



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 – October 28, 2021

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **October 28, 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 190-140 (10-28-21):** Kevin & Cynthia Farrell, **29 Riverside Dr., Hudson, NH**, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:
 - a) A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.
 - b) An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
2. **Case 190-029 (10-28-21):** Antonio Marcos Pinheiro De Carvalho, **14A Riverside Dr., Hudson, NH**, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:
 - a) A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.
 - b) An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
3. **Case 166-031 (10-28-21):** Daniel M. Flores, PE of SFC Engineering Partnership, Inc., 183 Rockingham Rd, Unit 3 East, Windham NH 03087 requests a Variance for **8 Lindsay St., Hudson, NH** for relief from HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off **Grigas St.** [Map 166, Lot 031-000, Zoned Town Residence (TR).]

IV. REQUEST FOR REHEARING: None

V. REVIEW OF MINUTES:

08/26/21 edited Minutes; 09/09/21 edited Minutes; 09/23/21 edited Minutes

IV. OTHER: 2022 Proposed ZBA Meeting Schedule

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: October 28, 2021

BB 10-14-21

I. Case 190-140 (10-28-21); Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140; Zoned Town Residence (TR) requests the following:

- a) Variance to Article VII Section 334-27 Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. Variance is required per Article VIII Section 334-31 Alteration and expansion of nonconforming structures.

Address: 29 Riverside Dr

Zoning district: Town Residence (TR)

Summary:

Applicant requests a variance to extend and rebuild an existing non-conforming 15 ft. x 5 ft. three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches 1'-0" into the front yard setback leaving 9.2 feet setback where 30 feet is required and further encroaches 0'-6" into the side yard setback leaving 9.8 feet where 15 feet is required. Variance is required per Article VIII Section 334-31 Alteration and expansion of nonconforming structures.

Property description:

Lot of record:

Non-conforming area of 7,187 sqft where 10,000 sqft required.

Non-conforming frontage with 75 ft where 90 ft required.

LAND USE HISTORY:

Aug 11, 1962 ZBA letter Authorizing a Garage rebuild 26" (inches) from westerly side property line, expand 8 ft easterly, but denying 4 ft expansion towards Riverside Dr.

ASSESSING HISTORY:

Property card indicates the house built ~ 1920

Single Family

Town in-house review comments:

Town Engr: No comment requested

Town Planner:

Fire Dept:

Attachments:

A: 1962 ZBA Decision

B: Assessing property card

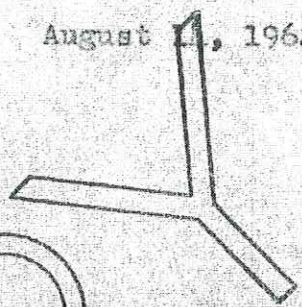
C: Assessing history

D: 2021-00850 Building permit application denial.

DURAND, NORMAND

August 11, 1962

Mr. Normand Durand
29 Riverside Avenue
Hudson, New Hampshire



Dear Mr. Durand:

With reference to your recent letter without date and the public hearing held at the Library Building on August 8, 1962 in regard to your request for a variance from the provisions of Article III, Section 3 of the Zoning Ordinance of the Town of Hudson, New Hampshire covering the matter of front and sideline setbacks, in connection with proposed rebuilding and enlarging the garage on your property at the above location:

This Board has approved your request to rebuild the garage on the present non-conforming setback of 26 inches from your property line on the west side and add about 8 feet in width on the east side toward your house. Your request to add 4 feet to front of garage toward Riverside Avenue is declined on account of the limited setback from your property line, on the west side resulting in obstruction of view from adjoining property.

Very truly yours

Chairman
Board of Adjustment

JHP/n

cc: Lionel Boucher
Building Inspector
With sketch

A.

(2) Normand Durand, 29 River-
side Avenue to rebuild and in-
crease the size of a garage, pres-
ently 28' from the side lot line,
the same location.

Yonkers Feb. 20/62
See Boucher file for
"Kobin"

Durand
116 Durand, exp. lanes, the same.

Board Members

President
David Boston
Kenneth Clark
Paul W. Little
John Robinson
246 Westchester

Opposed.
None

The measure of the pile, Sat. 5/11/62

A₂

Unofficial Property Record Card - Hudson, NH

General Property Data

Parcel ID 190-140-000
Prior Parcel ID 0047 -0008-0000
Property Owner FARRELL, KEVIN
FARRELL, CYNTHIA
Mailing Address 29 RIVERSIDE DR

City HUDSON
Mailing State NH Zip 03051
ParcelZoning

Account Number 4824
Property Location 29 RIVERSIDE DR
Property Use ONE FAMILY
Most Recent Sale Date 11/18/2003
Legal Reference 7122-1624
Grantor DURAND, NORMAND E.,
Sale Price 189,000
Land Area 0.165 acres

Current Property Assessment

Card 1 Value Building Value 100,600 Xtra Features Value 11,600 Land Value 82,400 Total Value 194,600

Building Description

Building Style NEW ENGLANDR
of Living Units 1
Year Built 1920
Building Grade AVG/FAIR
Building Condition Average
Finished Area (SF) 1281
Number Rooms 5
of 3/4 Baths 0

Foundation Type BRICK/STONE
Frame Type WOOD
Roof Structure GABLE
Roof Cover ASPH SHING
Siding VINYL
Interior Walls PLASTER
of Bedrooms 2
of 1/2 Baths 1

