

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 – September 23, 2021

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **September 23, 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

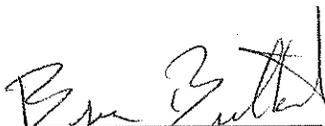
III. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 126-003 (09-23-21):** Paul & Claudia Decker, **59 Robinson Rd., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement due to a foundation encroachment of 1.6 ft into the required sideyard setback of 15 ft. leaving 13.4 ft. as shown on the Foundation Certification Plan dated July 02, 2021, Rev. A. [Map 126, Lot 003; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements].

IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES: 08/26/21 edited Minutes

VI. OTHER:


Bruce Buttrick
Zoning Administrator



TOWN OF HUDSON

Land Use Division



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

Zoning Administrator Staff Report

Meeting Date: September 23, 2021 09 9-13-21

Case 126-003 (09-23-21): Paul & Claudia Decker, **59 Robinson Rd., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement due to a foundation encroachment of 1.6 ft into the required sideyard setback of 15 ft. leaving 13.4 ft. as shown on the Foundation Certification Plan dated July 02, 2021, Rev. A. [Map 126, Lot 003; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements].

Address: 59 Robinson Rd

Zoning district: General One (G-1)

Summary:

Applicant requests an Equitable Waiver of Dimensional Requirement – to maintain a recently poured 38 x 35 foundation “workshop” that encroaches 1.6 ft into the side yard setback.

Property description:

This is an existing non-conforming lot of record: Having 1.34 Acres = 58,367 sqft, where 87,120 sqft is required and frontage of 205 ft where 200 ft is required.

HISTORY:

Assessing: Single Family

Building Permits: #2021-00344-1-FD Foundation Only, issued 4/20/2021

Attachments:

“A” Assessing record.

“B” Building Permit # 2021-00344-1-FD “Foundation Only” issued 4/20/2021.

“C” Certified plot plan dated July 2, 2021 showing “as built” with 1.6 ft encroachment into side yard setback.

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2020	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2020	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2019	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2019	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2018	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2018	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2017	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2017	101 - ONE FAMILY	197,700	4,100	116,800	1.34	0.00	318,600
2017	101 - ONE FAMILY	212,400	4,100	122,000	1.34	0.00	338,500
2016	101 - ONE FAMILY	197,700	4,100	116,800	1.34	0.00	318,600
2016	101 - ONE FAMILY	197,700	4,100	116,800	1.34	0.00	318,600
2015	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2015	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2014	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2014	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2013	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2013	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2012	101 - ONE FAMILY	192,700	2,100	116,800	1.34	0.00	311,600
2012	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2011	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2011	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2010	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2010	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2009	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2008	101 - ONE FAMILY	212,400	1,800	155,300	1.34	0.00	369,500
2008	101 - ONE FAMILY	210,000	1,800	155,300	1.34	0.00	367,100
2007	101 - ONE FAMILY	210,000	1,800	155,300	1.34	0.00	367,100
2007	101 - ONE FAMILY	190,900	1,200	116,500	1.34	0.00	308,600
2006	101 - ONE FAMILY	190,900	1,200	116,500	1.34	0.00	308,600
2006	101 - ONE FAMILY	190,900	1,200	116,500	1.34	0.00	308,600
2005	101 - ONE FAMILY	190,900	1,200	116,500	1.34	0.00	308,600
2005	101 - ONE FAMILY	190,900	1,200	116,500	1.34	0.00	308,600
2004	101 - ONE FAMILY	190,900	0	116,500	1.34	0.00	307,400
2004	101 - ONE FAMILY	161,200	0	88,900	1.34	0.00	250,100
2003	101 - ONE FAMILY	161,200	0	88,900	1.34	0.00	250,100
2003	101 - ONE FAMILY	161,200	0	88,900	1.34	0.00	250,100
2002	101 - ONE FAMILY	161,200	0	88,900	1.34	0.00	250,100
2002	101 - ONE FAMILY	161,200	0	88,900	1.34	0.00	250,100
2001	101 - ONE FAMILY	128,000	0	50,900		0.00	178,900
2000	101 - ONE FAMILY	126,500	1,500	50,900	1.34	0.00	178,900
1999	101 - ONE FAMILY	0	0	0	1.34	0.00	0

"A"



Town of Hudson, NH
FOUNDATION ONLY

Hudson Fire - Inspectional Services Division
 12 School Street
 Hudson, NH 03051
 603-886-6005

Permit Number
 2021-00344-1-FD
Date of Issue
 4/20/2021
Expiration Date
 10/17/2021

Owner: DECKER, PAUL R. DECKER, CLAUDIA F.

Applicant: Owner

Location of Work: 59 ROBINSON RD
 (No. and Street) (Unit or Building)

Description of Work: 28 x 35 general purpose workshop for hobby wood and metal working with residential general/seasonal storage. 1540 sq. ft.

ZONING DATA: District: Map/Lot: 126-003-000

CONTRACTOR: Owner

REMARKS:

A CERTIFIED FOUNDATION PLAN IS REQUIRED PRIOR TO ISSUANCE OF A FRAMING PERMIT

• Building Permit Issuance Conditions are as follows:

- THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.
- THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION AND OR SITE PLAN APPROVAL REQUIREMENTS.
- APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.
- NO BUILDING SHALL BE OCCUPIED OR USED UNTIL A FINAL INSPECTION IS PERFORMED.
- WHEN APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING, AND MECHANICAL INSTALLATIONS.
- WORK MUST BE STARTED WITHIN 6 MONTHS FROM THE DATE OF PERMIT ISSUANCE AND PERMIT WILL EXPIRE IF WORK IS ABANDONED OR SUSPENDED
- ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE STATE OF NEW HAMPSHIRE AND HUDSON TOWN CODES.

INSPECTION APPROVALS

Building	/	/	Date	_____
Plumbing	/	/	Date	_____
Electrical	/	/	Date	_____
Other	/	/	Date	_____

Permit Holder: Owner

(Taking Responsibility for the Work)

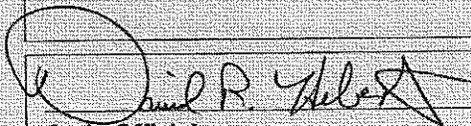
Company/Affiliation:

Job Site Phone Number:

Constr Cost: \$25,000 **Permit Fee:** \$392.00 **Check No.:** **Cash:** \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction

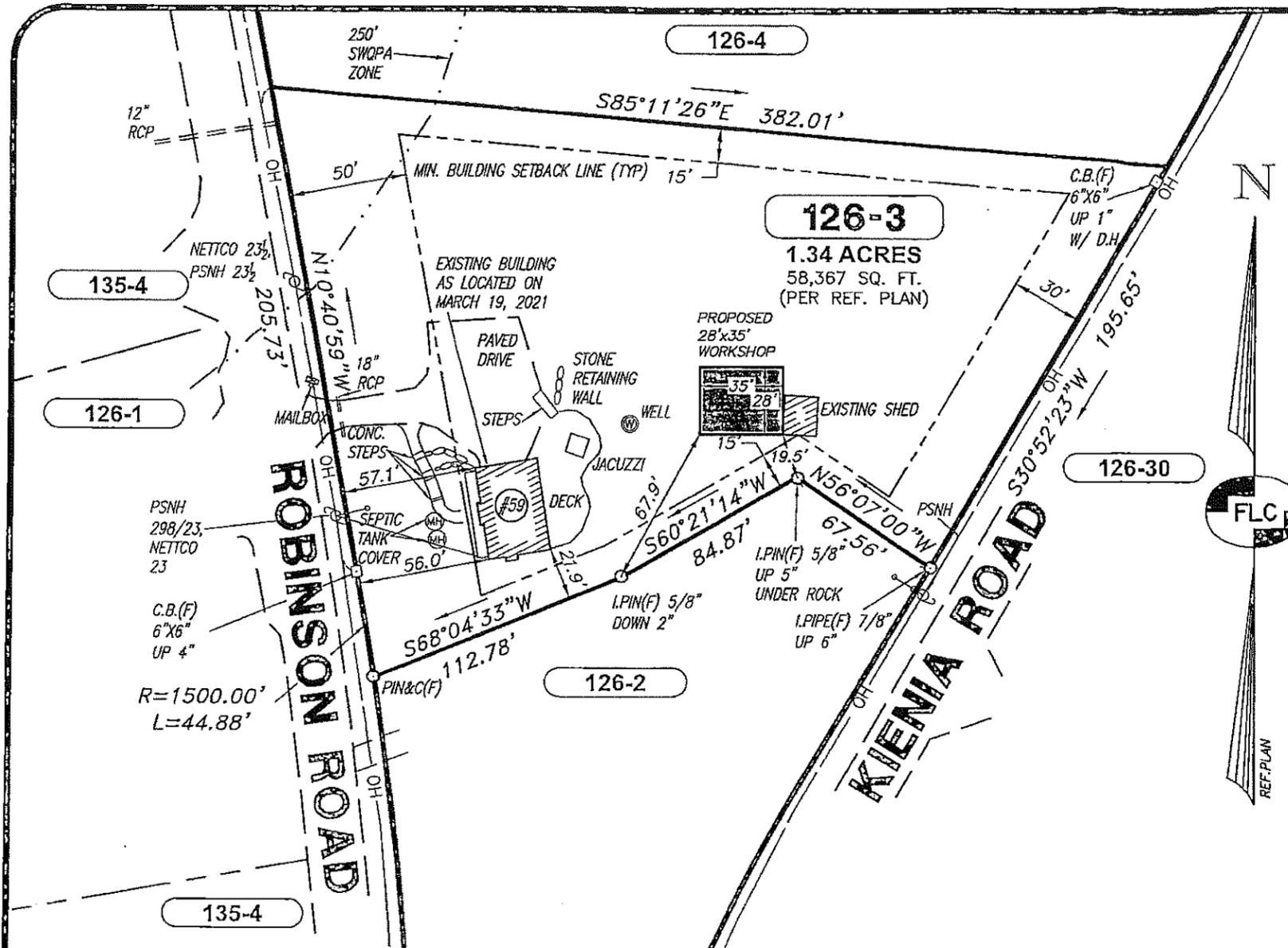
THIS BUILDING PERMIT AUTHORIZES ALL CODE OFFICIALS, BUILDING INSPECTOR AND ASSESSOR OR THEIR AGENTS TO CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON COMPLETION OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.


 Code Official

Permit Holder

4/20/2021
 Date

"B."



