: \_\_\_\_\_

ZONING DETERMINATION LETTER SENT  DATE: \_\_\_\_\_

111 017 000  
MAP LOT SUB

1 of 1  
CARD

Hudson

APPRaised: 30,400 / 30,400  
USE VALUE: 30,400 / 30,400  
ASSESSed: 30,400 / 30,400

Total Card / Total Parcel

PROPERTY LOCATION

No	Alt No	Direction/Street/City
151		ROBINSON RD, HUDSON

OWNERSHIP

Owner 1:	HUDSON, TOWN OF
Owner 2:	
Owner 3:	
Street 1:	12 SCHOOL STREET
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051 Type:

PREVIOUS OWNER

Owner 1:	HUDSON, TOWN OF -
Owner 2:	-
Street 1:	12 SCHOOL STREET
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

NARRATIVE DESCRIPTION

This Parcel contains .945 ACRES of land mainly classified as TOWN PROP

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	G1	GENERAL		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz: B						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	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
903	TOWN PROP		0.945		SITE ACRE	SITE		0	110,000.	0.29	RE			TOPO	-25	WET/LOV	-25	DEVELOI	-50	30,427						30,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
903	0.945			30,400	30,400
Total Card	0.945			30,400	30,400
Total Parcel	0.945			30,400	30,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	903	JB		0	.945	30,400	30,400	30,400	Year End Roll	5/6/2020
2019	903	FV		0	.945	30,400	30,400	30,400	Year End Roll	9/16/2019
2019	903	JB		0	.945	81,100	81,100	81,100	Year End Roll	5/8/2019
2018	903	FV		0	.945	81,100	81,100	81,100	Year End Roll	8/27/2018
2018	903	JB		0	.945	81,100	81,100	81,100	Year End Roll	5/9/2018
2017	903	FV		0	.945	81,100	81,100	81,100	Year End Roll	10/26/2017
2017	903	PV		0	.945	81,100	81,100	81,100	Year End Roll	8/28/2017
2017	903	JB		0	.945	77,500	77,500	77,500	Year End Roll	5/10/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUDSON, TOWN OF	9058-915	8	3/9/2018	UNCLASSIFIED		No	No		
THIBAULT, LARRY	2647-0705	10	10/10/1978	TAX SALE		Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/28/2019	Other Change	1	CHIEF ASSESS
2/25/2005	New Maps	1	CHIEF ASSESS
1/4/1991	Inspected	2	AVITAR