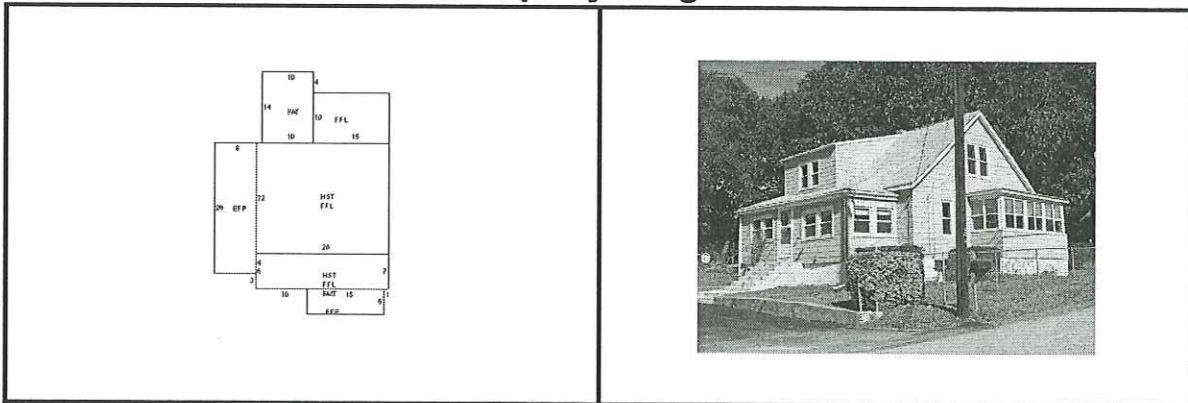
Flooring Type LINO/VINYL
Basement Floor CONCRETE
Heating Type FORCED AIR
Heating Fuel OIL
Air Conditioning 0%
of Bsmt Garages 0
of Full Baths 1
of Other Fixtures 0

Legal Description

Narrative Description of Property

This property contains 0.165 acres of land mainly classified as ONE FAMILY with a(n) NEW ENGLANDR style building, built about 1920, having VINYL exterior and ASPH SHING roof cover, with 1 unit(s), 5 room(s), 2 bedroom(s), 1 bath(s), 1 half bath(s).

Property Images



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

B

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2021	101 - ONE FAMILY	100,600	11,600	82,400	0.17	0.00	194,600
2021	101 - ONE FAMILY	100,600	11,600	82,400	0.17	0.00	194,600
2020	101 - ONE FAMILY	100,600	11,600	82,400	0.17	0.00	194,600
2020	101 - ONE FAMILY	100,600	11,600	82,400	0.17	0.00	194,600
2019	101 - ONE FAMILY	100,600	11,600	82,400	0.17	0.00	194,600
2019	101 - ONE FAMILY	97,000	11,600	82,400	0.17	0.00	191,000
2018	101 - ONE FAMILY	97,000	11,600	82,400	0.17	0.00	191,000
2018	101 - ONE FAMILY	97,000	11,600	82,400	0.17	0.00	191,000
2017	101 - ONE FAMILY	97,000	11,600	82,400	0.17	0.00	191,000
2017	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2017	101 - ONE FAMILY	97,000	11,600	82,400	0.17	0.00	191,000
2016	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2016	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2015	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2015	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2014	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2014	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2013	101 - ONE FAMILY	74,000	9,400	78,700	0.17	0.00	162,100
2013	101 - ONE FAMILY	65,300	8,800	78,700	0.17	0.00	152,800
2012	101 - ONE FAMILY	65,300	8,800	78,700	0.17	0.00	152,800
2012	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2011	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2011	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2010	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2010	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2009	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2008	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2008	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2007	101 - ONE FAMILY	92,700	6,600	104,900	0.17	0.00	204,200
2007	101 - ONE FAMILY	91,400	6,100	78,700	0.17	0.00	176,200
2006	101 - ONE FAMILY	91,400	6,100	78,700	0.17	0.00	176,200
2006	101 - ONE FAMILY	91,400	6,100	78,700	0.17	0.00	176,200
2005	101 - ONE FAMILY	91,400	6,100	78,700	0.17	0.00	176,200
2005	101 - ONE FAMILY	91,400	6,100	78,900	0.17	0.00	176,400
2004	101 - ONE FAMILY	91,400	6,100	78,900	0.17	0.00	176,400
2004	101 - ONE FAMILY	71,000	6,200	60,100	0.17	0.00	137,300
2003	101 - ONE FAMILY	71,000	6,200	60,100	0.17	0.00	137,300
2003	101 - ONE FAMILY	71,000	6,200	60,100	0.17	0.00	137,300
2002	101 - ONE FAMILY	71,000	6,200	60,100	0.17	0.00	137,300
2002	101 - ONE FAMILY	71,000	6,200	60,100	0.17	0.00	137,300
2001	101 - ONE FAMILY	47,600	0	37,000		0.00	84,600
2000	101 - ONE FAMILY	43,200	4,400	37,000	0.17	0.00	84,600

C



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-137 BP application #2021-00850 DENIAL

August 23, 2021

Kevin and Cynthia Farrell
29 Riverside Ave
Hudson, NH 03051

Re: 29 Riverside Ave Map 190 Lot 140-000
District: Town Residence (TR)

Dear Mr. & Mrs. Farrell,

Zoning Review / Determination:

This structure (house) is an existing non-conforming in regards to front and side setback requirements per Table of Minimum Dimensional Requirements §334-27.