REFERENCE PLAN:

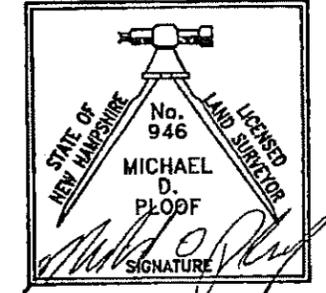
"SUBDIVISION & LOT LINE RELOCATION PLAN - MAP 39/ LOT 37 & MAP 36/ LOT 70 - GORVEATT ESTATE - ROBINSON ROAD AND KIENIA ROAD HUDSON, NH", SCALE 1"=100', DATED DECEMBER 1, 1995, BY MAYNARD & PAQUETTE, INC.. RECORDED IN THE H.C.R.D. AS PLAN #28491.

NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL 126-3 ARE PAUL R. AND CLAUDIA F. DECKER - 59 ROBINSON ROAD, HUDSON, NH 03051. DEED REFERENCE TO PARCEL IS BK. 6215 PG. 1849 DATED MARCH 1, 2000 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING IMPROVEMENTS AS SHOWN TOGETHER WITH A PROPOSED 28'X35' WORKSHOP.
3. ZONING FOR THE ENTIRE PARCEL IS "GENERAL-1" (G-1). BUILDING SETBACKS ARE: FRONT 50 FEET ON ROBINSON ROAD AND 30 FEET ON KIENIA ROAD, 15 FEET SIDE AND REAR.
4. THE EXISTING BUILDING, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULTS OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE ON MARCH 19, 2021.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. A PORTION OF THE LOT IS WITHIN THE 250 FT. S.W.Q.P.A. ZONE OF ROBINSON POND AS SHOWN.

CERTIFICATION:

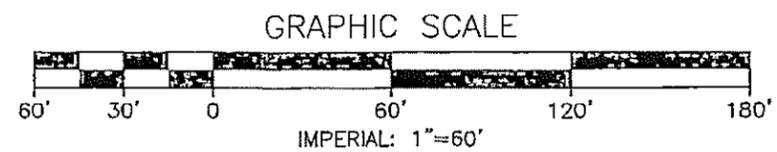
"I HEREBY CERTIFY THAT THE EXISTING IMPROVEMENTS ARE LOCATED AS SHOWN, RELATIVE TO THE LOT LINES PER THE PLAN REFERENCED AND PHYSICAL EVIDENCE FOUND.



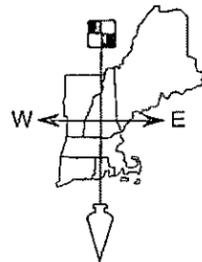
4/5/21

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- CULVERT
- OVERHEAD UTILITY LINE
- SWQPA ZONE
- C.B.(F) CONCRETE BOUND FOUND
- I.PIN(F) IRON PIN FOUND
- I.PIPE(F) IRON PIPE FOUND
- UTILITY POLE, GUY & LIGHT
- WELL
- EXISTING BUILDING
- LOT TAX MAP & LOT NUMBER



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS, PLLC

206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

**PROPOSED CONSTRUCTION PLOT PLAN
PREPARED FOR:**

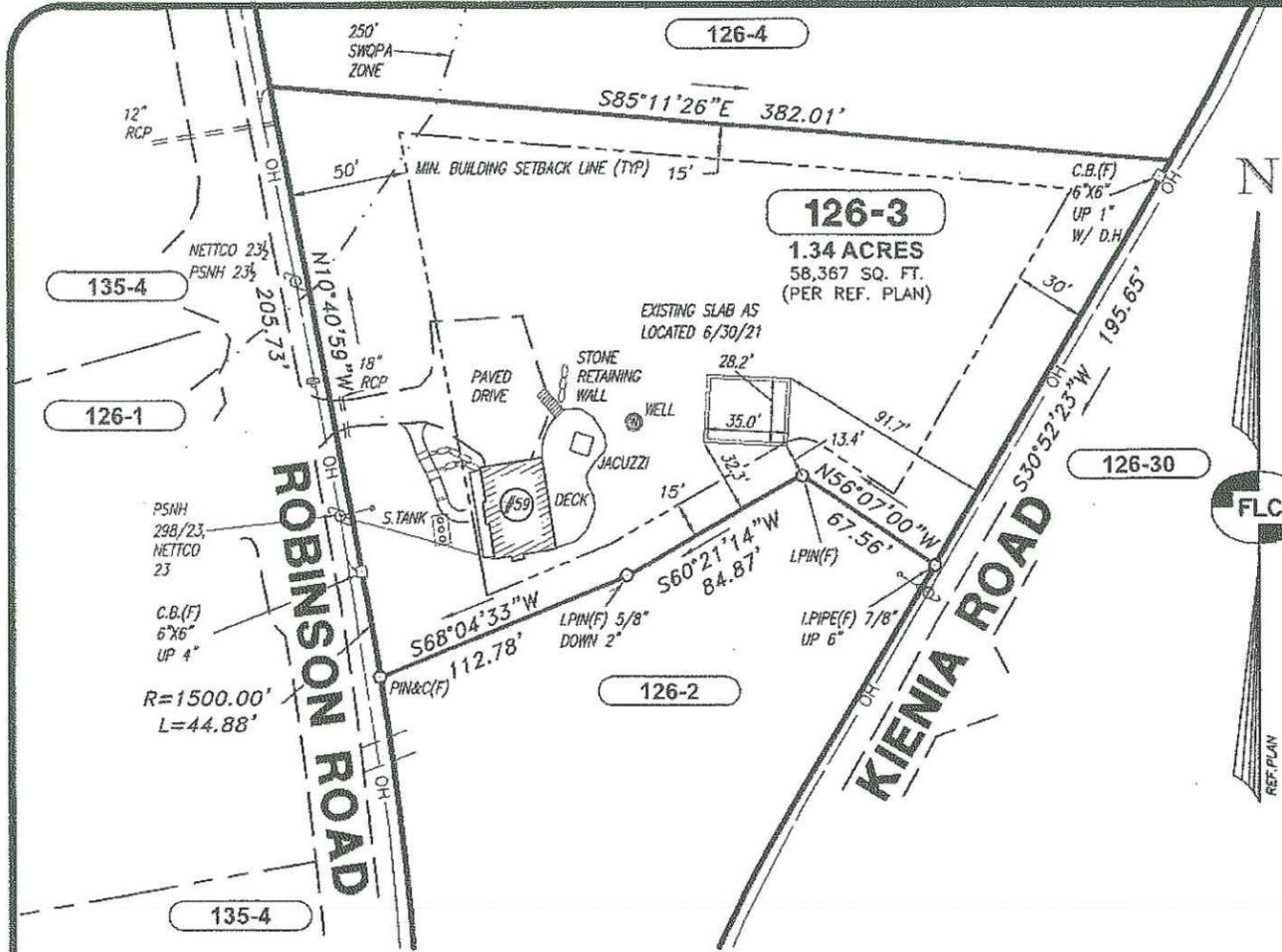
PAUL R. DECKER
TAX MAP PARCEL 126-3
(59 ROBINSON ROAD)
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 60'

MARCH 24, 2021

REV.	DATE	DESCRIPTION	C/O	DR	CK

"B2"

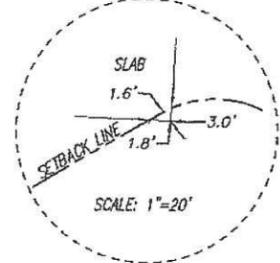


REFERENCE PLAN:

"SUBDIVISION & LOT LINE RELOCATION PLAN - MAP 39/ LOT 37 & MAP 36/ LOT 70 - GORVEATT ESTATE - ROBINSON ROAD AND KIEMIA ROAD HUDSON, NH", SCALE 1"=100', DATED DECEMBER 1, 1995, BY MAYNARD & PAQUETTE, INC., RECORDED IN THE H.C.R.D. AS PLAN #28491.

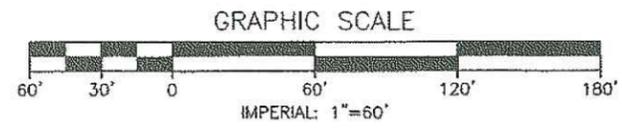
NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL 126-3 ARE PAUL R. AND CLAUDIA F. DECKER - 59 ROBINSON ROAD, HUDSON, NH 03051, DEED REFERENCE TO PARCEL IS BK. 6215 PG. 1849 DATED MARCH 1, 2000 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FOUNDATION SLAB ON LOT 126-3.
3. ZONING FOR THE ENTIRE PARCEL IS "GENERAL-1" (G-1). BUILDING SETBACKS ARE: FRONT 50 FEET ON ROBINSON ROAD AND 30 FEET ON KIEMIA ROAD, 15 FEET SIDE AND REAR.
4. THE EXISTING BUILDING, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULTS OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE ON JUNE 30, 2021.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. A PORTION OF THE LOT IS WITHIN THE 250 FT. S.W.Q.P.A. ZONE OF ROBINSON POND AS SHOWN.



LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- CULVERT
- OVERHEAD UTILITY LINE
- SWQPA ZONE
- CONCRETE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE, GUY & LIGHT
- WELL
- EXISTING BUILDING
- TAX MAP & LOT NUMBER



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs

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EXHIBIT PLAN
PREPARED FOR:
PAUL R. DECKER
TAX MAP PARCEL 126-3
(59 ROBINSON ROAD)
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 60' JULY 02, 2021

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/02/21	ADD FOUNDATION SLAB		CDS	MDP

FILE: 2804CP00A.dwg	PROJ. NO. 2804.00	SHEET NO. 1 OF 1
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"C"

HUDSON ZONING BOARD OF ADJUSTMENT

EQUITABLE WAIVER DECISION WORKSHEET

(Per RSA 674:33-a, I)

Equitable Waivers are granted, pursuant to RSA 674:33-a, I: When a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA 674:16, the zoning board of adjustment shall, upon application by and with the burden of proof on the property owner, grant an equitable waiver from the requirement, if and only if the board makes all of the following findings:

On **09-23-21**, the Hudson Zoning Board of Adjustment heard Case **126-003**, being a request by **Paul & Claudia Decker, 59 Robinson Rd., Hudson, NH** to allow a Waiver from the provisions of **HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements**. Applicant(s) requests **an Equitable Waiver of Dimensional Requirement due to a foundation encroachment of 1.6 ft. into the required side yard setback of 15 ft. leaving 13.4 ft. as shown on the Foundation Certification Plan dated July 02, 2021, Rev. A. [Map 126, Lot 003, Sublot 000; Zoned General-One (G-1)]**.

