

TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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

MEETING AGENDA – August 26, 2021

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **August 26, 2021 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The following items before the Board will be considered:

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 176-021/022/023 (08-26-21):** Bluebird Self Storage, LLC, Attn: Bill Goodison, General Manager requests a Variance for a proposed 3 lot consolidation of **196, 200 & 202 Central St., Hudson, NH** to allow a proposed 3 story, 40,000 sqft footprint building for an indoor self-storage warehouse where the use is not permitted in the Business District. [Map 176, Lots 021-000 & 022-000 & 023-000; Zoned Business (B); HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses].

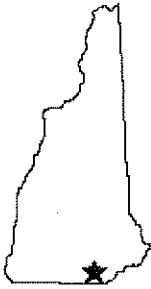
IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES: 07/22/21 edited Minutes

VI. OTHER:

1. Registration Now Open: 2021 Municipal Land Use Law Virtual Conference- Saturday, 9/18/2021 from 9:00 AM- 3:00 PM
2. NH Municipal 80th Annual Conference and Exhibition- Wednesday, 11/17/21 through Friday, 11/19/21. Registration to open September 13th.

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 26, 2021

Bk
8-17-21

Case 176-021/022/023 (08-26-21): Bluebird Self Storage, LLC, Attn: Bill Goodison, General Manager requests a Variance for a proposed 3 lot consolidation of **196, 200 & 202 Central St., Hudson, NH** to allow a proposed 3 story, 40,000 sqft footprint building for an indoor self-storage warehouse where the use is not permitted in the Business District. [Map 176, Lots 021-000 & 022-000 & 023-000; Zoned Business (B); HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses].

Address: 196/200/202 Central St

Zoning district: Business (B)

Summary:

Applicant requests a variance, after a 3 lot consolidation to allow an indoor self storage warehouse, where such use is not permitted.

Property description:

After lot consolidation will consist of 164,773 sqft., where minimum lot size requirement is 30,000 sqft. With 295.35 ft of frontage where 150 ft is required.

LAND USE HISTORY:

N/A

ASSESSING HISTORY:

N/A

Town in-house review comments:

Town Engr:

Town Planner:

Fire Dept:

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

REQUEST FOR REVIEW/COMMENTS:

Case: 176-021/022/023

Property Location: 196-202 Central Street

For Town Use

Plan Routing Date: 08/12/2021 Reply requested by: 08/16/2021 ZBA Hearing Date: 08/26/2021

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 08/13/2021
(Initials)

DEPT:
 Town Engineer Fire/Health Department Town Planner

This will be subject to site plan review

Stipulations: _____

AUG 10 2021

APPLICATION FOR A VARIANCE



ORIGINAL

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. 176-021/022/023(08-26-21)

Date Filed 8/10/21

Name of Applicant Bluebird Self Storage, LLC Map: 176 Lot: 21, 22, & 23 Zoning District: B

Telephone Number (Home) 624-4333 (counsel) (Work) same

Mailing Address 125 Ocean Road, Greenland, NH 03840

Owner Ronald Craven, Trustee, Nancy Craven, Trustee, Brian Craven, Trustee, Craven Revocable Trusts

Location of Property 196 Central Street, 200 Central Street, 202 Central Street
(Street Address)

Signature of Applicant

Date 8/10/21

Signature of Property-Owner(s)

Date 8/10/21

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:			Date received: <u>8/10/21</u>
Application fee:		<u>185</u>	
<u>12</u> Direct Abutters x \$4.10 =		<u>\$120.00</u>	
<u>3</u> Indirect Abutters x \$0.55 =		<u>49.80</u>	
Total amount due:		<u>1.65</u>	
		<u>\$236.45</u>	Amt. received: \$ <u>421.45</u>
Received by: <u>(TSG)</u>			Receipt No.: <u>653,036</u>

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

Engineering Fire Department Health Officer Planner

* Refund due \$185- (2nd variance submitted - not needed)

August 10, 2021

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

To Whom It May Concern:

The undersigned, being the owner of property known as 196 Central Street, 200 Central Street, and 202 Central Street, Hudson, New Hampshire, hereby grants authority and consent to attorneys at the law firm of Cronin, Bisson & Zalinsky, P.C., and/or Bluebird Self Storage, to sign, file, and present a variance application and any related materials on my behalf and deliver the same to the Town of Hudson as may be necessary for the relief sought in connection with said property.



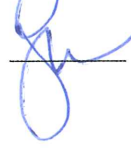
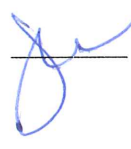


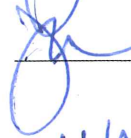
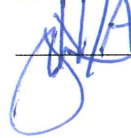


BRIAN H. CRAVEN, Trustee
printed name:

Craven Revocable Trusts
1074 Ocean Boulevard
Hampton, NH 03842

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
	The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	<u>TG</u>
	Before making the 13 copies, please review the application with the Zoning Administrator or staff.	Reviewed 8/10/21 <u>TG</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>
	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.)	8/10/21 * pending original letter
	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>
	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>
	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>
	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>

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
176	19	Posey Investments, LLC	195R Central Street Hudson, NH 03051
176	48	NSA Property Holdings, LLC	24901 Dana Point Dr., Suite 200 Dana Point, CA 92629
176	48-001	Sprint Spectrum	Attn: Property Tax Dept. PO Box 8430 (BS43XC866) Kansas City, MO 64114-8430
176	025	HUDSON VETERINARY R.E. LLC 208 CENTRAL STREET HUDSON, NH 03051	

16

Abutters List

Subject Properties:

196 Central Street:

Ronald Craven, Trustee
Nancy Craven, Trustee
Brian H. Craven, Trustee
Craven Revocable Trusts
88 Speare Road
Hudson, NH 03051

200 Central Street:

Ronald Craven, Trustee
Nancy Craven, Trustee
Brian H. Craven, Trustee
Craven Revocable Trusts
88 Speare Road
Hudson, NH 03051

202 Central Street:

Brian H. Craven, Trustee
Nancy J. Craven Revocable Trust
88 Speare Road
Hudson, NH 03051

Abutters:

204 Central Street:

Raymond and Linda Tessier
PO Box 791
Hudson, NH 03051

20 Burnham Road:

Westview Cemetery
c/o Ruth Parker
11 Old Robinson Road
Hudson, NH 03051

194 Central Street:

T&L 2018, LLC
156 Lowell Road
Hudson, NH 03051

**GPR Realty, LLC
22 ABBOTT ST.
Hudson, NH 03051**

TB
Direct

* Added
MISSING
label
TB

195 Central Street:
Derek Realty, L.L.C.
195R Central Street
Hudson, NH 03051

197 Central Street:
Posey Investments, LLC
195 R Central Street
Hudson, NH 03051

201 Central Street:
John E. Robichaud
201 Central Street
Hudson, NH 03051

203 (1-5) Central Street:
203 Central Street Realty, LLC
55 Hazelwood Road
Hudson, NH 03051

Applicant:

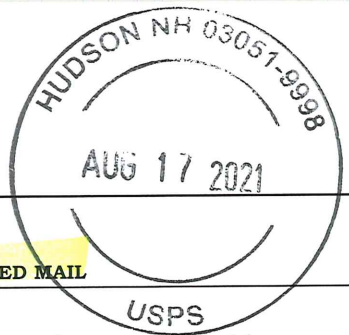
Bluebird Self Storage, LLC
125 Ocean Road
Greenland, NH 03840

Counsel:

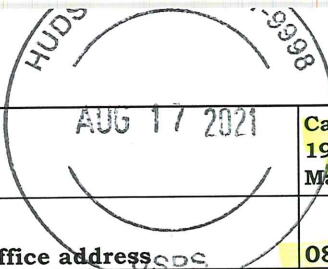
John G. Cronin, Esq.
Cronin, Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

Engineer:

Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-021/022/023 VARIANCE 196, 200, 202 Central Street Map 176/Lots 021,022,023 1 of 1
ARTICLE NUMBER		Name of Addressee, Street, and post office address	08/26/2021 ZBA Meeting
1	7018 1130 0001 8114 0453	CRAVEN, BRIAN H., TRUSTEE; CRAVEN, NANCY J. IRREV TRUST; CRAVEN IRREVOCABLE TRUSTS	ABUTTER NOTICE MAILED (OWNERS)
2	7018 1130 0001 8114 0460	88 SPEARE ROAD, HUDSON, NH 03051 BLUEBIRD SELF STORAGE, LLC; ATTN: BILL GOODISON, GENERAL MANAGER	APPLICANT NOTICE MAILED
3	7018 1130 0001 8114 0477	125 OCEAN ROAD, GREENLAND, NH 03840 TESSIER, RAYMOND J.; TESSIER, LINDA C.	ABUTTER NOTICE MAILED
4	7018 1130 0001 8114 0484	PO BOX 791; HUDSON, NH 03051-0791 WESTVIEW CEMETERY; C/O RUTH PARKER	ABUTTER NOTICE MAILED
5	7018 1130 0001 8114 0491	11 OLD ROBINSON ROAD, HUDSON, NH 03051 T & L 2018, LLC	ABUTTER NOTICE MAILED
6	7018 1130 0001 8114 0507	156 LOWELL RD., HUDSON, NH 03051 GPR REALTY, LLC	ABUTTER NOTICE MAILED
7	7018 1130 0001 8114 0514	22 ABBOTT ST., HUDSON, NH 03051 DEREK REALTY, L.L.C	ABUTTER NOTICE MAILED
8	7021 0350 0000 1884 5383	195R CENTRAL ST., HUDSON, NH 03051 POSEY INVESTMENTS, LLC	ABUTTER NOTICE MAILED
9	7021 0350 0000 1884 5390	195R CENTRAL ST., HUDSON, NH 03051 ROBICHAUD, JOHN E.	ABUTTER NOTICE MAILED
10	7021 0350 0000 1884 5406	201 CENTRAL ST., HUDSON, NH 03051 203 CENTRAL STREET REALTY, LLC	ABUTTER NOTICE MAILED
11	7021 0350 0000 1884 5413	55 HAZELWOOD ROAD, HUDSON, NH 03051 JOHN G. CRONIN, ESQ.; CRONING, BISSON & ZALINSKY, P.C.	APPLICANT NOTICE MAILED
12	7021 0350 0000 1884 5420	722 CHESTNUT STREET, MANCHESTER, NH 03104 KEACH-NORDSTROM ASSOCIATES, INC.	APPLICANT NOTICE MAILED
		10 COMMERCE PARK NORTH, SUITE 3B, BEDORD, NH 03110	
	Total Number of pieces listed by sender 12	Total number of pieces rec'vd at Post Office 12	Postmaster (receiving Employee) <i>[Signature]</i> JC



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 176-021/022/023 VARIANCE 196, 200, 202 Central Street Map 176/Lots 021,022,023 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	08/26/2021 ZBA Meeting
1	Mailed First Class	NSA PROPERTY HOLDINGS, LLC 24901 DANA POINT DR. STE 200, DANA POINT, CA 92629	ABUTTER NOTICE MAILED
2	Mailed First Class	SPRINT SPECTRUM; ATTN: PROPERTY TAX DEPT PO BOX 8430 (BS43XC866), KANSAS CITY, MO 64114-8430	ABUTTER NOTICE MAILED
3	Mailed First Class	HUDSON VETERINARY R.E. LLC 208 CENTRAL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	Total Number of pieces listed by sender 3	Total number of pieces rec'vd at Post Office 3	Postmaster (receiving Employee) [Signature] JC



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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

August 17, 2021

APPLICANT NOTIFICATION

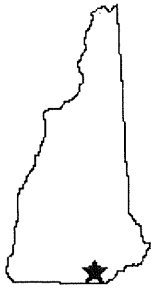
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on Thursday, **08/26/21** starting at 7:00 P.M., Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 176-021/022/023 (08-26-21): Bluebird Self Storage, LLC, Attn: Bill Goodison, General Manager requests a Variance for a proposed 3 lot consolidation of 196, 200 & 202 Central St., Hudson, NH to allow a proposed 3 story, 40,000 sqft footprint building for an indoor self-storage warehouse where the use is not permitted in the Business District. [Map 176, Lots 021-000 & 022-000 & 023-000; Zoned Business (B); HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses].