Based on your submitted plot plan, I determine that an increase (expansion) of footprint would need to conform to §334-31.A Alteration and expansion of nonconforming structures: "*A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally or structurally modified, provided that such alterations, reconstruction, extension or structural modification does not make any portion or portions of the existing structure more nonconforming.*" **Thereby would need a variance.**

To continue with your proposal you would need to start with a Variance application (link):
<https://www.hudsonnh.gov/zoning/page/variance>

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder
D. Hebert, Building Official
D. 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.

D,



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6005 • Fax: 603-594-1142

RECEIVED

AUG 10 2021

HUDSON FIRE DEPARTMENT
INSPECTIONAL SERVICES DIVISION

BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>29 Riverside Ave</u> Unit # _____	Office use: Map _____ Lot _____ Zone _____ Permit # _____
Site/Sub Plan: _____ HCRD _____	

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 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>remove, replace 3 season porch addition</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 (Need IDA Form) No (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: <u>\$15K-20K</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>Remove rebuilding the current 3 season porch (15' x 5') and adding an additional 11' to make a total of 26' x 6'</u>
---	---

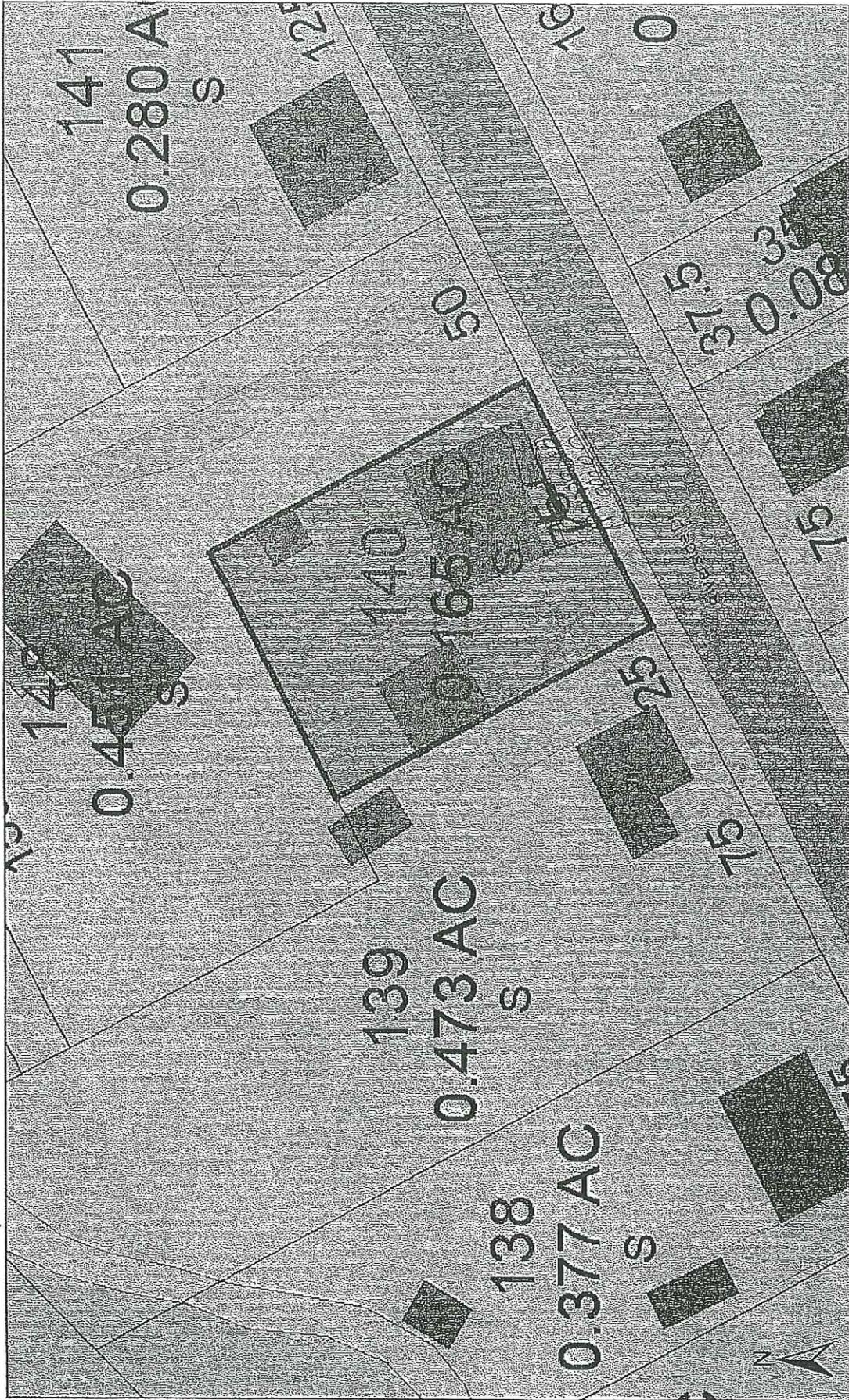
Square Footage Footprint _____ Renovated/added 150 sq ft Number of stories _____
 Living area of new home (exclude unfinished areas and garage) _____ Total area of bldg _____

Principal Type of Frame
 Masonry (wall bearing) Wood Frame Structural steel
 Reinforced concrete Other-Specify _____

Type of Sewage Disposal
 Town or private company (requires Town permit)
 Private (septic tank, etc.)