Y N
 DISCOVERED TOO LATE. The applicant has demonstrated that the violation was not noticed or discovered by any owner, former owner, owner’s agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value; and

Y N
 INNOCENT MISTAKE. The applicant has successfully demonstrated that the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner’s agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner’s agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority; and

Y N
 NO NUISANCE: The applicant has successfully demonstrated that the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and

Y N
 HIGH CORRECTION COST: The applicant has successfully demonstrated that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Signed: _____ Date _____
Sitting Member of the Hudson ZBA

TOWN OF HUDSON

APPLICATION FOR AN EQUITABLE WAIVER

SEP 02 2021

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. 126-003 (09-23-21)

Date Filed 9/2/21

Name of Applicant Paul & Claudia Decker Map: 126 Lot: 003 Zoning District: G-1

Telephone Number (Home) 603-594-1394 (Work) 603-233-8728

Mailing Address 59 Robinson Rd Hudson, NH 03051

Owner Paul & Claudia Decker

Location of Property 59 Robinson Rd Hudson, NH 03051
(Street Address)

Paul R Decker Date SEP 1, 2021
Signature of Applicant

Claudia Decker Date Sep 1 2021
Signature of Property- Owner(s)

By filing this application as indicated above, the owner(s) hereby give permission to the Town of Hudson, it's officials, employees, and agents, including the members of the Zoning Board of Adjustment (ZBA), as well as, abutters and other interested members of the public, to enter upon the property which is the subject of this application during any public meeting conducted at the property, or at such reasonable times as may be authorized by the ZBA, for the purpose of such examinations, surveys, tests and inspections as may be deemed appropriate by the ZBA. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above identified parties or individuals as a result of any such public meeting, examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this application.

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/represent on his/ her/ their behalf or that you have permission to seek the described Equitable Waiver.

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

Date received: 9/2/21

COST:

Application fee (processing, advertising & recording) (non-refundable): \$ 185.00

Abutter Notice:

5 Direct Abutters x Certified postage rate \$ 4.33 = \$ 21.65
1 Indirect Abutters x First Class postage rate \$ 0.58 = \$ 0.58

Total amount due: \$ 207.23

Amt. received: \$ 207.23

Receipt No.: 655,660

Received by: TSB

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

Engineering _____ Fire Dept. _____ Health Officer _____ Planner _____ Other _____

CHK#
6512

TOWN OF HUDSON, NH

Application Checklist

The following **requirements/checklist** pertain to the Zoning Board of Adjustment applications. Fill in all portions of this Application Form(s) as applicable. This application will not be accepted unless all requirements have been made. Additional information may be supplied on a separate sheet if space provided is inadequate.

**Applicant
Initials**

**Staff
Initials**

PD Please review the application with the Zoning Administrator or staff. TG

PD The applicant must provide the original of the filled-out application form (with wet signatures) together with **10 single-sided** copies, together with this checklist and any required attachments listed below. (Paper clips, no staples) TG

PD 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, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. TG

PD 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). N/A.
(NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)

PD 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 by using the Hudson Geographical Information System (GIS) on the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use> TG
(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.)

PD **GIS LOCATION PLAN:** Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. TG
A copy of the GIS map can be obtained by visiting the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use>

PD Provide a copy of both **single sided pages** of the assessor's card. TG
(NOTE: these copies are available from the Assessor's Office)

PD A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. TG

PD If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board. N/A.

CERTIFIED PLOT PLAN:

Requests other than above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful.

(NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted).

- a) PD The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. TG
- b) PD The plot plan shall be up-to date and dated, and shall be no more than three years old. TG
- c) PD The plot plan shall have the signature and the name of the preparer, with his/her/their seal. TG
- d) PD The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: A copy of the GIS map can be obtained by visiting the town website: <https://www.hudsonnh.gov/community-development/page/gis-public-use>) TG
- e) PD The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) TG
- f) PD The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. TG
- g) PD The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. N/A TG
- h) PD The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. TG
- i) PD The plot plan shall indicate all parking spaces and lanes, with dimensions. TG

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

Paul R Decker
Signature of Applicant(s)

Sep 1, 2021
Date

Christina A Decker
Signature of Property Owner(s)

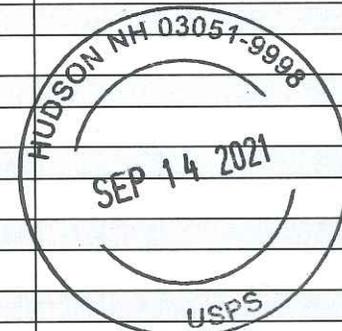
Sep 1, 2021
Date

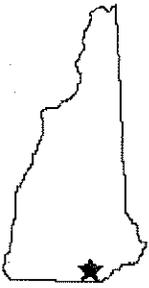
ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property adjoins or is directly across the street or stream from the land under consideration. For abutting properties being under a condominium or other collective form of ownership, list the mailing address of the officers of the collective or association only. 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
126	002	Megan and Alex Kalathakis	2 Kienia Rd. Hudson, NH 03051
126	030	Floyd W. and Antoinette Gorveatt	11 Kienia Rd. Hudson, NH 03051
126	004	Scott and Leanne Roystan	61 Robinson Rd. Hudson, NH 03051
126	001	Jeff Parker	60 Robinson Rd. Hudson, NH 03051
126	003	Paul & Claudia Decker	59 Robinson Rd. Hudson, NH 03051
135	004	Town of Hudson	12 School Street Hudson, NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 126-003 EQUITABLE WAIVER 59 Robinson Rd Map 126/Lot 003-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	09/23/2021 ZBA Meeting
1	Mailed First Class	STATE OF NEW HAMPSHIRE; C/O NHDES-WATER DIVISION	ABUTTER NOTICE MAILED
		29 HAZEN DRIVE/PO BOX 95, CONCORD, NH 03302-0095	
2			
3			
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
	Total Number of pieces listed by sender 1	Total number of pieces rec'vd at Post Office 1	Postmaster (receiving Employee) 





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

September 13, 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, **09/23/21** starting at 7:00 P.M., Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

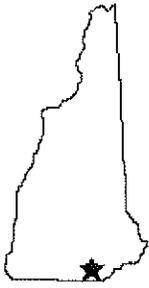
Case 126-003 (09-23-21): Paul & Claudia Decker, 59 Robinson Rd., Hudson, NH requests an Equitable Waiver of Dimensional Requirement due to a foundation encroachment of 1.6 ft into the required sideyard setback of 15 ft. leaving 13.4 ft. as shown on the Foundation Certification Plan dated July 02, 2021, Rev. A. [Map 126, Lot 003; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements].

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

September 13, 2021

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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

su | do | ku

© Puzzles by Pappocom

		1	9	4		
		4		8	9	3
6			7		2	
	6			7		
1					5	
	2			3		
9		7				1
8	7	5	4			
	1		8	2		

Fill in the puzzle so that every row, every column and every 3x3 grid contains the digits 1 through 9. That means that no number is repeated in any row, column or grid. Shown at right is the answer to yesterday's puzzle.

3	6	8	1	5	4	2	7	9
9	1	4	6	2	7	5	3	8
5	7	2	9	8	3	1	6	4
6	4	7	3	1	2	8	9	5
1	9	5	8	7	6	3	4	2
8	2	3	4	9	5	7	1	6
2	3	6	7	4	8	9	5	1
7	5	1	2	6	9	4	8	3
4	8	9	5	3	1	6	2	7

Legal Notice

Curtis Automotive
423 N. Stark Hwy.
Weare, N.H. 03281
Auction : 10/13/21
@8:00 am

2010 Ford Transitic Van
Vin # NM0LS7DN2AT016817
(UL - Sept. 15)

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 **Brian R. Easler and Stephanie A. Easler** to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for GMAC Mortgage Corporation, dated May 5, 2004 and recorded with the Merrimack County Registry of Deeds in Book 2671, Page 1527, of which mortgage US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust 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 **27 Goodhue Road, Boscawen, New Hampshire** will be sold at a Public Auction at **1:00 PM on September 29, 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 Merrimack County Registry of Deeds in Book 2182, Page 0076.

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:

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, 300 East Delaware Avenue, 8th Floor, Wilmington, DE, 19809 (Mortgagee)

FAY SERVICING, LLC, C/O REGISTERED AGENT SOLUTIONS, 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.

US Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee For VRMTG Asset Trust Present holder of said mortgage, by its Attorneys

Melissa Barry
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
FYV 18-031672 Easler
(UL - Sept. 1, 8, 15)

WONDERWORD

By DAVID OUELLET

HOW TO PLAY: All the words listed below appear in the puzzle — horizontally, vertically, diagonally and even backward. Find them, circle each letter of the word and strike it off the list. The leftover letters spell the WONDERWORD.

LET'S BE NIMBLE

Solution: 7 letters

A	B	E	D	G	N	I	R	R	I	T	S	Q	S	U
H	C	U	X	E	A	D	E	G	N	I	W	V	U	A
A	L	C	S	P	L	I	E	E	I	Y	C	I	O	B
N	E	T	O	Y	R	L	T	V	R	A	S	V	I	L
D	V	L	H	M	K	E	I	P	I	C	U	A	T	E
A	E	T	I	G	P	S	S	K	T	T	O	C	I	L
T	R	M	R	M	I	L	I	S	S	I	R	I	D	P
U	G	E	O	E	B	R	I	R	A	V	E	O	E	P
N	N	C	A	V	P	E	P	S	F	E	T	U	P	U
E	O	U	O	D	E	R	R	S	H	K	X	S	X	S
D	L	R	E	O	Y	I	A	L	K	E	E	N	E	W
I	D	T	S	O	L	V	T	H	A	N	D	Y	H	I
N	A	Y	L	E	V	I	L	T	S	U	R	H	T	F
L	E	A	S	Y	M	O	V	I	N	G	W	A	I	T
W	H	I	Z	A	V	I	D	E	N	R	A	E	L	Y

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9/15

Able, Accomplished, Active, A Hand At, Avid, Busy, Clever, Competent, Cool, Curt, Dexterous, Easy-moving, Expeditious, Express, Fast, Frisky, Gait, Handy, Headlong, Keen, Late, Learned, Limber, Lithe, Lively, Lost, Move It, Pert, Ready, Savvy, Sharp, Skilled, Sportive, Spright, Spry, Stirling, Supple, Swift, Thrust, Tuned In, Vivacious, Wait, Whiz, Winged

Yesterday's Answer: Breakaway

Cryptoquip

The cryptoquip is a simple substitution cipher in which each letter used stands for another. If you think the X equals O, it will equal O throughout the puzzle. Single letters, short words and words using an apostrophe can give you clues to locating vowels. Solution is accomplished by trial and error.

VOGP VNJJ G REX RE VODB
NP ZABF GTPDZ GBR KZNBXF
KGUS G ZEAXO RZGVNBX?
TDPUO G FSDPUO.