Sign: VERIFICATION OF VISIT NOT DATA



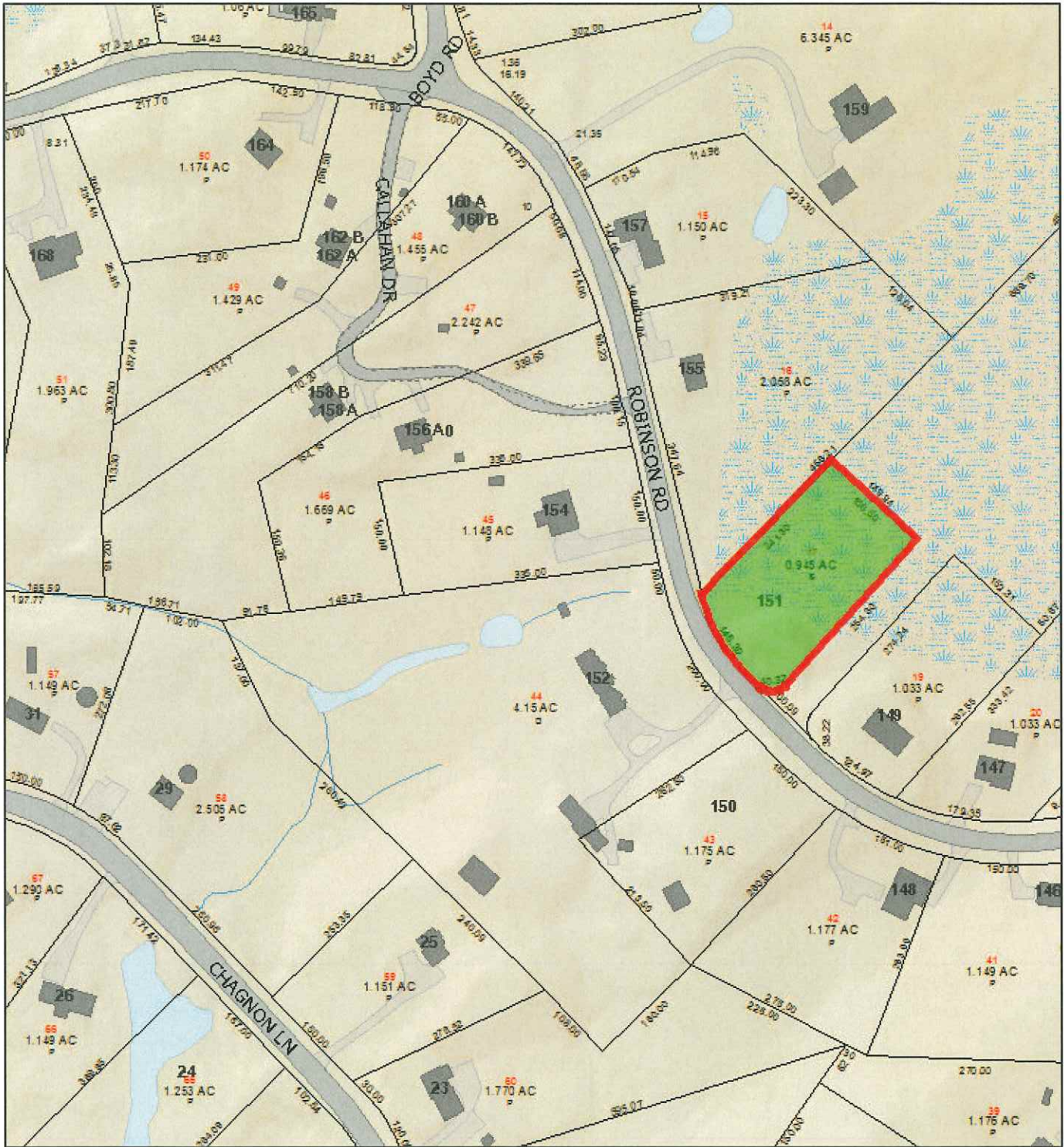
USER DEFINED

Prior Id # 1:	0038
Prior Id # 2:	0008
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:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Total AC/HA:	0.94500	Total SF/SM:	41164	Parcel LUC:	903 TOWN PROP	Prime NB Desc:	RES AVG	Total:	30,427	Spl Credit:		Total:	30,400
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# 151 Robinson Road