D2

29 riverside



August 10, 2021

Parcels

1 inch = 38 feet

0 40 80 Feet



30

**HUDSON ZONING BOARD OF ADJUSTMENT
Variance Decision Work Sheet (Rev 11-06-18)**

On 10/28/21, the Zoning Board of Adjustment heard Case 190-140, being a case brought by **Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH** for a Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures. [Map 190, Lot 140-000; Zoned Town Residence (TR).]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

- | | | |
|----------|----------|--|
| Y | N | 1. Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/> <hr/> <hr/> |
| Y | N | 2. The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/> <hr/> <hr/> |
| Y | N | 3. Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.
<hr/> <hr/> <hr/> |
| Y | N | 4. The proposed use will not diminish the values of surrounding properties.
<hr/> <hr/> <hr/> |
| Y | N | 5. Special conditions exist such that literal enforcement of the ordinance would result in unnecessary hardship , either because the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way <i>and also</i> because the special conditions of the property cause the proposed use to be reasonable, or, alternatively, there is no reasonable use that can be made of the property that would be permitted under the ordinance, because of the special conditions of the property.
<hr/> <hr/> <hr/> |

Member Decision: _____

Signed: _____
Sitting member of the Hudson ZBA

_____ Date

Stipulations: _____

TOWN OF HUDSON

OCT 01 2021

Zoning Department

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Hudson

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

Case No. 190-140 (10-28-21)

Date Filed 10/1/21

Name of Applicant Cynthia Farrell Map: 190 Lot: 140 Zoning District: TR

Telephone Number (Home) 781-956-5025 (Work) _____

Mailing Address 29 Riverside Ave

Owner Kevin + Cynthia Farrell

Location of Property 29 Riverside Ave
(Street Address)

Signature of Applicant Cynthia Farrell Date 9-22-21

Signature of Property-Owner(s) Cynthia Farrell Date 9-22-21

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:

Application fee:

7 Direct Abutters x \$4.33 =

17 Indirect Abutters x \$0.58 =

Total amount due:

~~\$130.00~~
185.00
30.31
9.86
\$ 225.17

Date received: 10/1/21

Amt. received: \$ 225.17

Receipt No.: 658,536

partial fee - 1
check #
3057

Received by: TSG

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

_____ Engineering _____ Fire Department _____ Health Officer _____ Planner

TOWN OF HUDSON, NH

NOTICE TO APPLICANTS

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

Applicant Initials		Staff Initials
<u>CF</u>	The applicant must provide ¹⁰ 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	<u>TG</u>
<u>CF</u>	Before making the ¹⁰ 13 copies, please review the application with the Zoning Administrator or staff.	<u>TG</u> 9/22/21
<u>N/A</u> ✓	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>N/A</u> ✓	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>CF</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>CF</u> ✓	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>CF</u> ✓	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u> ✓	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	<u>N/A</u>

PLOT PLAN-

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

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

Cynthia Farrell
Signature of Applicant(s)

9-22-21
Date

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

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

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

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

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

ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property 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
190	140-wo	Farrell Kevin Farrell Cynthia	29 Riverside Dr. Hudson NH 03051
190	034-wo	Morgan, Jeffrey S.	24 Riverside Dr. Hudson NH 03051
190	035-wo	McCaulley, Kevin P.	28 Riverside Dr. Hudson NH 03051
190	036-wo	Pizano, Julie A.	30 Riverside Dr. Hudson NH 03051
190	037-wo	mello, Bernard J mello, Craig J Bartlett, Cherie B.	34 Riverside Dr. Hudson NH 03051
190	148-wo	Padellaro, John F.	27 Riverside Dr. Hudson NH 03051
190	139-wo	Collins, Wayne A Collins, Meghan	31 Riverside Dr. Hudson NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect 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)