Yesterday's Cryptoquip: IF I COULD CHOOSE ANY GUY TO ACCOMPANY ME FOR A LUNCH OUTING ON THE GRASS, I'D PICK NICK.

Today's Cryptoquip Clue: V equals W

Bridge

Steve Becker

Most players are familiar with the suit-preference signal that can be used when returning a suit that partner can (or may) ruff. If the leader of the suit wants his partner to return the higher-ranking of the two remaining suits (other than trump and the suit being ruffed), he leads a high spot-card for his partner to ruff; if he prefers the lower-ranking suit, he returns his lowest card.

This handy device can be applied in many other defensive situations. Today's deal, which occurred in a team contest, illustrates a common variation.

At both tables, the contract was four spades, and both

South dealer.

North-South vulnerable.

NORTH

♠ J 9 3 2

♥ 10 9

♦ K Q J 5

♣ 6 2

WEST

♥ 7 4

♦ Q 7 6 4 3

♠ A

♣ Q 9 8 5 4

EAST

♠ A 6

♥ K J 8 5

♦ 8 6 4 3 2

♣ J 7

SOUTH

♦ K Q 10 8 5

♥ A 2

♦ 10 7

♠ A K 10 3

The bidding:

South West North East

1 ♠ Pass 2 ♠ Pass

4 ♠

Opening lead — ace of diamonds.

West's led the singleton ace of diamonds. At the first table, where a relatively inexperienced pair held the East-West cards, East followed to the first trick with the deuce, ostensibly indicating a lack of interest in having diamonds continued. This left West in the dark as to what suit to shift to, so he tossed a mental coin and it came up clubs.

Declarer won East's jack with the ace and lost the queen of spades to East's ace. East returned a diamond, ruffed by West for the defenders' third trick, but that was the end of the line for the defense. South won West's heart shift, drew the missing trump and claimed the remainder, discarding his losing heart on one of dummy's high diamonds.

At the second table, where East-West had been to the wars a bit more often, the opening trick constituted a mandatory suit-preference situation. With West's ace likely to be a singleton, it was East's obligation to tell West what to do next. Accordingly, he played the diamond eight on West's ace, requesting a heart switch at trick two.

That settled declarer's hash. He won the heart shift with the ace and led a trump, but East won and gave his partner a diamond ruff, and the defenders then cashed their heart trick to sink the contract.

Tomorrow:

Not even an aspirin can help.

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Crossword

Eugene Sheffer

ACROSS

1 Owned

4 Lingerie item, for short

8 iPhone downloads

12 Outback bird

13 "Exodus" author

14 Painter Joan

15 Skier Tommy

16 Sushi bar quaffs

18 Kebab accompaniment

20 Aachen article

21 Editing mark

24 Musical symbols

28 Goes crazy

32 Memory method

33 Sashimi fish

34 "The Crucible" setting

36 Snitch

37 Courage

39 Full of

41 Bo Peep's charges

43 Doc's "Now!"

44 Table support

46 "Bye Bye Bye" band

50 Actual lack

55 Vacuum's part

56 Leer at

57 Pyramid

58 Nipper's co.

59 Afrikaner

60 Incite

61 Cotillion celeb

62 Tale teller

63 Designer Perry

64 Rope fiber

65 Mine, to Marcel

66 Face-off

67 Teens' "before" deadlines

68 Onassis nickname

69 Amp plug-in

70 "Got it" about

71 C major relative

72 Brooch

73 Opposite of "post-"

74 "Mayday!"

75 Victory

76 Billboards

77 Tale teller

78 Designer Perry

79 Actress Spelling

80 Coup d'—

81 Third son

82 Alger's "before"

83 "Nope!"

84 Evening, in an ad

85 Skilled plug-in

86 Gad about

87 C major relative

88 Brooch

89 Opposite of "post-"

90 "Mayday!" seat

91 Victory

92 Billboards

93 Tale teller

94 Designer Perry

95 Actress Spelling

96 Coup d'—

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132 Evening, in an ad

133 Skilled plug-in

134 Gad about

135 C major relative

136 Brooch

137 Opposite of "post-"

138 "Mayday!" seat

139 Victory

140 Billboards

141 Tale teller

APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENT
Select Option 1 or Option 2 only

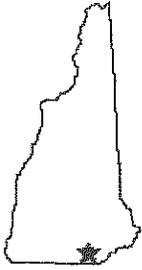
Per RSA674:33-a, I, Equitable Waiver of Dimensional Requirement: (OPTION 1)

When a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA 674:16, the Zoning Board of Adjustment shall, upon application by and with the burden of proof on the property owner, grant an equitable waiver from the requirement, if and only if the board makes all of the following findings:

- (a) **DISCOVERED TOO LATE.** Explain how the violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value; and *This error was found when we had the "as built" survey performed. It was discovered that a very tiny error was made in making the foundation. We did multiple measurements to try to insure there was no encroachments in any requirements and everything was right. At this point, we have poured a monolithic foundation for the structure. Because the foundation is monolithic the footings and slab are one continuous piece consisting of over 47 yards of concrete.*
- (b) **INNOCENT MISTAKE.** Explain how the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority; and *Our intent was to be fully compliant and be parallel to the property line outside of the 15 ft. setback. This was largely accomplished but the end corner of the foundation encroaches ever so slightly due to not being quite parallel to the property line. As we were digging the foundation, we mis-measured from our reference point angle which threw the back corner slightly into the setback.*
- (c) **NO NUISANCE.** Please explain how the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and *The structure will be located at the rear side of the property away from most public view and is being built soundly and similarly to match the house. It will have matching vinyl siding, matching asphalt shingles, double hung windows and matching doors with the existing house. The location is ideal in that it give the maximum yard space and keeps the buildings co-located.*

- (d) **HIGH CORRECTION COST.** Please explain how that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Because this is a monolithic footing and foundation, the only way to correct it is to completely remove the entire concrete pour and re-excavate the site . There is over 47 yards of concrete in this foundation, rebar, insulation, and drainage gravel. This represents a substantial investment in material costs as well as labor and time. Material costs to date roughly exceed \$8000. It's unknown how much effort and cost would be required to demolish the existing foundation and relocate it by just a few inches.



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-139

August 31, 2021

Paul Decker
59 Robinson Rd
Hudson, NH 03051
Via Email kg7hf@comcast.net

RE: **Certified foundation plot plan**
Building Permit # 2021-00344
59 Robinson Rd Map 126 Lot 003
District: General One (G-1)

Dear Mr. Decker,

Zoning Review / Determination:

Upon review of the foundation certified plot plan dated July 02, 2021 Rev A, submitted for approval, I note the foundation is encroaching 1.6 ft into the required setback of 15.0 ft leaving 14.4 ft of setback.

To abate this violation, you would need an Equitable Waiver of Dimension approved by the Zoning Board of Adjustment.

Sincerely,

Bruce Buttrick
Bruce Buttrick
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
bbuttrick@hudsonnh.gov

cc: Public Folder
D. Hebert – Building Official
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.



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6005 · Fax: 603-884-1142

RECEIVED

APR 12 2021

HUDSON FIRE DEPARTMENT
INSPECTIONAL SERVICES DIVISION

BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>59 Robinson Rd</u> Unit # _____ Site/Sub Plan: <u>126-3</u> HCRD _____		Office use: Map <u>126-</u> Lot <u>003-000</u> Zone <u>G-1</u> Permit # _____
Residential <input checked="" type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	Type of Improvement <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input checked="" type="checkbox"/> Other <u>workshop + light residential storage, seasonal storage.</u>	
Commercial <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	Type of Improvement <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____	
Will the applicant/owner manufacture, assemble or produce any product, regardless of water use? Yes <input type="checkbox"/> (Need IDA Form) No <input type="checkbox"/> (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions		
Total Cost of Project: <u>\$25,000</u>	General Description of Work and Use include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>28 x 35 general purpose workshop for hobby wood and metal working with residential general/seasonal storage.</u>	
Square Footage Footprint <u>28' x 35'</u> Renovated/added _____ Number of stories _____ Living area of new home (exclude unfinished areas and garage) _____ Total area of bldg <u>1540</u>		
Principal Type of Frame <input checked="" type="checkbox"/> Masonry (wall bearing) <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Structural steel <input type="checkbox"/> Reinforced concrete <input type="checkbox"/> Other-Specify _____		
Type of Sewage Disposal <input type="checkbox"/> Town or private company (requires Town permit) <input type="checkbox"/> Private (septic tank, etc.)		

126 003 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

Total Card / Total Parcel
APPRAISED: 338,200 / 338,200
USE VALUE: 338,200 / 338,200
ASSESSED: 338,200 / 338,200



PROPERTY LOCATION

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

OWNERSHIP

Owner	Unit #
Owner 1: DECKER, PAUL R.	
Owner 2: DECKER, CLAUDIA F.	
Owner 3:	
Street 1: 59 ROBINSON ROAD	
Street 2:	
Twn/City: HUDSON	
St/Prov: NH	Cntry
Postal: 03051	Type:

PREVIOUS OWNER

Owner	Street 1	St/Prov	Cntry	Postal
Owner 1: -				
Owner 2: -				

NARRATIVE DESCRIPTION

This parcel contains 1.34 ACRES of land mainly classified as ONE FAMILY with a COLONIAL Building built about 1998, having primarily VINYL Exterior and 1916 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	G1	GENERAL		water	9	PRIV WATER
				Sewer	0	SEPTIC
				Electri		
				Census:		Exmpt
				Flood Haz:	C	
D				Topo	4	ROLLING
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infru	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land %	J Code	Fact Use Value	Notes
101	ONE FAMILY		1		SITE ACRE SITE			0 110,000.	1.10	RE				LOCATIC 10			121,000				121,000	
101	ONE FAMILY		0.34		ACRES EXCESS			0 4,750.	0.62	RE				TOPO -50			1,009				1,000 WET/TOPO/SHAPE	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.340	212,100	4,100	122,000	338,200	
Total Card		1.340	212,100	4,100	122,000	338,200
Total Parcel		1.340	212,100	4,100	122,000	338,200
Source: Market Adj Cost		Total Value per SQ unit /Card:		176.51	/Parcel: 176.51	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	JB	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	5/12/2021
2020	101	FV	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	8/27/2020
2020	101	JB	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	5/6/2020
2019	101	FV	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	9/16/2019
2019	101	JB	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	5/8/2019
2018	101	FV	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	8/27/2018
2018	101	JB	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	5/9/2018
2017	101	FV	212,400	4100	1.34	122,000	338,500	338,500	Year End Roll	10/26/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HULL, REBECCA L	6215-1849		3/1/2000		205,900	No	No		
JEN/NICK HOMES	5850-1466		9/10/1997		169,900	No	No		
GORVEATT, F / A	5806-1663		4/25/1997	FAMILY TRANS		Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/20/2021	2021-00344	FOUNDATI	25,000	O				
4/15/2021	2021-00368	DRIVEWAY		C				