Please be advised, the above notice is being sent to all abutters listed on the application. You, or a representative, are expected to attend the hearing, and make a presentation.

Respectfully,

Bruce Buttrick
Zoning Administrator



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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

August 17, 2021

ABUTTER NOTIFICATION

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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for the purpose of providing information or comments on the proposal.

A full copy of this Application is available for your review on the Hudson Town Hall website: www.hudsonnh.gov or in the Land Use Department located at Hudson Town Hall.

Respectfully,

Bruce Buttrick
Zoning Administrator

Brian H. Craven, Trustee
Nancy J. Irrev. Trust
Craven Irrevocable Trusts
88 Speare Rd.
Hudson, NH 03051

edited
TR

Brian H. Craven, Trustee
Nancy J. Irrev. Trust
Craven Irrevocable Trusts
88 Speare Rd.
Hudson, NH 03051

edited
TR

Raymond and Linda Tessier
PO Box 791
Hudson, NH 03051

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Westview Cemetery
c/o Ruth Parker
11 Old Robinson Road
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John E. Robichaud
201 Central Street
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203 Central Street Realty, LLC
55 Hazelwood Road
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55 Hazelwood Road
Hudson, NH 03051

NSA Property Holdings, LLC
24901 Dana Point Drive
Suite 200
Dana Point, CA 92629

NSA Property Holdings, LLC
24901 Dana Point Drive
Suite 200
Dana Point, CA 92629

Sprint Spectrum
Attn: Property Tax Dept.
PO Box 8430 (BS43XC866)
Kansas City, MO 64114-8430

Sprint Spectrum
Attn: Property Tax Dept.
PO Box 8430 (BS43XC866)
Kansas City, MO 64114-8430

John G. Cronin, Esq.
Cronin, Bisson & Zalinsky, P.C.
722 Chestnut Street
Manchester, NH 03104

John G. Cronin, Esq.
Cronin, Bisson & Zalinsky, P.C.
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Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Keach-Nordstrom Associates, Inc.
10 Commerce Park North, Suite 3B
Bedford, NH 03110

Bluebird Self Storage, LLC
125 Ocean Road
Greenland, NH 03840

Attn: Bill Goodison
TR

Bluebird Self Storage, LLC
125 Ocean Road
Greenland, NH 03840

Attn: Bill Goodison
TR

Labels from Applicant

** Added missing label*
TR
GPR Realty, LLC
22 ABBOTT ST.
Hudson, NH 03051
(Direct)

*** HUDSON VETERINARY R.E. LLC
208 CENTRAL STREET
HUDSON, NH 03051
(Indirect)

Legal Notice

Raymond Zoning Board of Adjustment Public Hearing Notice

A Public Hearing will be held before the Raymond Zoning Board of Adjustment on **Wednesday, August 25, 2021, 7:30 p.m.** at the Raymond High School, Room 109, 45 Harriman Hill Rd., to consider the following application:

Application #2021-007- The following application for a variance has been submitted by Christopher E Ratte, Esq. from Shaheen & Gordon, PA on behalf of Anthony & Wendy DeFranzo for relief from: **Article 14 Section 14.1 Subsection 14.1.1** Allowed uses table, to allow an accessory use as a commercial service establishment on a single-family residential property in Zone B. The property is identified as Raymond Tax Map 31-4/ Lot 3 and located at 119 Langford Rd. and is within Zone B.

Application #2021-008- The following application for a variance has been submitted by VFW Post 4479 for relief from Article 15 Section 15.2 Subsection 15.2.1 Excepted from this requirement are all buildings on any pre-existing lot in Zones B, C, D or E or less than two (2) acres, which shall require setbacks of twenty-five feet (25') from all property lines. The applicant is proposing to build an addition within the 25' setback. The property is in Zone C1 and is identified as Raymond Tax Map 28-3 Lot 69 and located at 39 Main Street.

You are invited to attend, or you may submit written comments to: Town of Raymond, Community Development Department, Office of Planning & Zoning, 4 Epping Street, Raymond, NH 03077. If you require audio or visual aids, please contact the Selectmen's Office at least 72 hours prior to the meeting. If for any reason this meeting is postponed, it will be held September 22, 2021.
(UL - Aug. 18)

Legal Notice

Town of Raymond Planning Board and Technical Review Committee Legal Notice

Technical Review Committee (TRC): You are hereby notified that the TRC will conduct a public meeting on **Tuesday, August 31, 2021 at 1 p.m. at Torrent Hall**, located at 1 Scribner Road, to consider the technical aspects of the following application:

Application # 2021-011: An amended site plan application is being submitted by Jacob Doerfler of The Dubay Group, Inc. on behalf of Mega-X. They are proposing to add a scale and more truck parking. The property is represented as Raymond Tax Map 22/ Lot 9-1 and located on Old Manchester Road.

Planning Board Public Hearing: You are hereby notified that the Raymond Planning Board will hold a public hearing on **Thursday, September 2, 2021 beginning at 7:00 p.m.** regarding: Application 2019-009: A request from Collin P. Laverty of the Exeter Med Real, Inc. project is requesting a 24 month extension of their Performance Agreement. The property is represented as Raymond Tax Map 29-3/ Lots 42-2, located at 5 Silver Fox Drive in Essex Commons. *The meeting will be held in the Media Center (library) at Raymond High School, 45 Harriman Hill Road.*

Planning Board Public Hearing: You are hereby notified that the Raymond Planning Board will hold a public hearing on **Thursday, September 16, 2021 beginning at 7:00 p.m.** regarding: Application # 2021-011: An amended site plan application is being submitted by Jacob Doerfler of The Dubay Group, Inc. on behalf of Mega-X. They are proposing to add a scale and more truck parking. The property is represented as Raymond Tax Map 22/ Lot 9-1 and located on Old Manchester Road. *The meeting will be held in the Media Center (library) at Raymond High School, 45 Harriman Hill Road.*

You are invited to attend, or you may submit written comments to: Town of Raymond, Community Development Department, Office of Planning & Zoning, 4 Epping Street, Raymond, NH 03077. If you require audio or visual aids, please contact the Selectmen's Office at least 72 hours prior to the meeting. If this meeting is postponed for any reason, it will be held on October 7, 2021.
(UL - Aug. 18)

Going Online? See more public notices at www.unionleader.com

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Leonard Charles Newell, Shirley Rae Newell** ("the Mortgageor(s)") to St. Mary's Bank, dated November 8, 2007 and recorded in the Hillsborough County Registry of Deeds in Book 7920, Page 1040 (the "Mortgage"), which mortgage is held by Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust, the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction
on
September 8, 2021
at
9:00 AM

Said sale being located on the mortgaged premises and having a present address of 339 Mammoth Road, Manchester, Hillsborough

County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)' title see deed recorded with the Hillsborough County Registry of Deeds in Book 5396, Page 326.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The address of the mortgagee for service of process is 1 Old Loudon Road, Concord, NH 03301 and the name of the mortgagee's agent for service of process is Capitol Corporate Services, Inc..

You can contact the New Hampshire Banking Department by e-mail at nhb@banking.nh.gov. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check or bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The description of the premises contained in the following mortgage shall control in the event of an error in this publication.

Dated at Newton, Massachusetts, on July 19, 2021.

Bank of New York Mellon Trust Company, N.A. as Trustee for Mortgage Assets Management Series I Trust
By its Attorney,
Lori Bolduc
Harmon Law Offices, P.C.
PO Box 610389
Newton Highlands, MA 02461
603-669-7963
18140

(UL - Aug. 11, 18, 25)

Legal Notice

Public Notice re: RSA 7:19-a, II(d)

Pursuant to the requirements of RSA 7:19-a, II(d), notice is hereby given that a pecuniary benefit transaction which exceeded \$5,000 has occurred between the New England Diamond Gems and Treasurer, in the total amount of \$5,000, the nature of said transaction being more particularly described as follows: Treasurer was paid a stipend to compensate her for the extensive demand on her time in her capacity as Treasurer.

ATTEST:
New England Diamond Gems, Inc.
17 Colonial Drive,
Londonderry,
New Hampshire 03053.