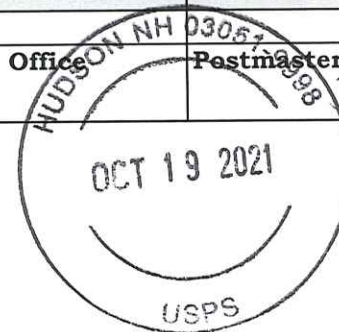
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	033-000	Ricard, Raymond A Ricard, Denize A.	22 Riverside Dr Hudson NH 03051
190	038-000	Freeman Harold J Freeman Deborah A	19 Andrews Ave Hudson NH 03051
190	039-000	Lacasse, Sylvain	73 Pioneer Dr. Nashua NH 03062
190	040-000	Carraggi Michael Carraggi, Lori	11 Andrews Ave Hudson NH 03051
190	041-000	Woodman, Robert E TR Woodman Revocable Trust	9 Andrews Ave Hudson NH 03051
190	117-001	Michaud, Chantal	23 Lenox Cir. Lawrence MA 01843
190	117-002	Burley, Cara A.	15 B Gillis St Hudson NH 03051
190	118-001	Timpe, Stephanie A.	131A Gillis St Hudson NH 03051
190	118-002	Carter, Neal D.	17 Abbott St Hudson NH 03051
190	137-000	Lecterc, Anthony R.	7 Guernsey Dr. Atkinson NH 03811
190	138-000	Cars 4U, LLC	194 River St Haverhill MA 01832
190	141-000	Lish, Carol	25 Riverside Dr. Hudson NH 03051
190	142-000	Gagnon, Thomas P Gagnon Debra L	21 Riverside Dr Hudson NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect 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
190	147-000	Carmachie, George D.	8 Clark St Hudson NH 03051
190	147-000	Buchley John P Buchley Gail D.	161 Middle Rd Deerfield NH 03037
190	149-000	Ostrander, William Ostrander, Nicole	7 Clark St Hudson NH 03051
190	150-000	Kearns, Friedrich JR Kearns, Mildred	5 Clark St Hudson NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000	VARIANCE + EQ. WVR. 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	7021 0350 0000 1884 5581	FARRELL, KEVIN; FARRELL, CYNTHIA 29 RIVERSIDE DR., HUDSON, NH 03051	APPLICANT NOTICE MAILED	
2	7021 0350 0000 1884 5598	MORGAN, JEFFREY S. 24 RIVERSIDE DR., HUDSON, NH 03051 <i>PO Box 919, onset, MA 02558-0919</i>	ABUTTER NOTICE MAILED	
3	7021 0350 0000 1884 5604	MCCAULEY, KEVIN P. 28 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
4	7021 0350 0000 1884 5611	PIZANO, JULIE A. 30 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	7021 0350 0000 1884 5628	MELLO, BERNARD J; MELLO, CRAIG J.; BARTLETT, CHERIE B. 34 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	7021 0350 0000 1884 5635	PADELLARO, JOHN F. 27 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	7021 0350 0000 1884 5642	COLLINS, WAYNE A.; COLLINS, MEGHAN 31 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8				
9				
10				
11				
12				
	Total Number of pieces listed by sender 7	Total number of pieces rec'd at Post Office <u>7</u>	Postmaster (receiving Employee) <i>JC</i>	

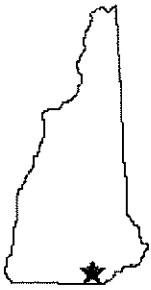


Direct Certified

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000	VARIANCE + EQ. WVR 1 of 2
	ARTICLE NUMBER OCT 19 2021	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	Mailed First Class	RICARD, RAYMOND A.; RICARD, DENISE A.	ABUTTER NOTICE MAILED	
2	Mailed First Class	22 RIVERSIDE DR., HUDSON, NH 03051 FREEMAN, HAROLD J.; FREEMAN, DEBORAH A	ABUTTER NOTICE MAILED	
3	Mailed First Class	19 ANDREWS AVENUE, HUDSON, NH 03051 LACASSE, SYLVAIN	ABUTTER NOTICE MAILED	
4	Mailed First Class	73 PIONEER DRIVE, NASHUA, NH 03062 CARRAGGI, MICHAEL; CARRAGGI, LORRI	ABUTTER NOTICE MAILED	
5	Mailed First Class	11 ANDREWS AVE., HUDSON, NH 03051 WOODMAN, ROBERT E., TR.;	ABUTTER NOTICE MAILED	
6	Mailed First Class	WOODMAN REVOCABLE TRUST 9 ANDREWS AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	Mailed First Class	MICHAUD, CHANTAL 23 LENOX CIR., LAWRENCE, MA 01843-3415	ABUTTER NOTICE MAILED	
8	Mailed First Class	BURLEY, CARA A. 15B GILLIS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9	Mailed First Class	TIMPE, STEPHANIE A. 13A GILLIS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
10	Mailed First Class	CARTER, NEAL D. 17 ABBOTT ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
11	Mailed First Class	LECLERC, ANTHONY R. 7 GUERNSEY DR., ATKINSON, NH 03811-2389	ABUTTER NOTICE MAILED	
12	Mailed First Class	CARS4U, LLC 194 RIVER ST., HAVERHILL, MA 01832	ABUTTER NOTICE MAILED	
13	Mailed First Class	LISK, CAROL 25 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
14	Mailed First Class	GAGNON, THOMAS P.; GAGNON, DEBRA L. 21 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
		GAMACHE, GEORGE D. 8 CLARK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
	Total Number of pieces listed by sender 14	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)	

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000 VARIANCE + EQ. WVR. 2 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	BUCKLEY, JOHN P.; BUCKLEY, GAIL D.	ABUTTER NOTICE MAILED
2	Mailed First Class	161 MIDDLE RD., DEERFIELD, NH 03037 OSTRANDER, WILLIAM; OSTRANDER, NICOLE	ABUTTER NOTICE MAILED
3	Mailed First Class	7 CLARK STREET, HUDSON, NH 03051 KEARNS, FREDRICK JR; KEARNS, MILDRED KEARNS FAMILY REV TRUST	ABUTTER NOTICE MAILED
4		5 CLARK STREET, HUDSON, NH 03051	
5			
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 3	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

TOWN OF HUDSON
 Mailed
 USPS
 OCT 19 2021
 Zoning Department
 (TSG)



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

October 18, 2021

APPLICANT NOTIFICATION

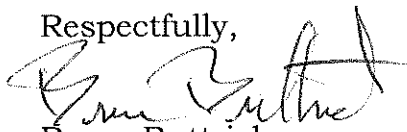
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on Thursday, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

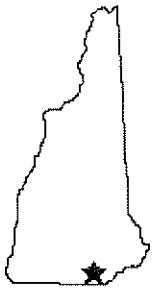
Case 190-140 (10-28-21): Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:

- a) **A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.**
- b) **An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [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

October 18, 2021

ABUTTER 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-140 (10-28-21): Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:

- a) **A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.**
- b) **An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]**

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

APPLICATION FOR A VARIANCE

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

extension and Rebuild of a three season porch that encroaches the front yard setback where 30 feet is required.