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2021	Info At Door	22	KRT3
8/9/2021	Measured	22	KRT3
9/24/2015	Measured	15	APPR TECH 5
8/18/2008	Measured	10	APPRAISER II
11/18/2004	Measured	6	RB
6/26/2001	Inspected	0	PATRIOT
5/30/2001	Left Notice	0	PATRIOT
9/16/1996	Inspected	2	AVITAR

Sign: _____

EXTERIOR INFORMATION

Type:	06 - COLONIAL
Sty Ht:	2 - TWO STY
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	04 - VINYL
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPH SHING
Color:	TAN
/view / Desir:	

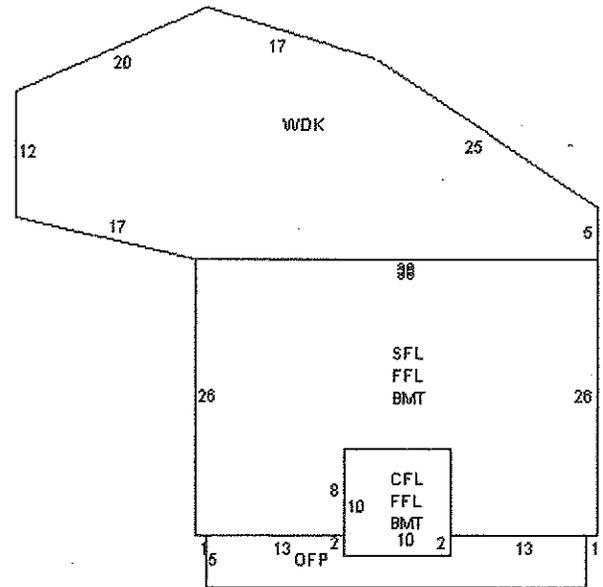
BATH FEATURES

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

COMMENTS

PLAN #28158 SFL 90 CATH IN FOYER, PULL DOWN ATTIC STAIRS, FULL BATH GOOD, HAS JACUZZI TUB. 08/21-EA. UC PERMIT FOUND. IN. ADDITION STARTED AFTER A/I CK 22.

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1998	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

RESIDENTIAL GRID

1st Res Grid	Desc:	CONV	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs:	7	BRS:	3
	Baths:	1	HB:	1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

EXTERIOR INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	23.8%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.8%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.96972859
Const Adj.:	0.98588008
Adj \$ / SQ:	89.867
Other Features:	11700
Grade Factor:	1.25
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	278335
Depreciation:	66244
Depreciated Total:	212091

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				Ind.Val
Juris. Factor:				Before Depr: 112.33
Special Features:	0			Val/Su Net: 51.66
Final Total:	212100			Val/Su SzAd: 110.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,008	20.670	20,835
FFL	FIRST FLOOR	1,008	89.870	90,586
WDK	WOOD DECK	922	11.950	11,022
SFL	SECOND FLR	908	89.870	81,600
OFP	OPEN PCH	160	37.660	6,026
CFL	CATHEDR AREA	100	8.990	899

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu #	Ten
BMT	100	RRM		100	AV

Net Sketched Area:	4,106	Total:	210,968
Size Ad	1916	Gross Area	4106
		FinArea	1916

MOBILE HOME

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

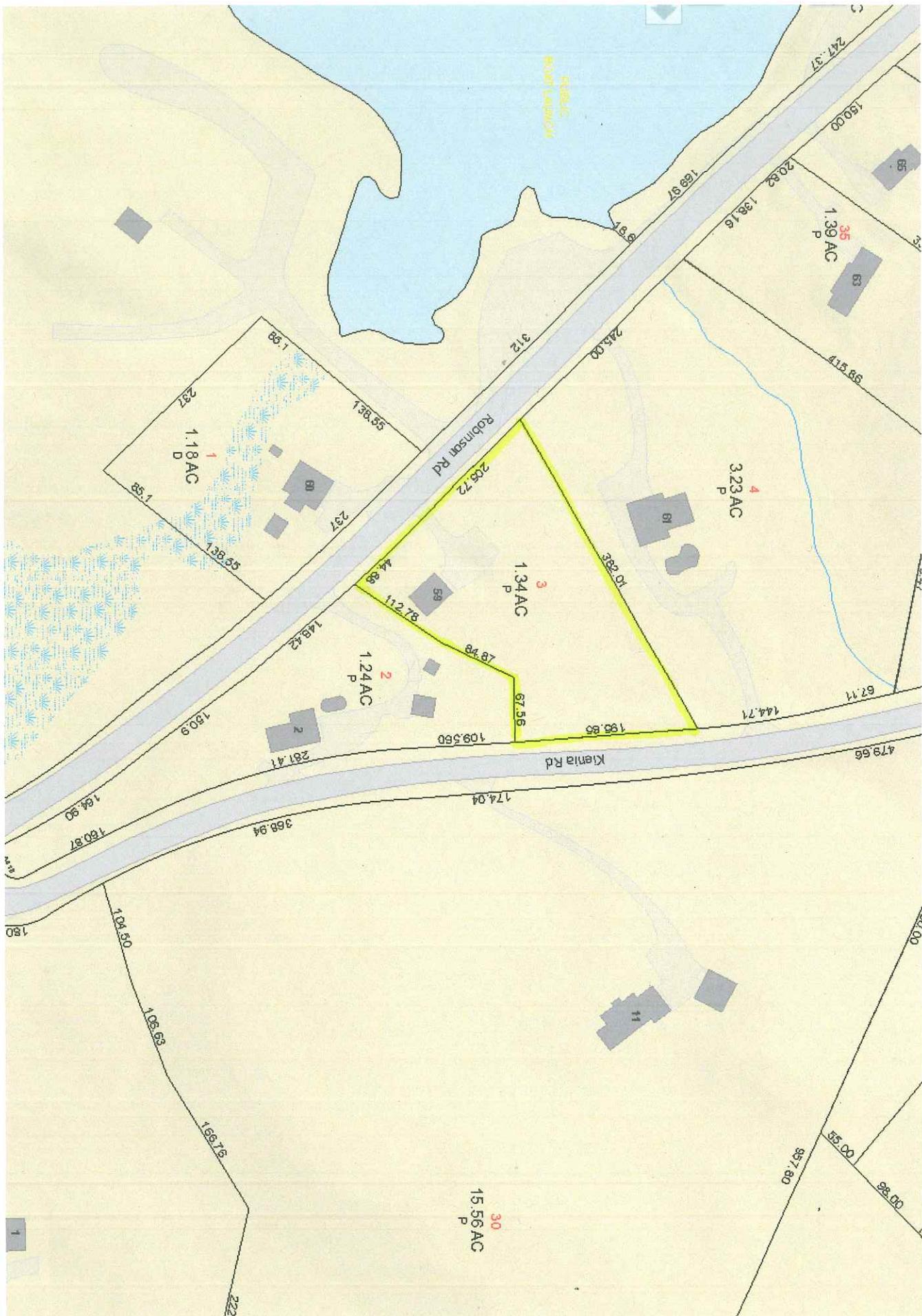
PEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
	SHED-WOOD	D Y	1	12X16	AV	AV	2004	23.26	T	50	101			2,200			2,200
6	HOT TUB	D Y	1	4	AV	AV	2010	500.00	T	7	101			1,900			1,900

IMAGE

AssessPro Patriot Properties, Inc

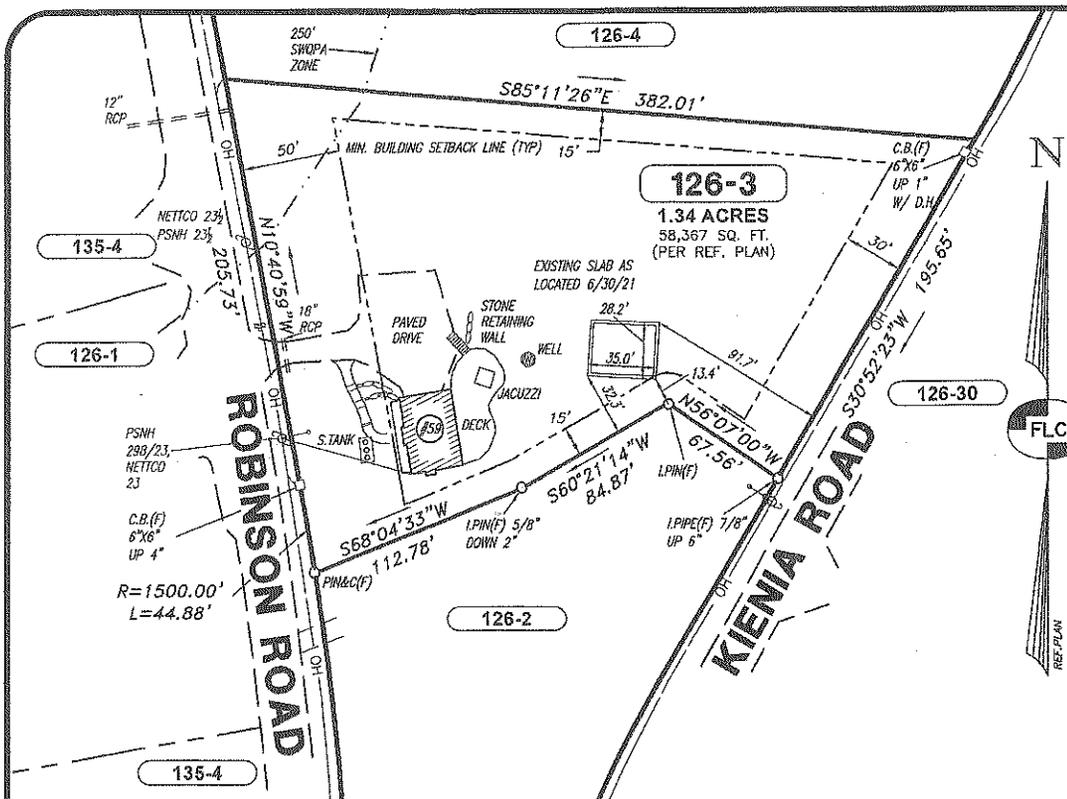






100ft

-71.381524, 42.801362



REFERENCE PLAN:

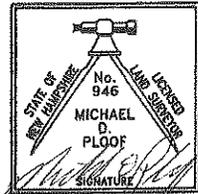
"SUBDIVISION & LOT LINE RELOCATION PLAN - MAP 39/ LOT 37 & MAP 36/ LOT 70 - GORVEATT ESTATE - ROBINSON ROAD AND KIENIA ROAD HUDSON, NH", SCALE 1"=100', DATED DECEMBER 1, 1995, BY MAYNARD & PAQUETTE, INC., RECORDED IN THE H.C.R.D. AS PLAN #28491.