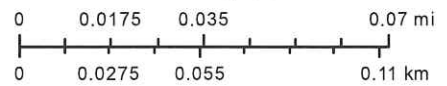
June 24, 2020

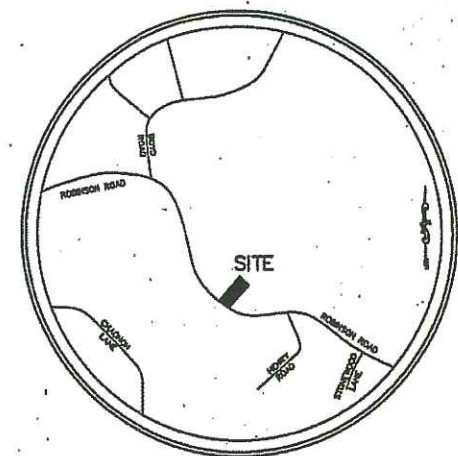
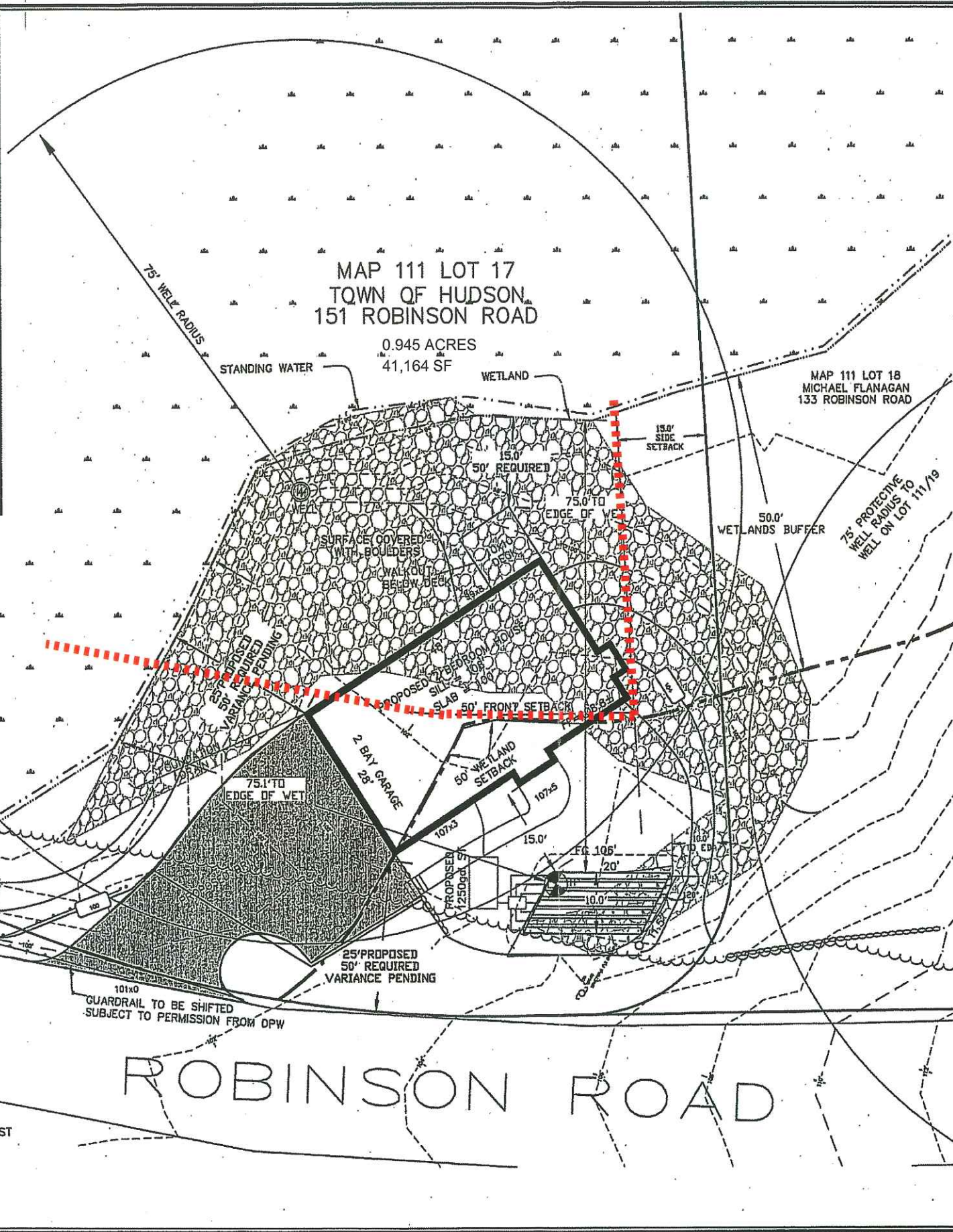
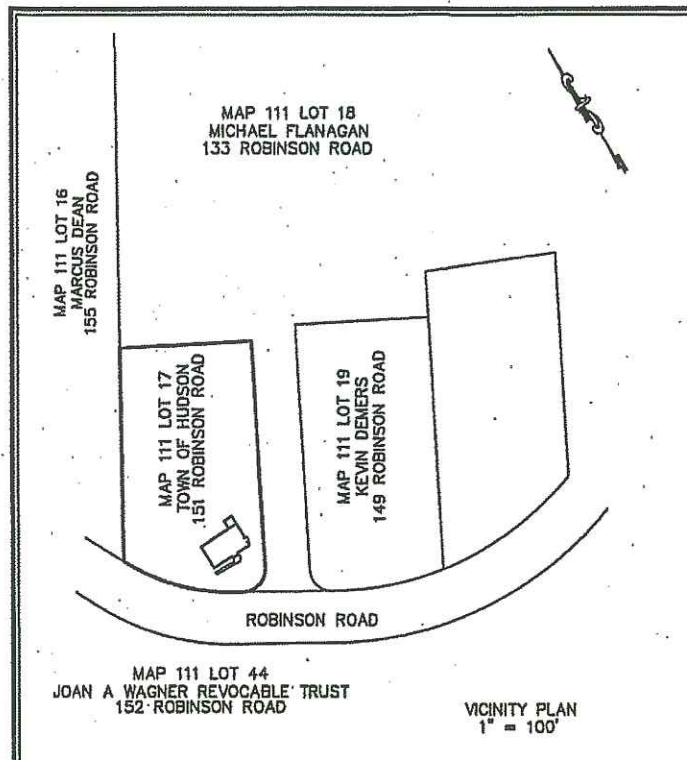
Legend