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

FACTS SUPPORTING THIS REQUEST:

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

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

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

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

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

The proposed addition will not obstruct any view to adjoining properties nor will it obstruct any driveway, street, or the like. We are only asking to extend an already existing porch and putting an entrance to the house on the street side.

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.”)

even if our house was within the setbacks limits and was in the same current state we would be doing the same addition and be well within the current rules.

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

This addition will allow us to update and straighten our house and give us a more functional use of the street side increasing curb appeal and giving a slightly modern look to a very old house.

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.)

We believe our addition and update may benefit other properties. By adding a little value to our property may add to theirs as well. Also granting this variance may encourage others to update and improve their own properties as well.

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.)

Our house was built in 1918 which is before the current building ordinance was put in place. Following current ordinance rules would not allow us to do any updates including additions. This is neither fair nor reasonable for us. We would have to apply for a variance for just about any update/addition to the front of the house. The hardship was created when the setback limits were created long after the house was built.

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



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-137 BP application #2021-00850 DENIAL

August 23, 2021

Kevin and Cynthia Farrell
29 Riverside Ave
Hudson, NH 03051

Re: 29 Riverside Ave Map 190 Lot 140-000
District: Town Residence (TR)

Dear Mr. & Mrs. Farrell,

Zoning Review / Determination:

This structure (house) is an existing non-conforming in regards to front and side setback requirements per Table of Minimum Dimensional Requirements §334-27.

Based on your submitted plot plan, I determine that an increase (expansion) of footprint would need to conform to §334-31.A Alteration and expansion of nonconforming structures: "A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally or structurally modified, provided that such alterations, reconstruction, extension or structural modification does not make any portion or portions of the existing structure more nonconforming." **Thereby would need a variance.**

To continue with your proposal you would need to start with a Variance application (link):
<https://www.hudsonnh.gov/zoning/page/variance>

Sincerely,

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

cc: Public Folder
D. Hebert, Building Official
D. 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.



RECEIVED

AUG 10 2021

TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

HUDSON FIRE DEPARTMENT
INSPECTIONAL SERVICES DIVISION

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6005 · Fax: 603-594-1142

BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>29 Riverside Ave</u> Unit # _____	Office use: Map _____ Lot _____ Zone _____ Permit # _____
Site/Sub Plan: _____ HCRD _____	

Residential

- Single family detached
- Modular Homes
- Duplex
- 3+ family dwelling (# of units _____)
- Other _____

Type of Improvement

- New Building
- Addition
- Alteration/Renovation
- Repair/Replacement
- Conversion of +/- dwelling units
- Other remove/replace 3 season porch w/ deck
- Deck
- Shed
- Swim Pool
- Garage
- Carport

Commercial

- Office/Bank/Professional
- Hospital/Medical
- Industrial/Warehouse
- Restaurant
- Other _____
- Garage
- School
- Store
- Utility

Type of Improvement

- New Building
- Addition
- Alteration/Renovation
- Repair/Replacement
- Conversion from residential to commercial space
- Other _____
- Deck
- Shed
- Swim Pool
- Interior Demo

Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?

Yes (Need IDA Form) No (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: <u>\$15K-20K</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>Remove/rebuilding the current 3 season porch (15' x 5') and adding on additional 11' to make a total of 26' x 6'.</u>

Square Footage	Footprint _____	Renovated/added <u>156 Sq Ft</u>	Number of stories _____
Living area of new home (exclude unfinished areas and garage) _____		Total area of bldg _____	

Principal Type of Frame

Masonry (wall bearing) Wood Frame Structural steel

Reinforced concrete Other-Specify _____

Type of Sewage Disposal

Town or private company (requires Town permit)

Private (septic tank, etc.)