NOTES:

1. THE OWNERS OF RECORD FOR TAX MAP PARCEL 126-3 ARE PAUL R. AND CLAUDIA F. DECKER - 59 ROBINSON ROAD, HUDSON, NH 03051. DEED REFERENCE TO PARCEL IS BK. 6215 PG. 1849 DATED MARCH 1, 2000 IN THE H.C.R.D.
2. THE PURPOSE OF THIS PLAN IS TO SHOW THE EXISTING FOUNDATION SLAB ON LOT 126-3.
3. ZONING FOR THE ENTIRE PARCEL IS "GENERAL-1" (G-1). BUILDING SETBACKS ARE: FRONT 50 FEET ON ROBINSON ROAD AND 30 FEET ON KIENIA ROAD, 15 FEET SIDE AND REAR.
4. THE EXISTING BUILDING, MONUMENTS AND LINES OF OCCUPATION SHOWN ARE THE RESULTS OF AN ON-SITE FIELD SURVEY PERFORMED BY THIS OFFICE ON JUNE 30, 2021.
5. PERIMETER INFORMATION SHOWN WAS COMPILED ENTIRELY FROM THE REFERENCE PLAN CITED HEREON AND IS NOT THE RESULT OF A PRECISE BOUNDARY SURVEY BY THIS OFFICE.
6. A PORTION OF THE LOT IS WITHIN THE 250 FT. S.W.Q.P.A. ZONE OF ROBINSON POND AS SHOWN.

CERTIFICATION:

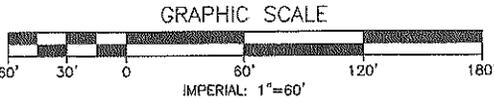
"I HEREBY CERTIFY THAT THE EXISTING FOUNDATION SLAB IS LOCATED AS SHOWN, RELATIVE TO THE LOT LINES PER THE PLAN REFERENCED AND PHYSICAL EVIDENCE FOUND.



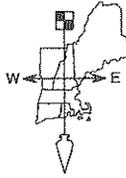
7/7/21

LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- - - ABUTTING LOT LINE
- - - BUILDING SETBACK LINE
- - - EDGE OF PAVED ROAD
- - - EDGE OF GRAVEL ROAD
- - - STONE RETAINING WALL
- - - CULVERT
- - - OVERHEAD UTILITY LINE
- - - SWQPA ZONE
- C.B.(F) CONCRETE BOUND FOUND
- L.PIN(F) IRON PIN FOUND
- L.PIPE(F) IRON PIPE FOUND
- ☼ UTILITY POLE, GUY & LIGHT
- ⊙ WELL
- ▨ EXISTING BUILDING
- LOT TAX MAP & LOT NUMBER



Surveying ♦ Engineering ♦ Land Planning ♦ Permitting ♦ Septic Designs



FIELDSTONE
LAND CONSULTANTS, PLLC

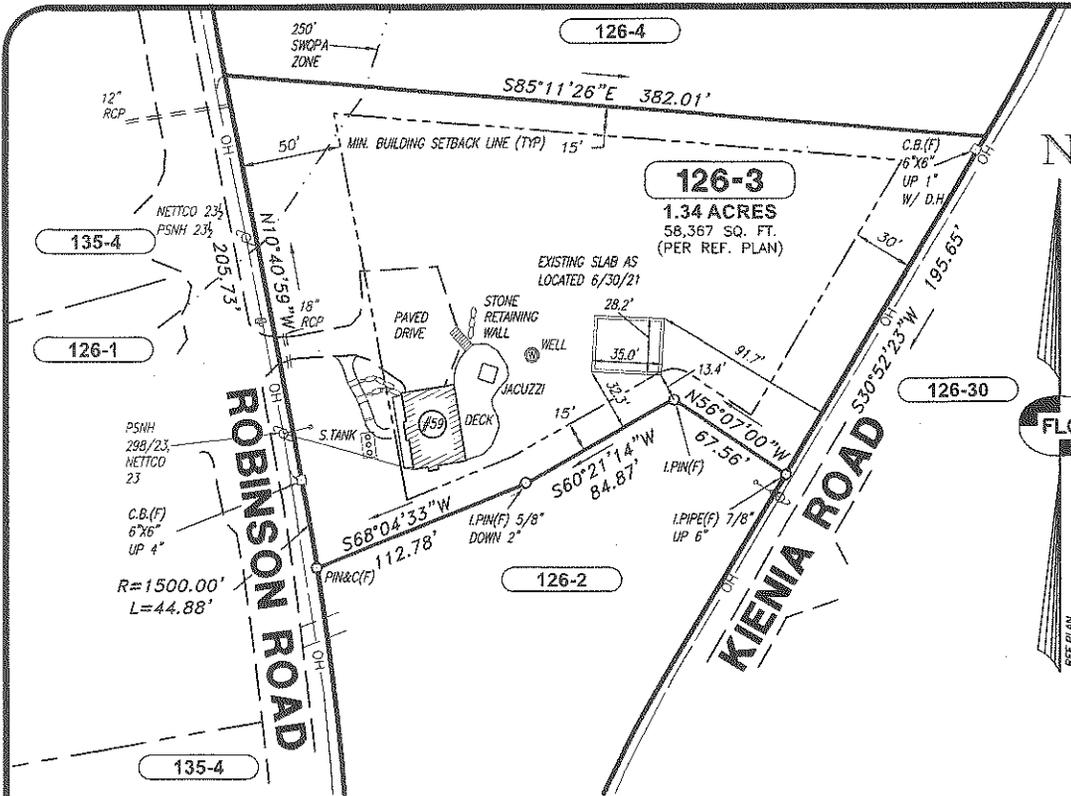
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

**FOUNDATION CERTIFICATION PLAN
PREPARED FOR:**

PAUL R. DECKER
TAX MAP PARCEL 126-3
(59 ROBINSON ROAD)
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 60' JULY 02, 2021

REV.	DATE	DESCRIPTION	C/O	DR	MDP	CK
A	7/02/21	ADD FOUNDATION SLAB		CDS	MDP	

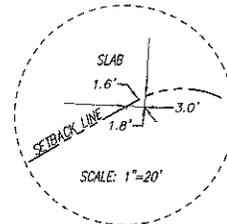


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NOTES:

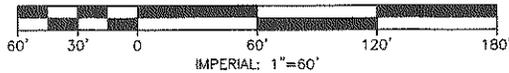
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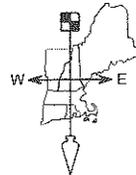
LEGEND:

- RIGHT-OF-WAY LINE
- BOUNDARY LINE
- ABUTTING LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVED ROAD
- EDGE OF GRAVEL ROAD
- STONE RETAINING WALL
- CULVERT
- OVERHEAD UTILITY LINE
- SWQA ZONE
- CONCRETE BOUND FOUND
- IRON PIN FOUND
- IRON PIPE FOUND
- UTILITY POLE, GUY & LIGHT
- WELL
- EXISTING BUILDING
- LOT TAX MAP & LOT NUMBER

GRAPHIC SCALE



Surveying + Engineering + Land Planning + Permitting + Septic Designs



FIELDSTONE
LAND CONSULTANTS PLLC

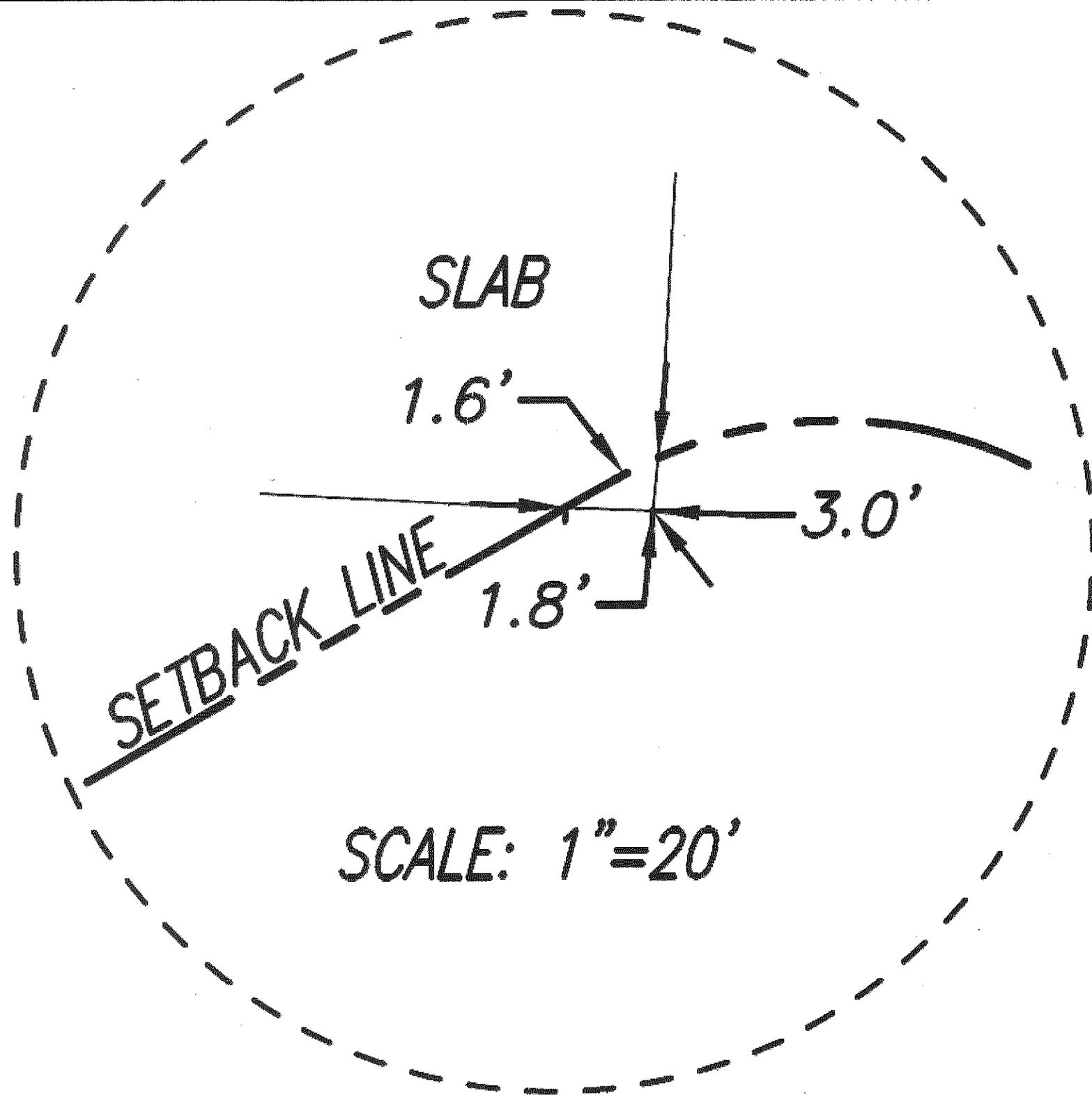
206 Elm Street, Milford, NH 03055
Phone: (603) 672-5456 Fax: (603) 413-5456
www.FieldstoneLandConsultants.com