BY: Johanne Iozzo, President.
DATE: August 5, 2021

(UL - Aug. 18)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Katherine Janelle and Paul Janelle** (the "Mortgagor") to Option One Mortgage Corporation, a California Corporation and now held by **Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-OPT4, Asset-Backed Certificates, Series 2005-0PT4** (the "Mortgagee"), said mortgage dated September 30, 2005, and recorded with the Merrimack County Registry of Deeds in Book 2826 at Page 1771 (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction
On
September 23, 2021 at 11:00 AM

Said sale to be held on the mortgaged premises described in said mortgage and having a present address of 6 Manchester Street, Pittsfield, Merrimack County, New Hampshire.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

YOU ARE ALSO NOTIFIED THAT THE ADDRESS OF THE MORTGAGEE FOR SERVICE OF PROCESS IS: 1761 EAST ST. ANDREW PLACE, SANTA ANA, CA 92705. THE NAME OF THE MORTGAGEE'S AGENT FOR

SERVICE OF PROCESS IS: DEUTSCHE BANK NATIONAL TRUST COMPANY.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call. The contact information for the New Hampshire banking department is 53 Regional Drive, Suite 200, Concord, NH 03301, with an email address of nhbd@banking.nh.gov.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within sixty (60) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated at Farmington, CT on August 3, 2021

Deutsche Bank National Trust Company, as Trustee for the Certificateholders of Soundview Home Loan Trust 2005-0PT4, Asset-Backed Certificates, Series 2005-0PT4
By its Attorney,
/s/ Mark Lamper
Bendett & McHugh, P.C.
270 Farmington Avenue, Ste. 151
Farmington, CT 06032
(860) 677-2868

(UL - Aug. 4, 11, 18)

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT

Strafford Superior Court
259 County Farm Road, Suite 301
Dover NH 03820

Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>

CITATION FOR PUBLICATION COMPLAINT TO QUIET TITLE

Superior Court Rule 4(d)
Case Name: **Keith A Nevish and Deborah H. Nevish v GMAC Mortgage Corporation, its successors and/or assigns and Unknown Persons Who Claim Any Interest to the Subject Matter of this Action**
Case Number: **219-2021-CV-00240**
Date Complaint Filed: August 11, 2021

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Barrington, in the State of New Hampshire has been filed with this court. The property is described as follows: **84 Highland Ridge Road, Barrington, New Hampshire**

The Court ORDERS:

Keith A Nevish; Deborah H. Nevish shall give notice Unknown Persons Who Claim any Interest to the Subject Matter of this Action shall electronically file an Appearance and Answer or responsive pleading with this court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

October 17, 2021 - Keith A Nevish; Deborah H. Nevish shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

Notice to Unknown Persons Who Claim any Interest to the Subject Matter of this Action: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: www.courts.state.nh.us. select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

Once you have responded to the Complaint, you can access documents electronically filed through our Case Access Portal by going to <https://odpva.nhccourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.

Send copies to:
Hilary Anne Holmes
Rheaume, ESQ
Bernstein Shur
Sawyer & Nelson PA
670 N Commercial St Ste 108
PO Box 1120

Manchester NH 03105-1120
Roy W. Tilsley, ESQ
Bernstein Shur
Sawyer & Nelson PA
670 N Commercial St Ste 108
PO Box 1120
Manchester NH 03105
GMAC Mortgage Corporation,
its successors and/or assigns
3451 Hammond Avenue
Waterloo IA 50702
BY ORDER OF THE COURT
August 12, 2021
Kimberly T. Myers
Clerk of Court

(126564)
(UL - Aug. 18, 25; Sept. 1)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Frederick R. Murphy and Carol A. Murphy** to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Encore Credit Corp., dated November 22, 2005 and recorded with the Rockingham County Registry of Deeds in Book 4592, Page 2820, of which mortgage U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for Residential Asset Mortgage Products, INC., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3 is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **Unit 9D, Deca Circle Condominium 9, 2 R Deca Circle, Derry, New Hampshire** will be sold at a Public Auction at **11:00 AM on September 15, 2021**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Rockingham County Registry of Deeds in Book 3358, Page 1800.

NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

THE AGENTS FOR SERVICE OF PROCESS ARE:

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-RP3, 425 Walnut Street, Cincinnati, OH 45202 (Mortgagee)

PHH MORTGAGE CORPORATION, C/O CORPORATION SERVICE COMPANY, 10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgagee Servicer)

You can contact the New Hampshire Banking Department at 53 Regional Drive #200, Concord, NH 03301 Tel (603) 271-3561 and by email at nhbd@banking.nh.gov

FOR INFORMATION ON GETTING HELP WITH HOUSING AND FORECLOSURE ISSUES, PLEASE CALL THE FORECLOSURE INFORMATION HOTLINE AT 800-437-5991. THE HOTLINE IS A SERVICE OF THE NEW HAMPSHIRE BANKING DEPARTMENT. THERE IS NO CHARGE FOR THIS CALL.

LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage.

NO WARRANTIES: The Mortgaged Premises shall be sold by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or

desirable, (ii) bid upon and purchase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association, as Trustee, successor by merger to LaSalle Bank National Association, as Trustee, for Residential Asset Mortgage Products, INC., Mortgage Asset-Backed Pass-Through Certificates, Series 2007-RP3 Present holder of said mortgage, by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
POW 12-008143 Murphy
(UL - Aug. 18, 25; Sept. 1)

Legal Notice

IN THE CIRCUIT COURT OF THE THIRTEENTH JUDICIAL CIRCUIT IN AND FOR HILLSBOROUGH COUNTY, STATE OF FLORIDA
FAMILY LAW DIVISION

IN RE: THE MATTER OF THE ADOPTION OF
R.K.L AND C.C.L.
Adoptees.
CASE NO: 19-DR-000083
DIVISION: B

NOTICE OF ACTION FOR TERMINATION OF PARENTAL RIGHTS AND STEPPARENT ADOPTION

TO: Chancellor Lawson Ochs, 84 Branch Turnpike, Concord, NH 03301

YOU ARE NOTIFIED that a Joint Petition for Adoption by Stepparent has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Petitioner's attorney, whose address is McGucken Alvarez P.A., 1320 9th Avenue, Ste. 210, Tampa, Florida 33605, on or before **September 3, 2021** and file the original with the clerk of this Court at 800 E. Twiggs, Tampa, Florida 33602 before service on Petitioner or immediately thereafter. **If you fail to do so, a default may be entered against you for the relief demanded in the petition.**

The minor child(ren) are identified as follows:
Date of Birth Place of Birth
03/22/2011 Tampa, Florida
09/29/2012 Exeter, New Hampshire

Physical Description of Respondent:
Age: 42
Race: Caucasian
Hair Color: Blonde
Eye Color: Blue Eyes
Approximate Height: 5'10"
Approximate Weight: 160 lbs.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

Dated: August 2, 2021
Cindy Stuart
CLERK OF THE CIRCUIT COURT
By: */s/ Sonia Santallana*
(Deputy Clerk)
Sonia Santallana
(UL - Aug. 11, 18, 25; Sept. 1)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Lawrence A. Lavoie, Florence Lavoie, Theresa Ann Tyler, and Mark Tyler** to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Novastar Mortgage, Inc., dated September 17, 2004 and recorded with the Coos County Registry of Deeds in Book 1100, Page 0002, of which mortgage The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4 is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **35 Western Avenue, Berlin, New Hampshire** will be sold at a Public Auction at **12:00 PM on September 8, 2021**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

Other terms to be announced at sale.

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4 Present holder of said mortgage, by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500

POW 18-031452 Tyler
(UL - Aug. 11, 18, 25)

Registry of Deeds in Book 1026, Page 0295.

NOTICE TO THE MORTGAGOR AND ALL INTERESTED PARTIES: YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

THE AGENTS FOR SERVICE OF PROCESS ARE:

THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK AS SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2004-4, NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-4, 240 Greenwich Street, New York, NY 10286 (Mortgagee)

PHH MORTGAGE CORPORATION, C/O CORPORATION SERVICE COMPANY,
10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgagee Servicer)

You can contact the New Hampshire Banking Department at 53 Regional Drive #200, Concord, NH 03301 Tel (603) 271-3561 and by email at nhbd@banking.nh.gov

FOR INFORMATION ON GETTING HELP WITH HOUSING AND FORECLOSURE ISSUES, PLEASE CALL THE FORECLOSURE INFORMATION HOTLINE AT 800-437-5991. THE HOTLINE IS A SERVICE OF THE NEW HAMPSHIRE BANKING DEPARTMENT. THERE IS NO CHARGE FOR THIS CALL.

LIENS AND ENCUMBRANCES: The Mortgaged Premises shall be sold subject to any and all easements, unpaid taxes, liens, encumbrances and rights, title and interests of third persons of any and every nature whatsoever which are or may be entitled to precedence over the Mortgage.

NO WARRANTIES: The Mortgaged Premises shall be sold by the Mortgagee and accepted by the successful bidder "AS IS" AND "WHERE IS" and with all faults. Except for warranties arising by operation of law, if any, the conveyance of the Mortgaged Premises will be made by the Mortgagee and accepted by the successful bidder without any express or implied warranties whatsoever, including, without limitation, any representations or warranties with respect to title, possession, permits, approvals, recitation of acreage, hazardous materials and physical condition. All risk of loss or damage to the Mortgaged Premises shall be assumed and borne by the successful bidder immediately after the close of bidding.

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

RESERVATION OF RIGHTS: The Mortgagee reserves the right to (i) cancel or continue the foreclosure sale to such subsequent date or dates as the Mortgagee may deem necessary or desirable, (ii) bid upon and purchase the Mortgaged Premises at the foreclosure sale, (iii) reject any and all bids for the Mortgaged Premises and (iv) amend or change the terms of sale set forth herein by announcement, written or oral, made before or during the foreclosure sale. Such change(s) or amendment(s) shall be binding on all bidders.

Other terms to be announced at sale.

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank, N.A. as Trustee for NovaStar Mortgage Funding Trust, Series 2004-4, NovaStar Home Equity Loan Asset-Backed Certificates, Series 2004-4 Present holder of said mortgage, by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500

POW 18-031452 Tyler
(UL - Aug. 11, 18, 25)

Going Online? See more public notices at www.unionleader.com

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearing THURSDAY, AUGUST 26, 2021

The Town of Hudson Zoning Board of Adjustment will hold a regularly scheduled meeting on **Thursday, August 26, 2021 at 7:00 PM** in the Community Development Paul Buxton Meeting Room located in the basement of Hudson Town Hall (please enter by ramp entrance at right side). The following case will be heard:

PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

Case 176-021/022/023 (08-26-21): Bluebird Self Storage, LLC, Attn: Bill Goodison, General Manager requests a Variance for a proposed 3 lot consolidation of **196, 200 & 202**

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article ~~334~~ ^{V, Permitted uses} of HZO Section(s) 20 and 21 (334-20 and 21) in order to permit the following change or use:
See Attached.

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.”)

See Attached

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.”)

See Attached

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.)

See Attached

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.)

See Attached

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.)

See Attached

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.

ATTACHMENT TO VARIANCE APPLICATION

Bluebird Self Storage, LLC seeks to consolidate three existing lots (Tax Map 176, Lots 21, 22, 23) to develop a state of the art, temperature controlled self-storage facility. The Properties are referred to as 196, 200 and 202 Central Street, Hudson, New Hampshire (collectively the "Property"). The Property is located in the Business (B) Zoning District.