----- Easement\_Lines

▭ Parcels

1:2,200





NOTES:

1. THE PURPOSE OF THIS PLAN IS TO DEPICT RELIEF NEEDED TO PLACE A REASONABLE HOME ON LOT 111/17.
2. RELIEF NEEDED:
  - A. A VARIANCE FOR FRONT YARD SETBACK ALLOWING 25' WHERE 50' IS REQUIRED §334-27.
  - B. CONDITIONAL USE PERMIT TO ALLOW 25' FROM WETLAND TO THE HOUSE FOUNDATION WHERE 50' IS REQUIRED, AND TO ALLOW 15' TO THE RAISED DECK WHERE 50' IS REQUIRED §334-33A & §334-34.
3. NOTE THAT THERE IS NO CONFORMING BUILDING ENVELOPE POSSIBLE ON THIS LOT.
4. NOTE THAT THE SEPTIC SYSTEM IS CONFORMING (ALTHOUGH TIGHT) AND NEEDS NO RELIEF.

PLEASE SEE THE FOLLOWING  
 SUBDIVISION PLAN:  
 HCRD DOCUMENT NUMBER 4208  
 9/18/1969 PLAN

DESIGNER OF SUBSURFACE DISPOSAL SYSTEMS  
 EARL J. SANDFORD  
 No. 1263

STATE OF NEW HAMPSHIRE  
 EARL J. SANDFORD  
 No. 7942  
 LICENSED PROFESSIONAL ENGINEER

STATE OF NEW HAMPSHIRE  
 EARL J. SANDFORD  
 No. 700  
 EARL J. SANDFORD

VARIANCE & CONDITIONAL USE PLAN  
**4NH HOMES, LLC**  
 MAP III LOT 17  
 151 ROBINSON ROAD  
 TOWN OF HUDSON  
 HILLSBOROUGH COUNTY, NEW HAMPSHIRE

**SANDFORD**  
 SURVEYING AND ENGINEERING

TEL (603) 472-2265 FAX (603) 472-6604  
 597 NEW BOSTON ROAD, BEDFORD, NH 03110  
 BOUNDARY SURVEYS • SUBDIVISIONS • SITE PLANS • STRUCTURAL • SEPTIC DESIGNS

PROJ. MAN.: EJS	CADD: SAM	PROJ: 4NH01D20013
CONTACT: MIKE GALLO	CHK BY: EJS	DWG#: JB001D18076
SCALE: 1" = 10'	DATE: 5/12/2020	SHEET 1 OF 1