EXHIBIT PLAN
PREPARED FOR:
PAUL R. DECKER
TAX MAP PARCEL 126-3
(59 ROBINSON ROAD)
HUDSON, NEW HAMPSHIRE

SCALE: 1" = 60'

JULY 02, 2021

REV.	DATE	DESCRIPTION	C/O	DR	CK
A	7/02/21	ADD FOUNDATION SLAB		CDS	MDP



Right Scalene Triangle

Side $a = 1.8$

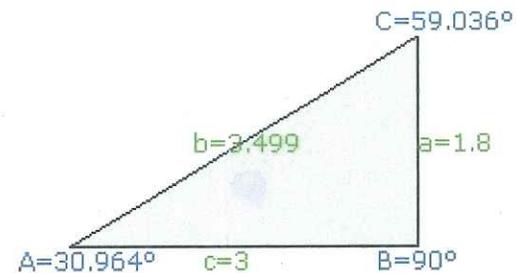
Side $b = 3.49857$

Side $c = 3$

Angle $\angle A = 30.964^\circ = 30^\circ 57' 50'' = 0.54042 \text{ rad}$

Angle $\angle B = 90^\circ = 1.5708 \text{ rad} = \pi/2$

Angle $\angle C = 59.036^\circ = 59^\circ 2' 10'' = 1.03038 \text{ rad}$



Area = 2.7

Perimeter $p = 8.29857$

Semiperimeter $s = 4.14929$

Height $h_a = 3$?

Height $h_b = 1.54349$

Height $h_c = 1.8$

Median $m_a = 3.13209$?

Median $m_b = 1.74929$

Median $m_c = 2.34307$

Inradius $r = 0.65071$?

Circumradius $R = 1.74929$?

Vertex coordinates: A[0, 0] B[3, 0] C[3, 1.8]

Centroid: [2, 0.6]

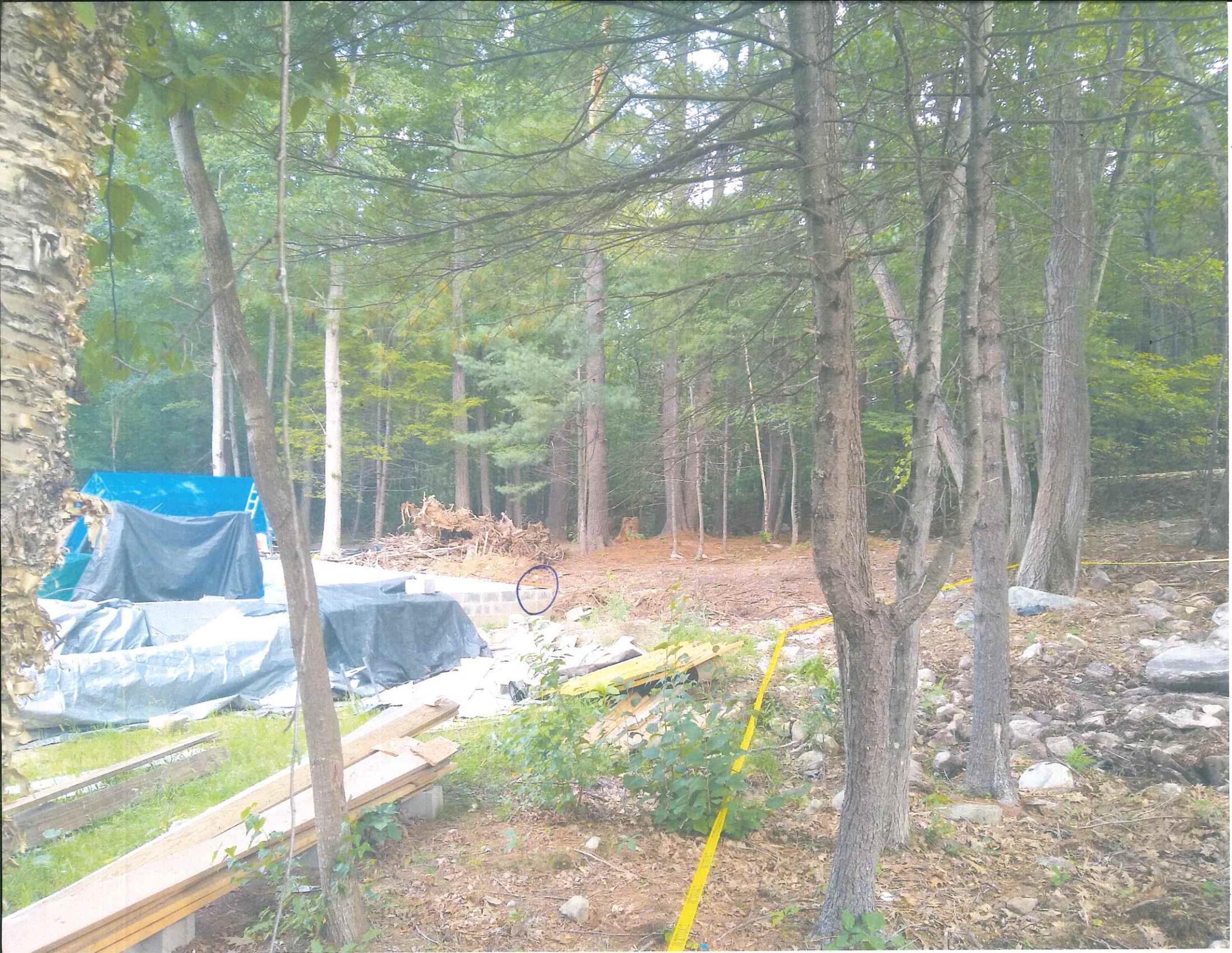
Inscribed Circle Center: [2.34929, 0.65071]

Circumscribed Circle Center: [1.5, 0.9]

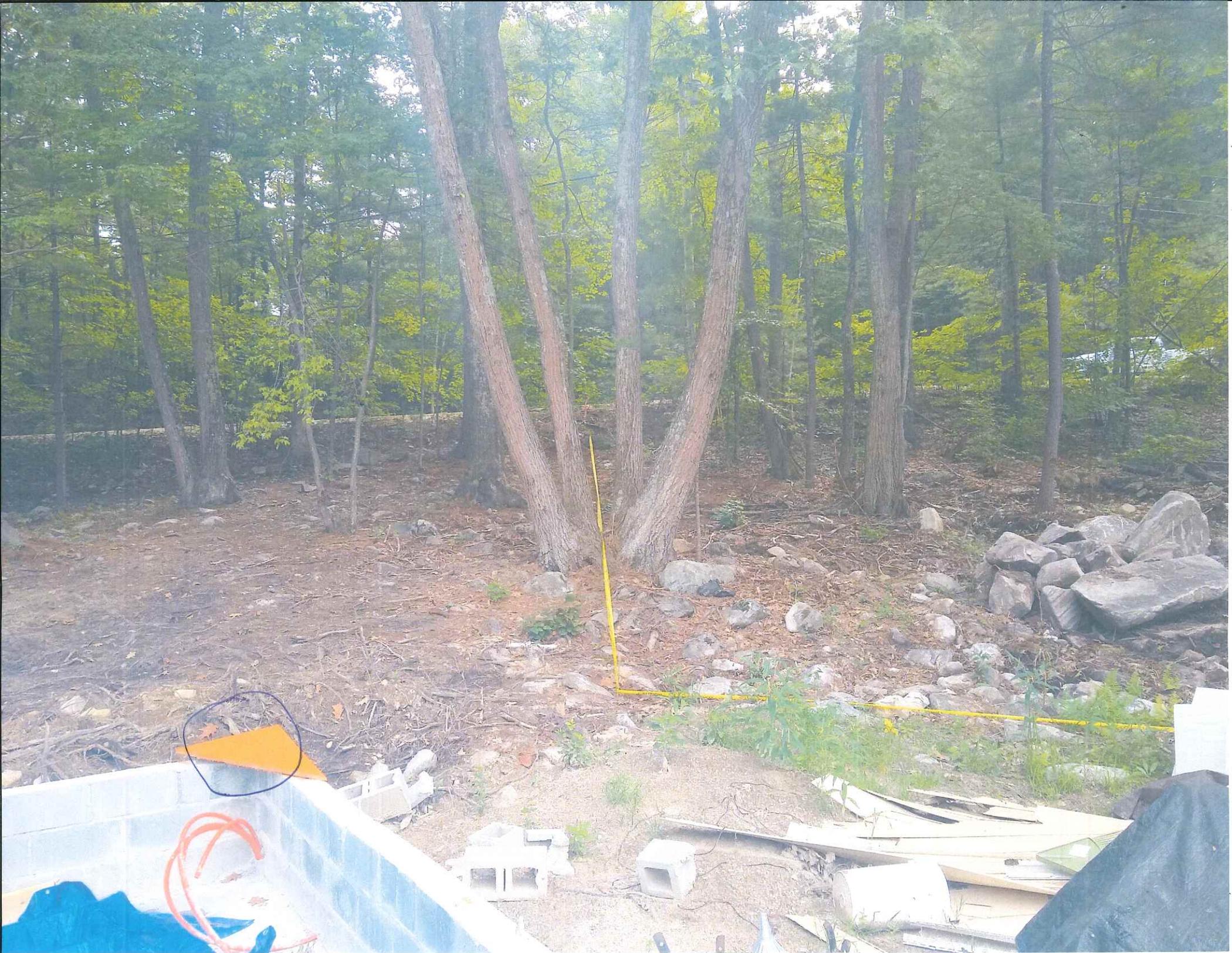














To Whom it May Concern,

I am Alex Kalathakis and I reside at 2 Kienia Rd. in Hudson, NH. I am the direct abutter to Mr. Paul Decker's project. As soon as it was discovered that the foundation of Mr. Decker's project encroached into the setback on his side of the property, he informed me of the issue. Because of the shape of the property line, this encroachment has zero impact on my property. I hereby certify that I have no problem at all with Mr. Paul Decker's building a workshop / garage or any other structure at the rear of his house. Once again, he himself informed me that it slightly encroaches the side setback which in no way impacts me or my property. I have never called or communicated with the Town of Hudson to complain about this project. He has been an honorable and dependable neighbor for the past twenty years who I also recognize as a veteran of the U.S. Navy. Please allow him to complete his project.