Bluebird Self Storage, LLC (the "Applicant" or "Bluebird") seeks to construct a 118,184 square foot indoor storage facility and related parking areas and access drives. Bluebird's proposed use has been classified as "wholesale, warehouse, self-storage mini-warehouse, or distribution facility; which includes parking of recreational vehicles, buses and/or boat" under the table of uses. While the Business District is expressly established to "provide for the development of general wholesale and retail commercial uses, services, offices uses, industry, warehousing, multifamily dwellings and customary accessory uses and structures," the Zoning Ordinance prohibits wholesale and warehouse facilities within that zoning district. The Bluebird facility proposed differs from the historic mini-warehouse specifically referenced in the Table of Uses. The buildings are designed as a single purpose specialty building with finishes and detail similar to commercial and retail buildings. Outside storage is not proposed. The majority of Bluebird facilities are located in commercial and retail corridors rather than in industrial parks. The express terms of the Ordinance, particularly the defined purpose and intent of the Business District, conflict with the Table of Uses. The Business District is established to provide for the development of general wholesale and retail commercial uses, services, office, multi-family and customary accessory uses and structures.

The proposed self-storage facility includes towers in which HVAC equipment is to be stored. Bluebird does not believe a variance is required. See, *Bartlett v. City of Manchester*, 164 NH 634 (2013) (ZBA can determine whether a variance is required). However, The Town determined in a prior case the screening tower was a "habitable structure" subject to the 38 foot height restriction. The height of the main structure is 37 feet, 11 inches (37'11"). The height of the screening tower will be 42 feet, 11 inches (42'11"). Accordingly, Bluebird seeks variances from Zoning Ordinance, §334-20 and 334-21 relative to the use and §334-14 relative to building height with an express reservation of right that the variance is not required.

ARGUMENT-VARIANCES

Pursuant to RSA 674:33, the Board, in the context of a variance or special exception application, may consider whether such relief is required in the first instance. It may make such determination regardless of whether an administrative appeal is filed.

Turning to the use variance for the indoor storage facility, the proposed use was classified as "Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boat." In order to be valid, a zoning ordinance must promote the public safety, health or welfare. RSA 674:16. Moreover, "[e]very zoning ordinance shall be made with reasonable consideration to, among other things, the character of the area

involved and its peculiar suitability for particular uses, as well as with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout the municipality.” RSA 674:17, II. The Town has determined under the express language of the Zoning Ordinance that the land within the Business District is peculiarly suited for wholesale and warehousing uses. More specifically, the Zoning Ordinance provides that the Business District “is established to provide for the development of general wholesale and retail commercial uses, services, offices uses, industry, warehousing, multifamily dwellings and customary accessory uses and structures.” As Zoning Ordinance, §334-21, Table of Uses (E)(8) prohibits warehouses and wholesale facilities in the Business District, the same does not make reasonable consideration of the character of the area and its recognized suitability for such uses and, therefore, does not promote any legitimate public purpose. Accordingly, the Table of Uses to the extent it prohibits warehouse and wholesale facilities within the Business District is invalid. Finally, to the extent it is asserted that the Town only intended for certain warehouse uses within the Business District, such an assertion is contrary to the plain language of Zoning Ordinance, and is foreclosed by the Town’s decision to establish a single use classification for all warehouse uses.

Turning the height variance, the 38 foot height limitation applies to a “habitable structure.” Neither the “towers” housing HVAC equipment specifically, nor an indoor storage facility constitute a “habitable structure.” The Zoning Ordinance does not define “habitable structure” and, as a result, the phrase is afforded its common meaning. While the indoor storage facility is a structure, it is not “habitable.” “Habitable” means capable of being lived in. This notion exists in other related laws. For example, the International Building Code, which is a part of the State Building Code under RSA Chapter 155-A, speaks of “habitable space.”

1. Granting of the requested variance will not be contrary to the public interest or spirit of the ordinance because:

The grant of the requested variance will not be contrary to the public interest and will not be contrary to the spirit of the ordinance. *Farrar v. City of Keene*, 158 NH 684, 691 (2009) (addressing the public interest and spirit of the ordinance elements together). More specifically, the granted variance would not alter the essential character of the area in a substantial manner or threaten the public health, safety, or welfare. Bluebird has developed a track record for its operations which are more consistent with a service and retail business than a traditional warehouse or first generation mini-warehouse facility. Allowing the use and height variances will not alter, in a substantial way, the essential character of the neighborhood. Moreover, the proposed use will contribute significant, burden free, revenue to the tax base. Bluebird will not place children in public schools or place demands on public services as the facility will meet or exceed life safety standard and is subject to 24 hour security.

2. The proposed use will observe the spirit of the ordinance because:

See above. *Farrar v. City of Keene* at 691.

3. Substantial justice would be done to the property owner by granting the variance because:

The loss to the applicant, in the event that a variance is denied, outweighs any gain to the general public. Accordingly, substantial justice would be done by granting the requested variance.

A denial of the variance, as suggested above, will undermine Bluebird's reasonable investment expectations with respect to the development of this proprietary storage structure.

4. The proposed use will not diminish the values of surrounding properties because:

The Property is located within the Business (B) Zoning District, which allows for a myriad of business, commercial and retail uses. The Table does not allow any warehouse or wholesale uses as indicated by the express terms of the Ordinance. Surrounding properties are retail, commercial and services businesses that are consistent and compatible with the proposed use. The Bluebird facility, which is a single footprint building, has elevations, construction finishes and details that are consistent with a commercial or retail facilities. The appearance and aesthetics are aligned with a retail furniture store yet the traffic impacts, particularly at peak hours, are minimal. The Applicant contends that if the variance is granted, the value of surrounding properties will be enhanced rather than diminished.

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

(A) No fair and substantial relationship exists between the general public purposes of the ordinance and the specific application to the Property.

The Ordinance actually encourages warehouse uses yet the Table of Uses does not provide for any warehouse type uses. If any type or kind of warehouse was suited for the Business District, it is a Bluebird facility with finished and details consistent with commercial and retail uses rather than public warehouses, trucking terminals and industrial buildings. The conflict in the Table of Uses is sufficient alone to establish hardship. The proposed use is cutting edge and differs substantially from first and second generation storage facilities. The business is more akin to a retail business servicing the public at large rather than an isolated segment of the population. Failure to properly classify the proposed use, which is understandable based on its cutting edge design, also results in a hardship.

(B) The proposed use is reasonable.

A single footprint, state of the art, temperature controlled warehouse, with construction design, detail and finishes consistent with a commercial or retail store is a reasonable use.

Bluebird has identified Hudson as an area where market demand exists for state of the art temperature controlled facility. High end facilities which are visible to consumers and location for convenience and easy access are not suited for industrial parks or industrial areas. The grant of the variance will not cause any harm to the public. By contrast, the denial of the variance would result in little, if any, gain to the public. The model unit has been on the Property in an approved spot under a temporary permit. During that time, no public health, safety or welfare issues have been raised and no such issues are apparent if the use were allowed to continue on the Property.



Photo No. 1:



Photo No. 2:



Civil Engineering

Land Surveying

Landscape Architecture

Photo No. 3:



Photo No. 4:



Civil Engineering

Land Surveying

Landscape Architecture



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-125

August 5, 2021

Bridget Souza
Keach Nordstrom Associates
10 Commerce Park North, Suite 3B
Bedford, NH 03110

196 Central St Map 176 Lot 021-000
200 Central St Map 176 Lot 022-000
202 Central St Map 176 Lot 023-000
District: Business (B)

Dear Ms. Souza,

Your Requests:

- 1) Is a 3 story, 38,824 sqft self storage facility allowed?
- 2) Does the proposal meet the height requirement?

Zoning Review / Determination:

Based on Sheet 1 of 1, dated July 29, 2021.

The consolidation of those three lots would create one lot with ~ 158,099 sqft, and ~313 ft frontage along Central St. and does satisfy §334-27: Table of Minimum Dimensional Requirements (30,000 sqft and 150 ft frontage required) as a conforming lot.

1) The proposed use as self storage warehouse (E-8) is not permitted in §334-21 The Table of Permitted Principal Uses and would need a variance from the Zoning Board of Adjustment.

2) Based on the sketches/renderings provided, it appears the main superstructure has a roof height of 37'-11" (from 1st Flr slab to roof) be mindful of the Zoning definition of building height in §334-14:

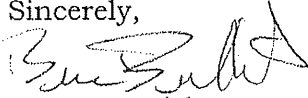
*"Height is measured from the average elevation of the finished grade within five feet of the structure to the highest point of the roof.
excluding accessory, unoccupied protuberances such as antennas, flagpoles and the like.
Nonoccupiable structures such as church spires, steeples, smokestacks, flagpoles, lightpoles and other similar structures may not exceed 100 feet in height in any district."*

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

The two proposed 5'-0" high tower/enclosures on the roof as proposed as accessory protuberances are allowed per §334-14.

Please review the Site Plan requirements with Brian Groth – Town Planner (603) 886-6008 for details.

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

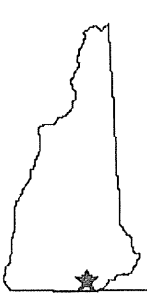
(603) 816-1275

bbuttrick@hudsonnh.gov

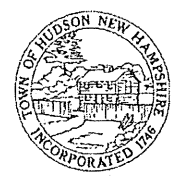
cc: Public Folder
Owner
B. Groth, Town Planner
File

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

21-125:
Part 1



TOWN OF HUDSON
LAND USE DEPARTMENT
12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov
AUG 03 2021
Zoning Department



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 08/02/2021

Property Location 196-202 Central Street, Hudson, NH

Map 176 Lot 21 Sublot _____

Zoning District if known Business

Lots
21, 22,
& 23

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)

Project proposes to construct a new 3-story, climate controlled self storage facility as shown on the enclosed concept plan. Improvements will include parking, lighting, landscaping, utility, and stormwater management as required.

Applicant Contact Information:

Name: Bridget Souza, Keach Nordstrom Associates

Address: 10 Commerce Park N, Suite 3, Bedford, NH

Phone Number: 603-627-2881

Email: bsouza@keachnordstrom.com

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

21-125
Part 2



TOWN OF HUDSON ZONING AND USE DEPARTMENT
12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov
AUG 03 2021
Zoning Department



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 08/02/2021

Property Location 196-202 Central Street, Hudson, NH

Map 176 Lot 21 Sublot _____

Lots
21, 22,
& 23

Zoning District if known Business

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)

Project proposes to construct a new 3-story, climate controlled self storage facility which will have a roof height of 37'11" from the first floor slab to top of the main roof. However, the building will feature unoccupied "towers" to hide/screen the mechanical equipment on the roof. The towers are an additional 5' in height.

Applicant Contact Information:

Name: Bridget Souza, Keach Nordstrom Associates
 Address: 10 Commerce Park N, Suite 3, Bedford, NH
 Phone Number: 603-627-2881
 Email: bsouza@keachnordstrom.com

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

176 021 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

APPRaised: 364,600 / 364,600
USE VALUE: 364,600 / 364,600
ASSESSed: 364,600 / 364,600



PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 196, CENTRAL ST, HUDSON

OWNERSHIP

Table with 2 columns: Owner Name, Unit#. Owners: CRAVEN, BRIAN H., TR.; CRAVEN IRREVOCABLE TRUSTS.