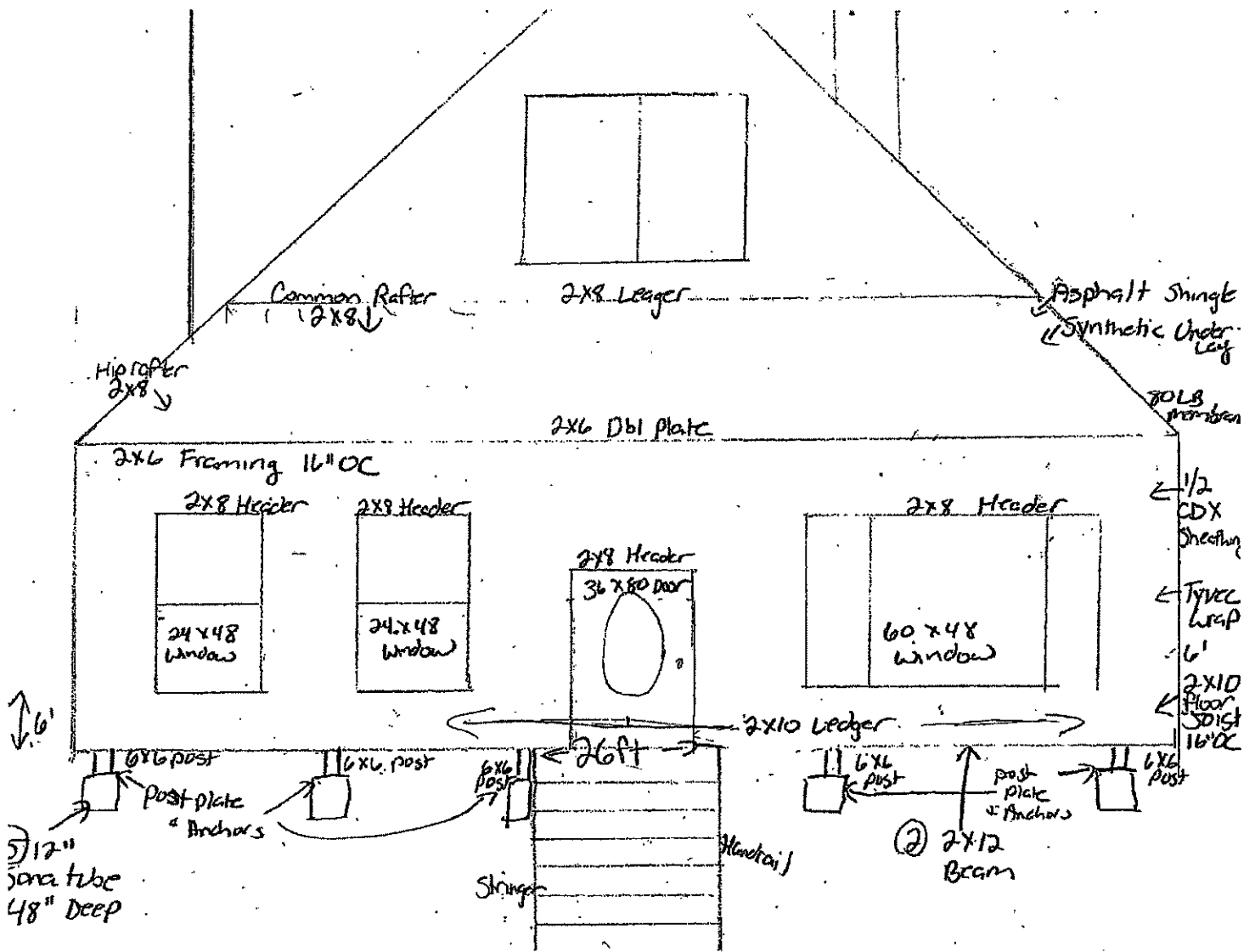
TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6005 · Fax: 603-594-1142

Type of Water Supply	<input checked="" type="checkbox"/> Town	Type of Heat Source	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Private (well, cistern)		<input type="checkbox"/> Oil	<input type="checkbox"/> Electric
Name	Address	City/State/Zip	Phone	
Owner	Kevin + Cynthia Farrell	29 Riverside Ave	Hudson NH	781-389-1603 781-956-5025
Lessee	_____	_____	_____	_____
Contractor	_____	_____	_____	_____
Architect	_____	_____	_____	_____
Engineer	_____	_____	_____	_____
<p>I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on 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. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.</p>				
Signature of applicant			Date	
Cynthia Farrell			8-10-2021	
Address: 29 Riverside Ave				
Email: cfarrell12073@icloud.com		Phone: 781-956-5025 *		
Filing fee	\$ 30.00	Receipt #	652,959	Date 8/10/21
Building permit fee	\$ _____	Receipt #	_____	Date _____
THIS BUILDING PERMIT IS				
_____ Issued subject to the following condition(s)		_____ Denied for the following reason(s)		
<input type="checkbox"/> Plans received Comments: _____ Date _____		Use group: _____ Construction type _____ Live loading _____ Occupancy load _____		
Certificate of Occupancy _____ Required _____ Final Inspection (Building & HFD) Comments: _____				
<input type="checkbox"/> Approved <input type="checkbox"/> Denied				
Inspectional Services Official or Designee			Date	

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



190 140 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

Total Card / Total Parcel
APPRAISED: 194,600/ 194,600
USE VALUE: 194,600/ 194,600
ASSESSED: 194,600/ 194,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		RIVERSIDE DR, HUDSON

OWNERSHIP

Owner 1:	FARRELL, KEVIN
Owner 2:	FARRELL, CYNTHIA
Owner 3:	
Street 1:	29 RIVERSIDE DR
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

PREVIOUS OWNER

Owner 1:	DURAND, NORMAND E. -
Owner 2:	-
Street 1:	29 RIVERSIDE AVENUE
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

NARRATIVE DESCRIPTION

This parcel contains .165 ACRES of land mainly classified as ONE FAMILY with a NEW ENGLANDR Building built about 1920, having primarily VINYL Exterior and 1281 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	TR	TOWN RES		water	3	TOWN WATE
o				Sewer	2	TOWN SEWE
n				Electri		
Census:				Exmpt		
Flood Haz:			C			
D				Topo	8	LEDGY
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAMILY		0.165		SITE ACRE SITE			0.110,000	4.54	RE							82,445						82,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.165	100,600	11,600	82,400	194,600	
Total Card		0.165	100,600	11,600	82,400	194,600
Total Parcel		0.165	100,600	11,600	82,400	194,600
Source:		Market Adj Cost	Total Value per SQ unit /Card: 151.91		/Parcel: 151.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	JB	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	5/12/2021
2020	101	FV	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	8/27/2020
2020	101	JB	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	5/6/2020
2019	101	FV	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	9/16/2019
2019	101	JB	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	5/8/2019
2018	101	FV	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	8/27/2018
2018	101	JB	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	5/9/2018
2017	101	FV	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	10/26/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURAND, NORMAND	7122-1624	3	11/18/2003		189,000	No	No		
LILLIAN M J DUR	5645-1970		8/2/1995	UNCLASSIFIED		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2019	Entry Denied	19	KRT2
6/14/2019	Measured	19	KRT2
6/10/2013	Measured	15	APPR TECH 5
8/10/2007	Measured	10	APPRAISER II
6/22/2004	Inspected	5	NEMC
5/10/2004	Measured	5	NEMC
3/15/2001	Meas/Inspect	0	PATRIOT
8/6/1991	Inspected	2	AVITAR