Thank you in advance for your consideration to this matter.

Respectfully,

A handwritten signature in black ink, appearing to read 'Alex Kalathakis', with a long horizontal flourish extending to the right.

Alex Kalathakis

2 Kienia Rd.

Hudson, NH

03051

To Whom it May Concern,

I hereby certify that I have no problem at all with Mr. Paul Decker's building a workshop / garage or any other structure at the rear of his house. He informed me that it slightly encroaches the side setback which in no way impacts me or my property. I have never called or communicated with the Town of Hudson to complain about this project. He has been an honorable and dependable neighbor for the past twenty years who I also recognize as a veteran of the U.S. Navy. Please allow him to complete his project.

Thank you in advance for your consideration to this matter.

Respectfully,

Jeff Parker

60 Robinson Rd.

Hudson, NH

03051



JEFF Parker

Printed
9/02/2021
3:06PM
Created
9/02/2021
3:02 PM

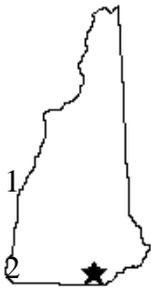
Transaction Receipt

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

Receipt# 655,660
tgoodwyn

Description	Current Invoice	Payment	Balance Due
1.00 Zoning Application- 09-23-21 ZBA Mtg 59 Robinson Rd Map 126 Lot 003 Sublot 000 Equitable Waiver	0.00	207.2300	0.00
		Total:	207.23

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Paul R and Claudia F Decker	CHECK	CHECK # 6512	207.23	0.00	207.23
			Total Due:		207.23
			Total Tendered:		207.23
			Total Change:		0.00
			Net Paid:		207.23



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 – August 26, 2021 – as edited

The Hudson Zoning Board of Adjustment met Thursday, August 26, 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**

Chair Daddario called the meeting to order at 7:02 PM and invited everyone to stand for the Pledge of Allegiance. Clerk Etienne took attendance. Members present were Gary Daddario (Regular/Chair), Brian Etienne (Regular/Clerk), Leo Fauvel (Regular) and Jim Pacocha (Regular/Vice Chair). Also present were Bruce Buttrick, Zoning Administrator, Louise Knee, Recorder (remote) and Kara Roy, Selectman Liaison. Excused was Marcus Nicolas (Regular). Absent was Ethan Severance (Alternate).

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].

Mr. Buttrick read the Case into the record, noted that a Staff Report has been prepared and that he had alerted the Applicant that there would not be a full Board at this meeting and that he received a request to defer and that they are available for a meeting on September 9, 2021. Mr. Buttrick stated that the written request to defer was in the Supplemental Folder along with the comments received from the Town Planner.

Mr. Etienne made the motion to defer the hearing to Thursday, September 9, 2021. Mr. Pacocha seconded the motion. Vote was 4:0. Motion passed. Case deferred to 9/9/2021. Mr. Buttrick noted that the meeting would start at 7:00 PM.

Mr. Daddario noted that there were individuals present, explained that the Case was deferred and asked if any were present for this Case. ~~Todd~~ Boyler (?), 2 Merrill Street, stated that he is a direct abutter to 194 Central Street.

47
48 Mr. Fauvel questioned the building setback difference between the Industrial Zone and
49 the Business Zone and whether there were specific requirements/setbacks for
50 industrial/commercial Uses abutting residential properties, like two hundred feet
51 (200'). Mr. Buttrick stated that there is no such requirement in the Zoning Ordinance
52 but are part of Site Plan Review (SPR) regulations under the purview of the Planning
53 Board and added that this proposal would require SPR approval for the Change of Use
54 as well as the Variance to allow a classified Industrial Use in the Business District. Mr.
55 Daddario noted that the Town Engineer Review Comment also stated that it would
56 require SPR.

57
58 With regard to the adjacent residential lot, Mr. Buttrick posted an aerial view, noted
59 that the lot had a four-unit multifamily grandfathered non-conforming Use on it which
60 has burned down and by right would be allowed to rebuild the non-conforming
61 residential Use and added that it would not be on the exact same footprint as a rebuild
62 would need to comply with the front setback requirement.

63
64 **IV. REQUEST FOR REHEARING:**

65
66 No requests were presented for Board consideration.

67
68 **V. REVIEW OF MINUTES: 07/22/21 edited Minutes**

69
70 Mr. Etienne made the motion to approve the 7/22/2021 Minutes as edited. Mr.
71 Pacocha seconded the motion. Vote was 4:0.

72
73 **VI. OTHER:**

74
75 1. Registration Now Open: 2021 Municipal Land Use Law Virtual Conference-
76 Saturday, 9/18/2021 from 9:00 AM- 3:00 PM

77
78 Mr. Daddario read the item into the record. Mr. Buttrick referenced the information
79 included in the Meeting Packet and noted that online access will remain available for
80 six months to everyone who registers

81
82 2. NH Municipal 80th Annual Conference and Exhibition- Wednesday, 11/17/21
83 through Friday, 11/19/21. Registration to open September 13th.

84
85 Mr. Buttrick provided an overview of what is generally covered in these sessions. Mr.
86 Pacocha asked if this would also be virtual. Mr. Buttrick responded that it is
87 unknown, that details are not yet available and added that this notice is more of a
88 “save the date” and noted that the dates fall the week before Thanksgiving.

89
90 3. ZBA membership/attendance.

91
92 Mr. Buttrick utilized attendance at this meeting as an example of not having a full
93 Board of five (5) Members present and the importance of a full Board especially since a
94 motion requires three (3) votes to be passed.

95

96 Mr. Fauvel stated that there is a Selectmen Representative on the Planning Board who
97 does get to vote and asked if ZBA's Selectmen Liaison could also be a Voting Member.
98 Mr. Buttrick responded that ~~S~~statutorily the Planning Board has an ex-officio
99 Selectman Representative and that ZBA's Selectmen Representative is a Liaison and
100 does have the right to participate in discussion but does not have Voting rights. Mr.
101 Buttrick stated that ZBA Selectmen Liaison did bring to the Select Board's attention
102 this past Tuesday that ZBA is in need of Alternate Members and cited attendance at
103 this meeting as an example plus situations when a Regular Member has a need to
104 recuse themselves and there is no Alternate to create a five (5) voting Member Board.

105
106 Mr. Buttrick read an excerpt from the "What is the Zoning Board of Adjustment (ZBA)"
107 that begins with identifying the ZBA as a quasi judicial body who acts as
108 "constitutional safety valve" for the Zoning Ordinance ... consists of ten (10) Members
109 appointed by the Board of Selectmen to three (3) year terms ... five (5) Members are
110 "regular" Members ... five (5) Members are "alternate" Members

111
112 With regard to time commitment needed to be a ZBA Member, Mr. Buttrick stated that
113 in Hudson, the ZBA meets regularly on the fourth Thursday of every month, from 7:00
114 PM – 11:00 PM with a possibly carry-over meeting on the second Thursday of a month;
115 that meeting/application material are mailed the Members prior to the meeting and
116 generally require a half hour of review per Case plus a drive-by prior to the meeting;
117 that occasionally a Site Walk that may be scheduled; plus review of the Minutes. The
118 estimated time anticipated for Board Members ranges from eight hours to fifteen hours
119 per month (8-15 hrs/mo).

120
121 Members voiced general consensus regarding the time line presented and offered a
122 couple of suggestions. Mr. Daddario suggested eliminating the third point on the
123 types of applications because it is not needed and could raise too many questions
124 that could prompt dismissal. Mr. Fauvel suggested to add contact information,
125 specifically Mr. Buttrick. General consensus was the Mr. Buttrick's write up, as
126 edited, should be used to help solicit additional Members.

127
128 Discussion focused on how to reach out to solicit additional Board Members.
129 Suggestions voiced included the official Town's website, the Town's official Facebook,
130 the two (2) Town's Facebook Groups and HCTV. Mr. Fauvel suggested to have some
131 kind of notice in the Clerk's Office as residents go there at least twice a year to pay
132 property taxes and register vehicles. Mr. Daddario suggested that a plug should be
133 made/considered to every applicant because, from personal experience, that is why he
134 joined the Board.

135
136 Mr. Buttrick stated that the Board's Bylaws, Section 143-6, addresses Board
137 attendance, specifically that three (3) consecutive unexcused absences require action.
138 The concern is with regard to the Board's Alternate Member, Ethan Severance, who
139 has missed the past three (3) meetings with no contact. Question asked if there has
140 been any contact with Mr. Severance. Mr. Buttrick stated that he has sent emails,
141 that the last email included a notice as to whether the email has been read/received
142 and that email has not been received/read by Mr. Severance. Concerns expressed,
143 regarding the well being of Mr. Severance and the apparent discord of the Bylaws
144 requiring termination when the Board is in need of Alternates. Suggestion made to
145 reach out one more time to Mr. Severance, via the telephone.

146
147 4. Proposed/suggested zoning amendment to submit.

148
149 Mr. Buttrick stated that Hudson had a ZORC (Zoning Ordinance Review Committee)
150 comprised of three (3) Members from the Planning Board and three (3) Members from
151 the Zoning Board, but it has not convened in the past couple of years. Mr. Buttrick
152 reference a list he drafted identifying nine (9) potential Zoning Ordinance amendments
153 for ZBA to review, agree and prioritize.

154
155 Board discussed each proposed amendment in detail and Members submitted their
156 individual ranking. In brief the following were considered high priority: daycare
157 Special Exception Home Occupation separate section; sheds less than one hundred
158 square feet (100 SF) can have a ten foot (10') setback in the TR Zone; and road
159 Classification/Category. Agreement reached to remove the mention that cell towers
160 needing a Special Exception, as a Site Plan from the Planning Board is required.
161 Consensus reached to continue requiring a Sign Variance for multiple signs for corner
162 lots. Suggestion made to change the prohibition for "up-lit" sign lighting from total
163 prohibition to specifying a limitation in lumens

164
165
166 Motion made by Mr. Etienne, seconded by Mr. Pacocha and unanimously voted to
167 adjourn the meeting. The 8/27/2021 ZBA meeting adjourned at 8:34 PM

168
169 Respectfully submitted,

170
171 Louise Knee, Recorder

172

ASSED