PREVIOUS OWNER

Table with 2 columns: Owner Name, Address. Owners: CRAVEN, BRIAN H., TR.; CRAVEN IRREVOCABLE TRUSTS.

NARRATIVE DESCRIPTION

This parcel contains 1.46 ACRES of land mainly classified as ONE FAMILY with a NEW ENGLANDR Building built about 1940, having primarily ASBESTOS Exterior and 1540 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes items for water, sewer, electric, gas, and flood hazard.

LAND SECTION (First 7 lines only)

Table with 23 columns: 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.

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Summary rows for Total Card, Total Parcel, and Source.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2017 to 2021.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales to CRAVEN, RONALD/.

BUILDING PERMITS

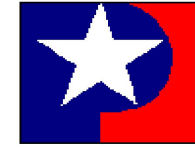
Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Shows activity history including measurements and inspections.

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.46000 Total SF/SM: 63598 Parcel LUC: 101 ONE FAMILY Prime NB Desc C-CENTRAL2 Total: 282,061 Spl Credit Total: 282,100



Patriot Properties Inc.

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 200, CENTRAL ST, HUDSON

OWNERSHIP

Table with 2 columns: Owner, Name. Owners: CRAVEN, BRIAN H., TR.; CRAVEN IRREVOCABLE TRUSTS; 88 SPEARE RD.; HUDSON; NH; 03051

PREVIOUS OWNER

Table with 2 columns: Owner, Name. Owners: CRAVEN, BRIAN H., TR.; CRAVEN IRREVOCABLE TRUSTS

NARRATIVE DESCRIPTION

This Parcel contains .667 ACRES of land mainly classified as VAC COM

OTHER ASSESSMENTS

Table with 4 columns: Code, Descr/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes water, sewer, electric, flood hazard, and gas information.

LAND SECTION (First 7 lines only)

Table with 23 columns: 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.

IN PROCESS APPRAISAL SUMMARY

Table with 7 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with 12 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2017 to 2021.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales history for CRAVEN, RONALD/ N.E. TOWER GROU.

BUILDING PERMITS

Table with 8 columns: Date, Number, Descr, Amount, C/O, Last Visit, Fed Code, F. Descr, Comment.

ACTIVITY INFORMATION

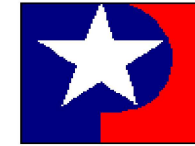
Table with 4 columns: Date, Result, By, Name. Shows activity history including Field Review, Vacant Lot, and Inspected.

Sign: VERIFICATION OF VISIT NOT DATA

176 023 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

APPRaised: 388,700 / 388,700
USE VALUE: 388,700 / 388,700
ASSESSed: 388,700 / 388,700



Patriot Properties Inc.

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 202, CENTRAL ST, HUDSON

OWNERSHIP

Table with 2 columns: Owner, Unit#. Owners: CRAVEN, BRIAN H., TR.; NANCY J. CRAVEN IRREV TRUST; Owner 3. Street 1: 88 SPEARE ROAD. TwN/City: HUDSON. St/Prov: NH. Postal: 03051.

PREVIOUS OWNER

Table with 2 columns: Owner, Street. Owners: CRAVEN, NANCY J. REV TRUST -; C/O CRAVEN, BRIAN, TRUSTEE -. Street 1: 88 SPEARE ROAD. TwN/City: HUDSON. St/Prov: NH. Postal: 03051.

NARRATIVE DESCRIPTION

This parcel contains 1.612 ACRES of land mainly classified as ONE FAMILY with a NEW ENGLANDR Building built about 1930, having primarily ALUMINUM Exterior and 1485 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Items: Z B BUSINESS water 3 TOWN WATE; o n Sewer 6 SEWERAC; Census: Exmpt; Flood Haz: C; D s t Topo 4 ROLLING; Street; Gas.

LAND SECTION (First 7 lines only)

Table with 24 columns: Use Code, Description, LUC Fact, No of Units, Depth / PriceUnits, Unit Type, Land Type, LT Factor, Base Value, Unit Price, Adj, Neigh, Neigh Influ, Neigh Mod, Infl 1, %, Infl 2, %, Infl 3, %, Appraised Value, Alt Class, %, Spec Land, J Code, Fact, Use Value, Notes. Rows for ONE FAMILY sites.

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Rows for 101 use code and Total Card/Parcel.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Rows for years 2017-2021.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Rows for CRAVEN, NANCY J and DANE, WILLIAM B.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment.

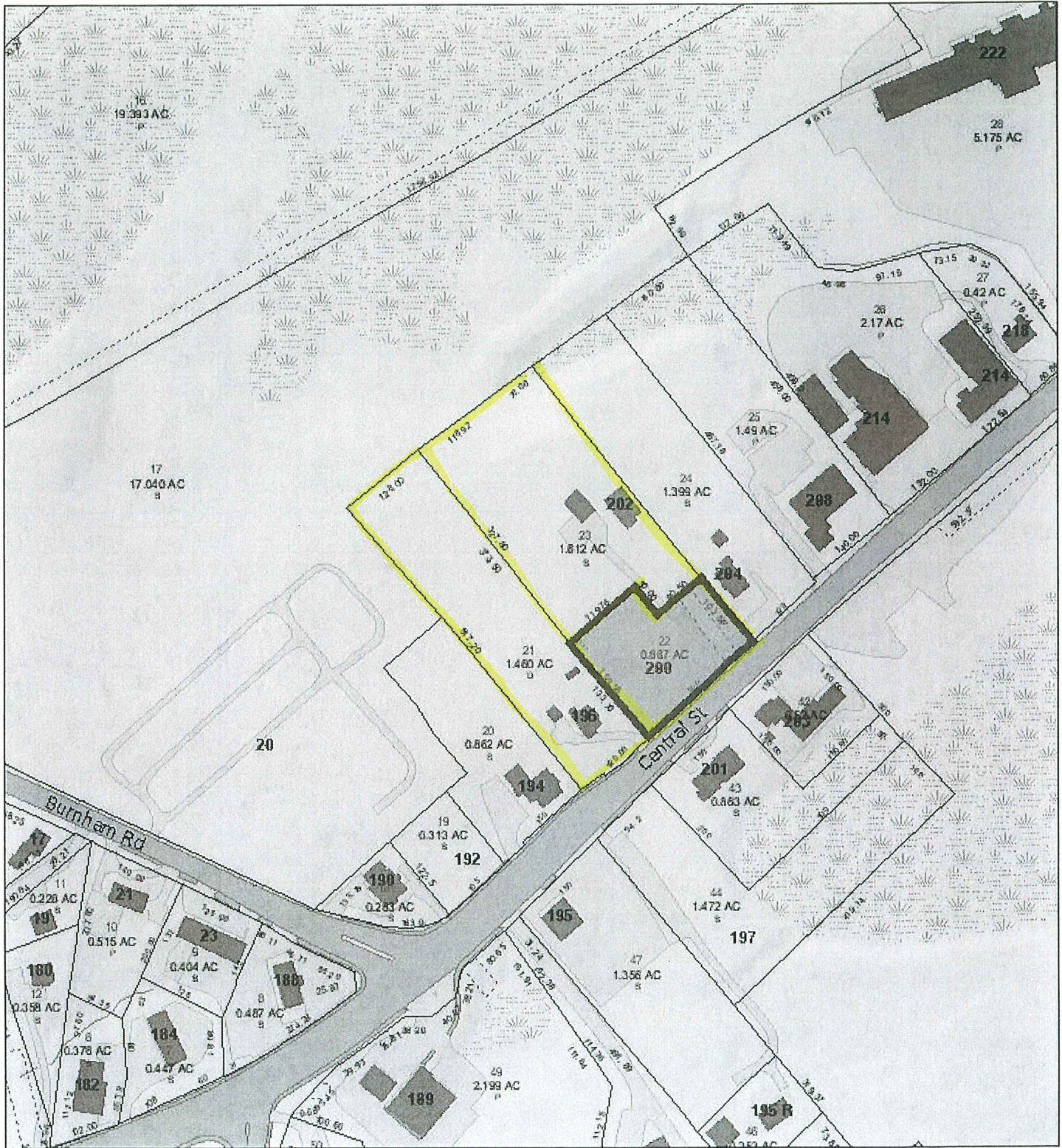
ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Rows for various measurements and inspections.

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.61200 Total SF/SM: 70219 Parcel LUC: 101 ONE FAMILY Prime NB Desc C-CENTRAL2 Total: 285,572 Spl Credit Total: 285,600

196-202 Central St (Map 176 Lots 021-023)