Printed  
7/09/2020  
4:26PM  
Created  
7/09/2020  
4:24 PM

# Transaction Receipt

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

Receipt# 603,965  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 151 Robinson Rd Map/Lot 111-017-000 Variance Application	0.00	153.8000	0.00
			Total:	153.80

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
4NH Homes	CHECK	CHECK# 4604	153.80	0.00	153.80
			Total Due:		153.80
			Total Tendered:		153.80
			Total Change:		0.00
			Net Paid:		153.80

# SAVE THE DATE

# 2020

## VIRTUAL LAND USE LAW CONFERENCE

(formerly known as the Municipal Law Lecture Series)

### WHEN

**Saturday**

**October 31, 2020**

**9:00 am—3:00 pm**

### WHAT

Full day virtual conference for municipal land use officials including members of planning and zoning boards, planners, land use administrators, select boards, town and city councilors, building inspectors, code enforcement officers and public works personnel. Presentations will focus on the legal authority and procedures these land use boards must understand with content structured to be beneficial to both novice and experienced municipal officials.

### REGISTRATION FEE

**\$100 per person**

### CONTACT INFO

**Ashley Methot**

**Events Coordinator**

**25 Triangle Park Drive**

**Concord, NH 03301**

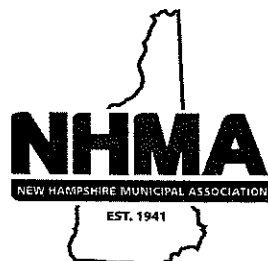
**603.230.3340**

**[amethot@nhmunicipal.org](mailto:amethot@nhmunicipal.org)**

### FOR ADDITIONAL DETAILS VISIT

**[www.nhmunicipal.org](http://www.nhmunicipal.org)**

### REGISTRATION OPENS IN SEPTEMBER





# **Attachment "A" [7-23-209-26-19]**

## **Chairman's introduction/order of business**

**Good evening ladies and gentlemen. Welcome to the (Date) Hudson Zoning Board of Adjustment. I call this meeting to order (state the time).**

**If you could please stand and join me in the Pledge of Allegiance .....**

**We will proceed with cases in the order they appear on tonight's agenda unless the Board deems it appropriate to take a case out of order. No new case will be heard after 11:00pm. Any carryover cases will be heard at the next carryover meeting usually the 2<sup>nd</sup> Thursday. State law and local ordinances set out the criteria that must be met in order for this Board to grant a request before the Board. These minimum requirements are outlined on application forms in the Town's Land Use Office. Applicants should proceed with this format to provide adequate justification for the Board to grant their request.**

**The Chairman will open the Hearing to hear testimony either for or against the request. The order of testimony will first be the applicant presenting their case as why it should be approved; next testimony from those supporting the applicant will be heard; and last will be testimony from those either neutral to or against the proposed case. If necessary a second round of testimony will be heard to respond to those in opposition and subsequent rebuttal.**

**All discussions will be between the applicant and the Board. Please be respectful of all and in interest of time refrain from repeating previous testimony. New documentation will be accepted by the Board for consideration this evening, but may cause the case to be continued or deferred. The Board reserves the right to ask for additional testimony at anytime.**

**After hearing the facts from all parties the Chairman will close the public hearing and the Board will deliberate and vote either to approve, deny or defer the request before moving on to the next case.**

**The Selectman's Liaison may participate in the deliberation and discussion.**

**but does not vote on the case.**

Handouts are at the back of the room: consisting of the agenda for tonight, and re-hearing request for those that feel aggrieved and wish to appeal any decision the Board may have made. Please be aware of the 30 day time period.

All those that wish to speak are asked to come either to the lectern or the adjacent table, speak clearly, state your name and address. Please spell your last name for the recorder.

Before we begin a few housekeeping items:

- Turn off your cell phones
- There is no smoking in the building
- Please refrain from talking amongst yourselves as it distracts from hearing the testimony of the case

Will the Clerk please call for attendance