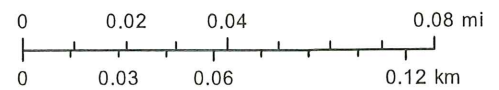
August 10, 2021

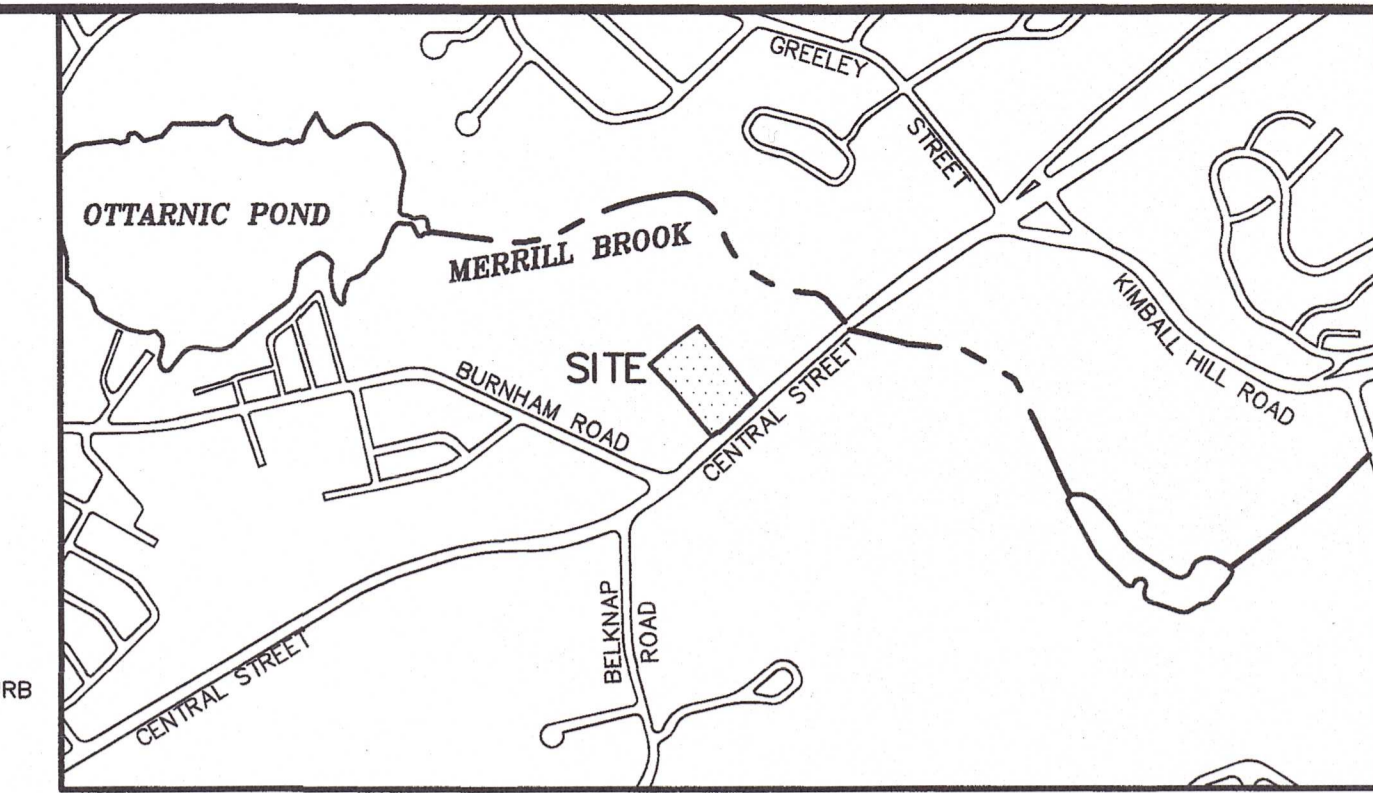
1:2,365

Legend

----- Easement_Lines

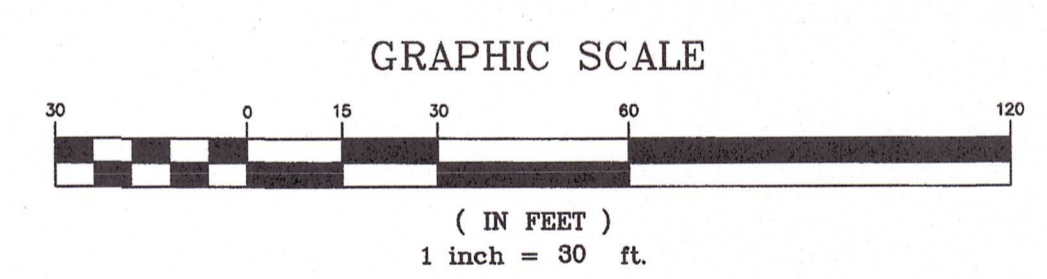
▭ Parcels





VICINITY MAP
SCALE: 1" = 1,000'

- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT A CONCEPTUAL SITE PLAN FOR A 3-STORY, 118,164 SF CLIMATE CONTROLLED SELF STORAGE FACILITY ON MAP 176 LOTS 21, 22, & 23.
 - LOT AREA:
MAP 176 LOT 21 = 66,128 S.F., OR 1.518 ACRES
MAP 176 LOT 22 = 30,697 S.F., OR 0.705 ACRES
MAP 176 LOT 23 = 67,948 S.F., OR 1.560 ACRES
TOTAL LOT AREA = 164,773 S.F., OR 3.783 ACRES
 - MAP 176 LOTS 21, 22 AND 23 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBERS.
 - OWNER OF RECORD:
RONALD CRAVEN
C/O NANCY CRAVEN
88 SPEARE ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6079 PG. 1296 (LOT 21)
H.C.R.D. BK. 6079 PG. 1294 (LOT 22)
H.C.R.D. BK. 6228 PG. 0212 (LOT 23)
 - THE SUBJECT PARCEL IS LOCATED WITHIN THE BUSINESS ZONING DISTRICT (B). DIMENSIONAL REQUIREMENTS ARE AS FOLLOWS FOR LOTS SERVICED WITH MUNICIPAL SEWER AND WATER:
- MINIMUM LOT AREA 30,000 SF
- MINIMUM LOT FRONTAGE 150 FT
- MINIMUM BUILDING SETBACKS:
- FRONT 50
- SIDE 15
- REAR 15
 - TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE JULY OF 2021.
 - HORIZONTAL DATUM IS NAD 83. VERTICAL DATUM IS NAVD 29.
 - WETLAND MAPPING WAS PERFORMED BY JOSH BRIEN OF KEACH NORDSTROM ASSOCIATES ON JULY 15, 2021.
 - SITE IS SERVICED BY MUNICIPAL WATER AND SEWER.
 - THE LOCATION OF ANY UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS APPROXIMATE. KEACH-NORDSTROM ASSOCIATES, INC. MAKES NO CLAIM TO THE ACCURACY OR COMPLETENESS OF THE UTILITIES SHOWN. UTILITIES SHOWN HEREON ARE ONLY THOSE FOUND WITHIN THE AREA OF KNA FIELD SURVEY AND ARE SOLELY BASED UPON VISIBLE SURFACE EVIDENCE. PRIOR TO ANY EXCAVATION ON SITE THE CONTRACTOR SHALL CONTACT DIG-SAFE AT 811.
 - EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON MAP NUMBER 3300920518D, PANEL 518 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009 INDICATES THAT NO PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A DESIGNATED FLOOD HAZARD AREA.
 - THE PROPOSED BUILDING HEIGHT IS 37'-11" TO MAIN BUILDING ROOF AND 42'-11" TO TOP OF HVAC EQUIPMENT SCREENING TOWER.
 - A VARIANCE FROM ARTICLE V, SECTION 334-20 OF THE HUDSON ZONING ORDINANCE IS REQUESTED TO ALLOW THE CONSTRUCTION OF A NON-PERMITTED USE IN THE BUSINESS (B) ZONING DISTRICT.
 - A VARIANCE FROM ARTICLE III, SECTION 334-14 OF THE HUDSON ZONING ORDINANCE IS REQUESTED TO ALLOW THE CONSTRUCTION OF A BUILDING HEIGHT EXCEEDING 38 FEET.
 - A WAIVER FROM SECTION 276.11.1(12)(C) WILL BE REQUIRED FROM THE PLANNING BOARD TO REDUCE THE 100' RESIDENTIAL BUILDING SETBACK.
OPEN SPACE REQUIRED = 35%
OPEN SPACE PROPOSED = 55%



ZONING BOARD OF ADJUSTMENT PLAN
BLUEBIRD SELF STORAGE
MAP 176 LOTS 21, 22 & 23
196-202 CENTRAL STREET
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER OF RECORD:
RONALD CRAVEN TRUST
c/o NANCY CRAVEN TRUST
88 SPEARE ROAD
HUDSON, NH 03051
H.C.R.D. BK. 6079 PG. 1294

APPLICANT:
BLUEBIRD SELF STORAGE LLC.
1 BAYSIDE ROAD
GREENLAND, NH 03840

KNA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS			
No.	DATE	DESCRIPTION	BY

DATE: AUGUST 9, 2021
PROJECT NO: 21-0709-3

SCALE: 1" = 30'
SHEET 1 OF 1

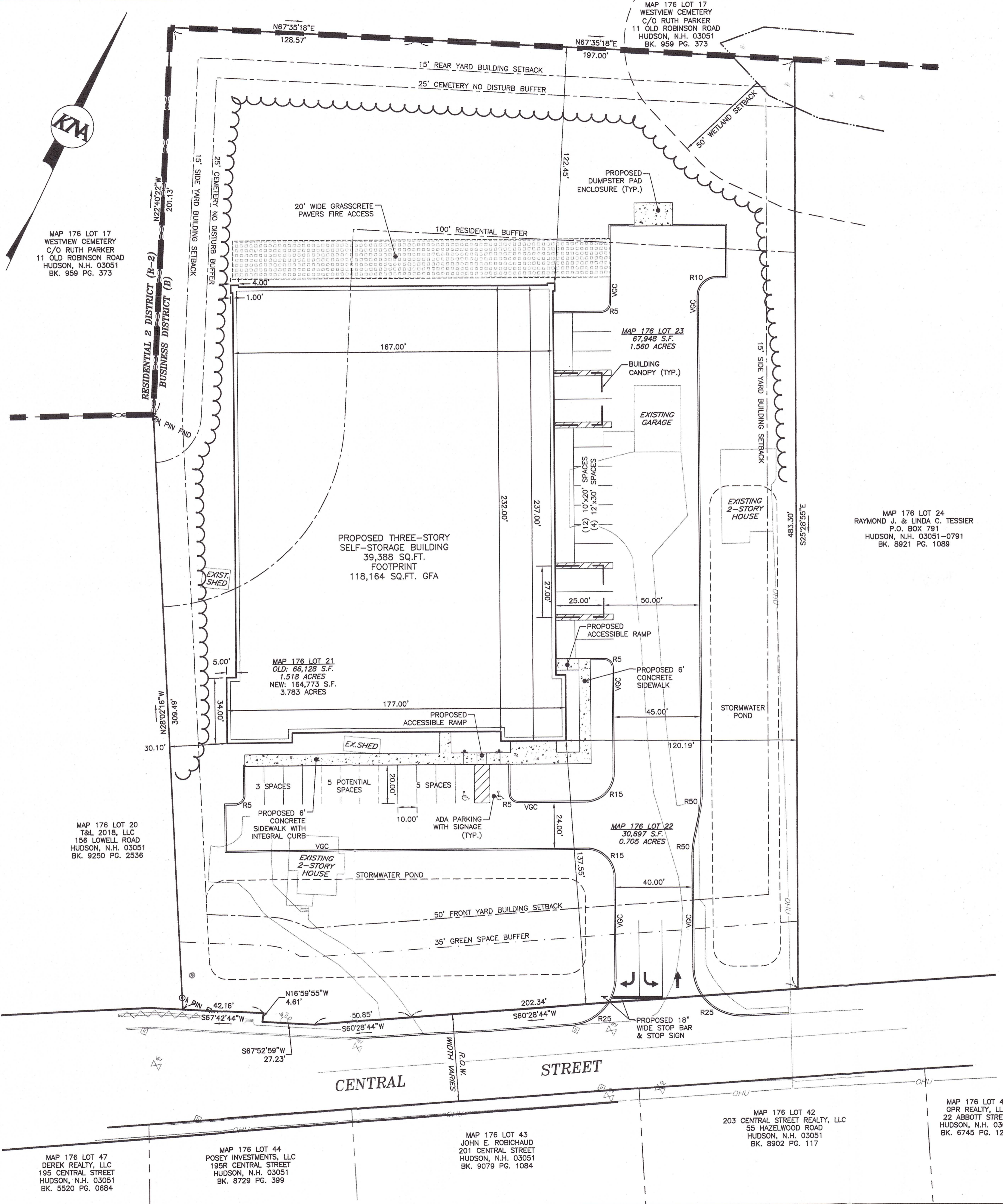


- LEGEND**
- GB-F GRANITE BOUND FOUND
 - IPIN-F IRON PIN FOUND
 - DH-F DRILL HOLE FOUND
 - IPP-F IRON PIPE FOUND
 - UTILITY POLE
 - SIGN
 - LIGHT
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - WATER SHUT OFF
 - WELL
 - SEWER MANHOLE
 - DRAINAGE MANHOLE
 - CATCH BASIN
 - FLARED END SECTION
 - ABUTTER LINE
 - PROPERTY LINE
 - WETLAND
 - OVERHEAD UTILITIES
 - TREELINE
 - EDGE OF PAVEMENT
 - VERTICAL GRANITE CURB
 - SLOPED GRANITE CURB
 - BITUMINOUS CURB
 - STONEWALL
 - BUILDING SETBACK
 - GREEN SPACE BUFFER
 - EASEMENT
 - ZONE LINE
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED VERTICAL GRANITE CURB
 - PROPOSED RETAINING WALL

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION. FURTHER, THIS PLAN IS BASED ON AN ACTUAL FIELD SURVEY MADE ON THE GROUND BY THIS OFFICE DURING JULY OF 2021. SAID SURVEY HAS AN ERROR OF CLOSURE BETTER THAN ONE PART IN TEN THOUSAND (1:10,000).

[Signature]
ANTHONY M. BASSO
LICENSED LAND SURVEYOR

DATE: 8/9/21



MAP 176 LOT 17
WESTVIEW CEMETERY
C/O RUTH PARKER
11 OLD ROBINSON ROAD
HUDSON, N.H. 03051
BK. 959 PG. 373

MAP 176 LOT 20
T&L 2018, LLC
156 LOWELL ROAD
HUDSON, N.H. 03051
BK. 9250 PG. 2536

MAP 176 LOT 47
DEREK REALTY, LLC
195 CENTRAL STREET
HUDSON, N.H. 03051
BK. 5520 PG. 0684

MAP 176 LOT 44
POSEY INVESTMENTS, LLC
201 CENTRAL STREET
HUDSON, N.H. 03051
BK. 8729 PG. 399

MAP 176 LOT 43
JOHN E. ROBICHAUD
201 CENTRAL STREET
HUDSON, N.H. 03051
BK. 9079 PG. 1084

MAP 176 LOT 42
OPR REALTY, LLC
22 ABBOTT STREET
HUDSON, N.H. 03051
BK. 8902 PG. 117

MAP 176 LOT 24
RAYMOND J. & LINDA C. TESSIER
P.O. BOX 791
HUDSON, N.H. 03051-0791
BK. 8921 PG. 1089

MAP 176 LOT 23
67,948 S.F.
1.560 ACRES

MAP 176 LOT 21
OLD: 66,128 S.F.
NEW: 164,773 S.F.
3.783 ACRES

PROPOSED THREE-STORY
SELF-STORAGE BUILDING
39,388 SQ.FT. FOOTPRINT
118,164 SQ.FT. GFA

Printed
8/10/2021
4:21PM
Created
8/10/2021
4:08 PM

Transaction Receipt

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

Receipt# 653,036
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 196-202 Central Street Map 176 Lots 021, 022, 023 2-Variance Applicat.	0.00	421.4500	0.00
			Total:	421.45

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Cronin Bisson & Zalinsky, P.C.	CHECK	CHECK # 02278	421.45	0.00	421.45
			Total Due:		421.45
			Total Tendered:		421.45
			Total Change:		0.00
			Net Paid:		421.45



TOWN OF HUDSON

Zoning Board of Adjustment

Gary M. Daddario, Chairman

Kara Roy, Selectmen Liaison

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

MEETING MINUTES – July 22, 2021 - ~~draft~~edited

The Hudson Zoning Board of Adjustment met on Thursday, **July 22, 2021** at **7:00 PM** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

Chairman Daddario called the meeting to order at 7:03 PM, invited everyone to stand for the Pledge of Allegiance and took attendance.

Members present were: ~~Members were~~ Gary Daddario (Regular/Chair), Leo Fauvel (Regular) and Marcus Nicolas (Regular). Also present were Bruce Buttrick, Zoning Administrator, and Kara Roy, Selectman Liaison. Excused were Brian Etienne (Regular/Clerk), Jim Pacocha (Regular/Vice Chair) and Louise Knee, Recorder. Absent was Ethan Severance (Alternate).

III. PUBLIC HEARINGS- No scheduled applications before the Board.

IV. REQUEST FOR REHEARING: None received for Board consideration.

V. REVIEW OF MINUTES: 06/24/21 edited Minutes

Motion made by Mr. Fauvel, seconded by Mr. Nicolas and unanimously voted to approve the 6/24/2021 Minutes as edited

VI. OTHER:

1. ZBA Application fee increase request presented at 7/13/21 Board of Selectman Meeting.

Mr. Buttrick stated the fee increase was presented to the Selectmen and noted that ZBA Public Hearings still have to be advertised in the newspaper and with the loss of the Hudson Litchfield News, the next cost effective newspaper is the Manchester- New Hampshire Union Leader which is at a higher rate/cost and added that the charge for the recording of the Notices of Decision at the Registry of Deeds has also been included in the fee increase. As required by Town Code, the Board of Selectmen held a Public Hearing on 7/13/2021 for the proposed fee increase and could vote to adopt at their next meeting.

Not Official until reviewed, approved and signed.

As edited [LK, BB, gd]

47 2. Workshop Continuation - Review Zoning Application Drafts

48
49 Mr. Buttrick referred to the colored drafts. Discussion arose on the abutters – both
50 the direct abutters required by State Law (Statute) and the indirect Abutters required
51 by the Town of Hudson – the utilization of the GIS system and the assistance provided
52 by Town Staff. Mr. Buttrick demonstrated using the Town Office at 12 School Street
53 as the example. It was noted that the GIS system is a service provided by the Town
54 and the accuracy of the list rests with the Applicant who is best served by checking
55 with the Assessor’s Office to insure that there has been no recent sales that hasn’t yet
56 been entered into the GIS system.

57
58 Also discussed was: (1) Application deadline, (2) Application Checklist, (3) Agenda cut
59 off and limitation to four (4) Cases/Applications per meeting with utilization of the
60 second meeting in a given month; and (5) the fine line between being able to educate,
61 but *not* advise, an Applicant. Suggestion made that emphasis needs to be made to
62 Applicant(s) that a “preview” or “preliminary review” of their application with Staff
63 should be completed prior to the posted deadline and before they make the required
64 number of copies.

65
66 Appeal Administrator’s Decision Application and Decision Worksheet were reviewed
67 and no amendments were offered.

68
69 Equitable Waiver of Dimensional Requirements Application and Decision Worksheets
70 were reviewed. ~~No changes presented to the Application Form.~~ Several amendments
71 presented for the Decision Worksheet that included the separation of the two (2)
72 criteria options onto their individual pages and a description of each criteria.
73 Discussion arose on the apparent confusion in the Application Form and suggestion
74 made to distinguish each option separately.

75
76 Home Occupation Special Exception Application and Decision Sheet were reviewed.
77 Mr. Buttrick noted that a correction was made to the Application in May 2021 when it
78 was discovered that the criteria prohibiting retail sales was not included. Suggestion
79 made to add the RSA-HZO prohibiting retail sales to Application Form

80
81 ~~Note: typo on HO/SE Decision Sheet – 5th item – should be waived, not waiver~~

82
83 Special Exception Application and Decision Sheet reviewed. Discussion arose on
84 Accessory Dwelling Unite (ADUs), the four criteria for the determination of a dwelling
85 unit (cooking, sanitation, living and sleeping) and the slippery slope with ‘wet bars’
86 and ‘man caves’ etc. Suggestion made to include reference Section 334:18 of the
87 Zoning Ordinance for a description and purpose/intent of each Zone District on the
88 Application Form, page 6.

89
90 Variance Application and Decision Sheet were reviewed. Discussion arose on the fifth
91 criteria – Hardship – and the reference to the word “ordinance” in the criteria was
92 questioned. Mr. Buttrick read from the OSI Manual. To paraphrase, the Zoning
93 Ordinance may place restrictions, such as minimum lot size, setback, zone districts
94 etc., that in turn force the need for a Variance. Suggestion made to show visible

95 separation of the two options in the fifth criteria and highlight that hardship pertains
96 to the property.

97
98 Discussion arose on what to include in the Meeting Packet. Examples cited: whether
99 copies of the Permits should be included or just a statement in the Staff Report that
100 they were issued – Case specific, to be available at meeting; Abutter sheets – only need
101 to know they were duly noticed (on Staff Report) and no need to include the list to
102 Members; and Assessment Record recap – Case specific, to be available for viewing at
103 meeting.

104
105 General consensus: this has been a good and informative process. Appreciation
106 expressed to everyone involved.

107
108 Motion made by Mr. Fauvel, seconded by Mr. Daddario and unanimously voted to
109 adjourn the meeting. The 7/22/2021 ZBA meeting adjourned at 8:36 PM.

110
111
112 Respectfully submitted,
113 Louise Knee, Recorder

AS E D I T E D



2021 Land Use Law Conference

Join NH Municipal Association and the NH Office of Planning & Development Virtual Conference
Saturday, September 18, 2021
9:00 a.m. - 3:55 p.m.
Registration Fee: \$70.00

To provide the best experience for you, NHMA will be using an online event software platform called *Whova*. *Whova* enables active participation and interaction among attendees and speaker and provides up-to-date information, personalized agendas, messages, community board all at your fingertips.

You may register up to five people on one form. Enter information below, then click 'add registrant' to add another person.

Pre-registration is required. If you register and do not attend the virtual workshop, you will be charged the FULL cost of registration.

Questions? Please contact us at 603-230-3350 or nhmregistrations@nhmunicipal.org

Municipality *



Address *

Address Line 1

Address Line 2

City

State



Zip Code

Phone *

Email *

Registrant 1

✕ Registrant 1

Name *

First

Last

Municipal Position *

Email *

Our virtual conference platform, Whova, requires that each attendee have their own email address. Please be sure you are indicating the REGISTRANT'S email address here. Thank you!

Attending the virtual workshop? *

Yes, I will attend the virtual Land Use Law Conference - \$70.00

PROGRAM AGENDA

Please take a few minutes to fill out your session choices below. Your selections are for planning purposes only. You will be free to attend any session you wish during the virtual conference. Some session will be live and some will be pre-recorded ahead of the conference and made available for viewing during the conference.

[View session descriptions here.](#)

9:00 a.m. Welcome Remarks and Introduction to the new OSI: NH Office of Planning & Development
Presented by: Michael A. Klass, Principal Planner, NH Office of Planning & Development

9:10 a.m. An Introduction to the NH Housing Appeals Board
Presented by: Gregory E. Michael, Chair NH Housing Appeals Board

10:40 a.m. - 12:10 p.m. Concurrent Sessions



12:40 p.m. - 2:10 p.m. Concurrent Sessions



2:25 p.m. - 3:55 p.m. Concurrent Sessions



+ Add Registrant

Payment - Please be aware that if you choose 'I will pay by credit card', you will see a Paypal link. This brings you to our portal and you can pay with any credit or debit card. You do NOT need a Paypal account.

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**If you are paying by check: Please make checks payable to the NH Municipal Association and mail to:
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Concord, NH 03301**

CANCELLATIONS: Refund of the full registration fee will be made if cancellation notification is received 48 hours in advance. If payment has not been made and cancellation is not received 48 hours in advance, you will be charged the cost of the conference.

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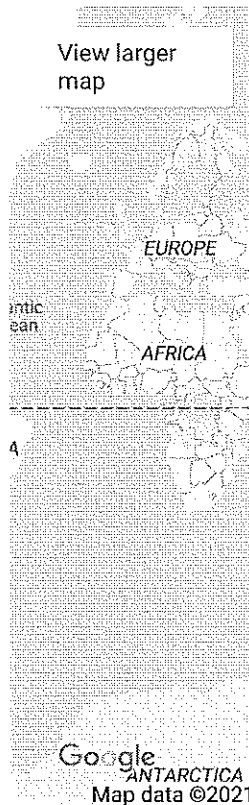
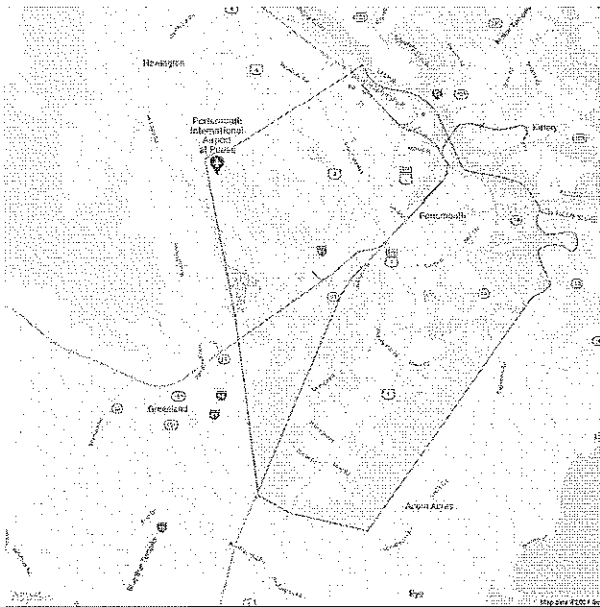
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REGISTRATION OPEN: 2021 Municipal Land Use Law Virtual Conference

Saturday, September 18, 2021 - 9:00am to 3:00pm

Cost: \$70.00

**REGISTRATION
NOW OPEN!**



REGISTRATION NOW OPEN!

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.

2021 MUNICIPAL LAND USE LAW CONFERENCE

9:00 a.m. Welcome Remarks and Introduction to the new OSI: NH Office of Planning & Development

Presented by: Michael A. Klass, Principal Planner, NH Office of Planning & Development

9:10 a.m. An Introduction to the NH Housing Appeals Board

Presented by: Gregory E. Michael, Chair NH Housing Appeals Board

10:25 a.m. BREAK

10:40 a.m. CONCURRENT SESSIONS

Demystifying NH's Workforce Housing Law: How it Works and Examples of its Implementation

This session will seek to clarify the purpose of NH's workforce housing law and provide examples of how it has been implemented and the homes that have been created as a result. Mark Fougere, Fougere Planning and Development will discuss the main points of the law and draw on his work with communities throughout NH that have updated their zoning to comply with the law. Andy Dean, an attorney with Cooper Cargill Chant in North Conway, NH will talk about his work advocating for affordable housing and describe the ordinance Conway voted on to increase the opportunity for workforce housing in Conway. George Reagan, Community Engagement Manager with New Hampshire Housing will moderate the presentation.

Presented by: Andrew A. Dean, Esq., Cooper, Cargill & Chant
Mark Fougere, Fougere Planning & Development
George Reagan, NH Housing

Planning Board Roles and Responsibilities – Part 1

This session is for newer board members, as well as veterans looking for a refresher on Planning Board fundamentals. Topics will include statutory duties (including planning and regulatory roles), board procedure, conflicts of interest and disqualification, meeting conduct, decision making, and more.

Presented by: C. Christine Fillmore, Esq., Drummond Woodsum
Michael A. Klass, Principal Planner, NH Office of Planning & Development
Matthew R. Serge, Esq., Drummond Woodsum

Roles and Responsibilities of the Zoning Board of Adjustment – Part 1

This session will provide a detailed look at the statutory responsibilities of the ZBA including appeals of administrative decisions, special exceptions, and variances. This session will also provide an in-depth discussion of how the case law interprets the five variance criteria. Time will be devoted to participant questions.

Presented by: Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC, Meredith

12:10 p.m. LUNCH

12:40 p.m. CONCURRENT SESSIONS

Legal Update – Part 1

This session will review recently enacted legislation that affects the responsibilities and authority of municipal planning and zoning boards. Recent New Hampshire Supreme Court decisions involving land use issues and the impact they have on municipal planning and zoning will also be discussed. Participant questions are strongly encouraged!

Presented by: Benjamin D. Frost, Esq., AICP, Managing Director of Policy and Public Affairs, NH Housing, Bedford

Planning Board Roles and Responsibilities – Part 2

This session is for newer board members, as well as veterans looking for a refresher on Planning Board fundamentals. Topics will include statutory duties (including planning and regulatory roles), board procedure, conflicts of interest and disqualification, meeting conduct, decision making, and more.

Presented by: C. Christine Fillmore, Esq., Drummond Woodsum
Michael A. Klass, Principal Planner, NH Office of Planning & Development
Matthew R. Serge, Esq., Drummond Woodsum

Roles and Responsibilities of the Zoning Board of Adjustment – Part 2

This session will provide a detailed look at the statutory responsibilities of the ZBA including appeals of administrative decisions, special exceptions, and variances. This session will also provide an in-depth discussion of how the case law interprets the five variance criteria. Time will be devoted to participant questions.

Presented by: Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC, Meredith

2:10 p.m. BREAK

2:25 p.m. CONCURRENT SESSIONS

Digging into RSA 155-E

Join Stephanie N. Verdile, Principal Planner at the Office of Planning and Development and Carol Ogilvie, Professional Planning Consultant, for “Digging Into 155-E” a look at the state laws regarding earth excavations. Discussion will include a brief history of 155-E, municipal responsibilities, other state agencies involved in the process, municipal administrative/procedural issues, and a few court cases regarding gravel operations.

Presented by: Carol Ogilvie, Professional Planning Consultant
Stephanie N. Verdile, Principal Planner, NH Office of Planning & Development

Legal Update – Part 2

This session will review recently enacted legislation that affects the responsibilities and authority of municipal planning and zoning boards. Recent New Hampshire Supreme Court decisions involving land use issues and the impact they have on municipal planning and zoning will also be discussed. Participant questions are strongly encouraged!

Presented by: Benjamin D. Frost, Esq., AICP, Managing Director of Policy and Public Affairs, NH Housing, Bedford

Meeting Mechanics of Land Use Boards

Appropriate for beginning members, seasoned veterans, as well as land use administrators, this session will provide an overview on the mechanics of a land use board meeting. Discussion will touch on requirements for legal notice, meeting procedure and conduct, conflicts of interest, Right-to-Know issues, and more.

Presented by: Tim Corwin, Esq., Senior Planner, City of Lebanon
Shawn M. Tanguay, Esq., Drummond Woodsum



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NHMA's 80th Annual Conference and Exhibition

This year's conference theme is appropriately titled, *PROGRESS THROUGH PARTNERSHIPS*.

Please join us on Wednesday, November 17 through Friday, November 19 for this unique conference experience presented in a hybrid format.

NHMA plans the annual conference months in advance, and while the COVID environment in New Hampshire is fairly stable right now, we do not know what November may bring with more contagious variants and the start of the flu season. With this hybrid format, the first day will be held live and in-person at the DoubleTree by Hilton Downtown Manchester with video streaming of popular program sessions to members who chose to attend virtually. Thursday will be a full day of virtual/remote streaming of educational sessions and Friday will be a half-day of remote streaming of educational sessions as needed.

Whether live and in person or virtually, we hope you join us this year!

One Price for In-person or Virtual Training

\$75 for

3 DAYS of networking and fun!

DAY 1 WEDNESDAY, NOVEMBER 17 In-Person & Virtual	DAY 2 THURSDAY, NOVEMBER 18 Virtual Only	DAY 3 FRIDAY, NOVEMBER 19 Half Day/Virtual Only
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Details and registration at www.nhmunicipal.org.

Attend **in person** or **virtually**

DoubleTree by Hilton Manchester Downtown Hotel NHMA Home or Office Desktop

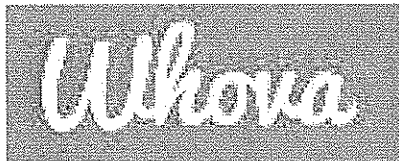
No early bird rate.
 One price for members for all three days=\$75.00; If paid electronically =\$65.00
 One price for affiliate members for all three days=\$110.00; If paid electronically=\$105.00

2021 Sponsor and Exhibitor Kit Under Development - Check Back Shortly!

Registration Details

This year we're bringing you three days of informative content with our Annual Conference and Exhibition, for one low price. As always, there will be informative sessions, keynote speakers, a virtual Exhibit Hall, prizes and more. Unlike past years, where you could register for individual days, this year you have access to all three days of content for one flat rate. Pay via credit card for a discounted price!

MEMBER RATE: \$75.00; \$65.00 IF YOU PAY ELECTRONICALLY
NON-MEMBER, AFFILIATE RATE: \$110.00; \$105.00 IF YOU PAY ELECTRONICALLY
REGISTRATION TO OPEN SEPTEMBER 13TH!



For those members who attend virtually, NHMA will be using an online event software platform called Whova. Whova enables active participation and interaction among attendees, sponsors/exhibitors and speakers and provides up-to-date information, personalized agendas, messages, community board, and exciting contests and photos all at your fingertips.

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Do you prefer to read the instructions and learn how to easily explore the Whova mobile app so that you can get the most out of the NHMA Conference? Here is a [quick pdf tutorial](#) for Whova mobile app users. We recommend using the mobile app to participate in our contests to win prizes!

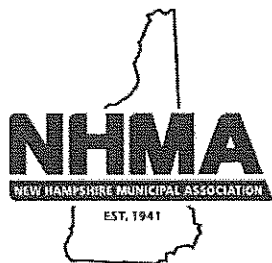
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