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.16500 Total SF/SM: 7187 Parcel LUC: 101 ONE FAMILY Prime NB Desc: RES AVG Total: 82,445 Spl Credit: Total: 82,400



USER DEFINED

Prior Id #1:	0047
Prior Id #2:	0008
Prior Id #3:	0000
Prior Id #1:	
Prior Id #2:	
Prior Id #3:	
Prior Id #1:	
Prior Id #2:	
Prior Id #3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bid Reason:	
Civil District:	
Ratio:	

PRINT

Date	Time
08/23/21	15:21:45

LAST REV

Date	Time
07/17/19	17:53:51

krt 6450

EXTERIOR INFORMATION

Type: 15 - NEW ENGLANDR
 Sty Ht: 1H - 1.5 STY
 (Liv) Units: 1 Total: 1
 Foundation: 3 - BRICK/STONE
 Frame: 1 - WOOD
 Prime Wall: 04 - VINYL
 Sec Wall: 05 - ASBESTOS 25%
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPH SHING
 Color: TAN
 View / Desir:

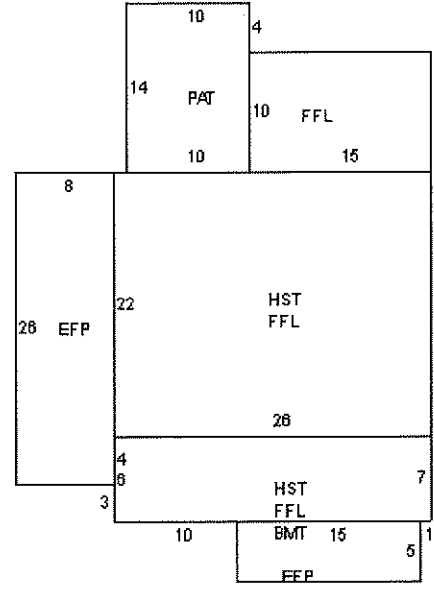
BATH FEATURES

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

COMMENTS

ACCESS 1 BDRM THRU ANOTHER, INT FAIR /CRAWL SPACE/HATCH TO BMT. 6/19 EA/INT REFUSAL/EST REAR=OWNER DID NOT WANT ME TO GO THROUGH FENCE..

SKETCH



GENERAL INFORMATION

Grade: C - AVG/FAIR
 Year Blt: 1920 Eff Yr Blt:
 Alt LUC: Alt %:
 Jurisdict: Fact:
 Const Mod:
 Lump Sum Adj:

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits: Rating:
 Frpl: Rating:
 WSPFlue: Rating:

RESIDENTIAL GRID

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

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

INTERIOR INFORMATION

Avg HVFL: STD
 Prim Int Wal: 2 - PLASTER
 Sec Int Wal: 8 - PLY PANEL 50%
 Partition: T - TYPICAL
 Prim Floors: 05 - LINO/VINYL
 Sec Floors: 04 - CARPET 50%
 Bsmnt Fir: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED AIR
 # Heat Sys: 1
 % Heated: 100 % AC: 0
 Solar HW: NO Central Vac: NO
 % Com Wal: % Sprinkled

DEPRECIATION

Phys Cond: AV - Average 32.0%
 Functional: %
 Economic: %
 Special: %
 Override: %
 Total: 32.0%

CALC SUMMARY

Basic \$ / SQ: 98.00
 Size Adj: 1.20257616
 Const Adj: 0.91480047
 Adj \$ / SQ: 107.811
 Other Features: 2000
 Grade Factor: 0.93
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 147965
 Depreciation: 47349
 Depreciated Total: 100616

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ: AvRate: Ind.Val: Juris. Factor: Before Depr: 100.26 Special Features: 0 Val/Su Net: 53.34 Final Total: 100600 Val/Su SzAd: 78.53				

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	FIRST FLOOR	904	107.810	97,462
HST	HALF STORY	377	107.810	40,645
EFP	ENC PORCH	283	48.610	13,757
BMT	BASEMENT	182	21.560	3,924
PAT	PATIO	140	9.390	1,314
Net Sketched Area:		1,886	Total:	157,102
Size Ad	1281	Gross Area	2263	FinArea 1281

SUB AREA DETAIL

Sub Area	% Usbl	Descrp	% Type	Qu	# Ten
FFL		FIRST FLOOR			
HST	100	HALF STORY			FR

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D Y		1 22X24	AV	AV	1960	34.85	T	40	101			11,000			11,000
2	SHED-WOOD	D Y		1 9X13	AV	AV	1960	23.91	T	80	101			600			600

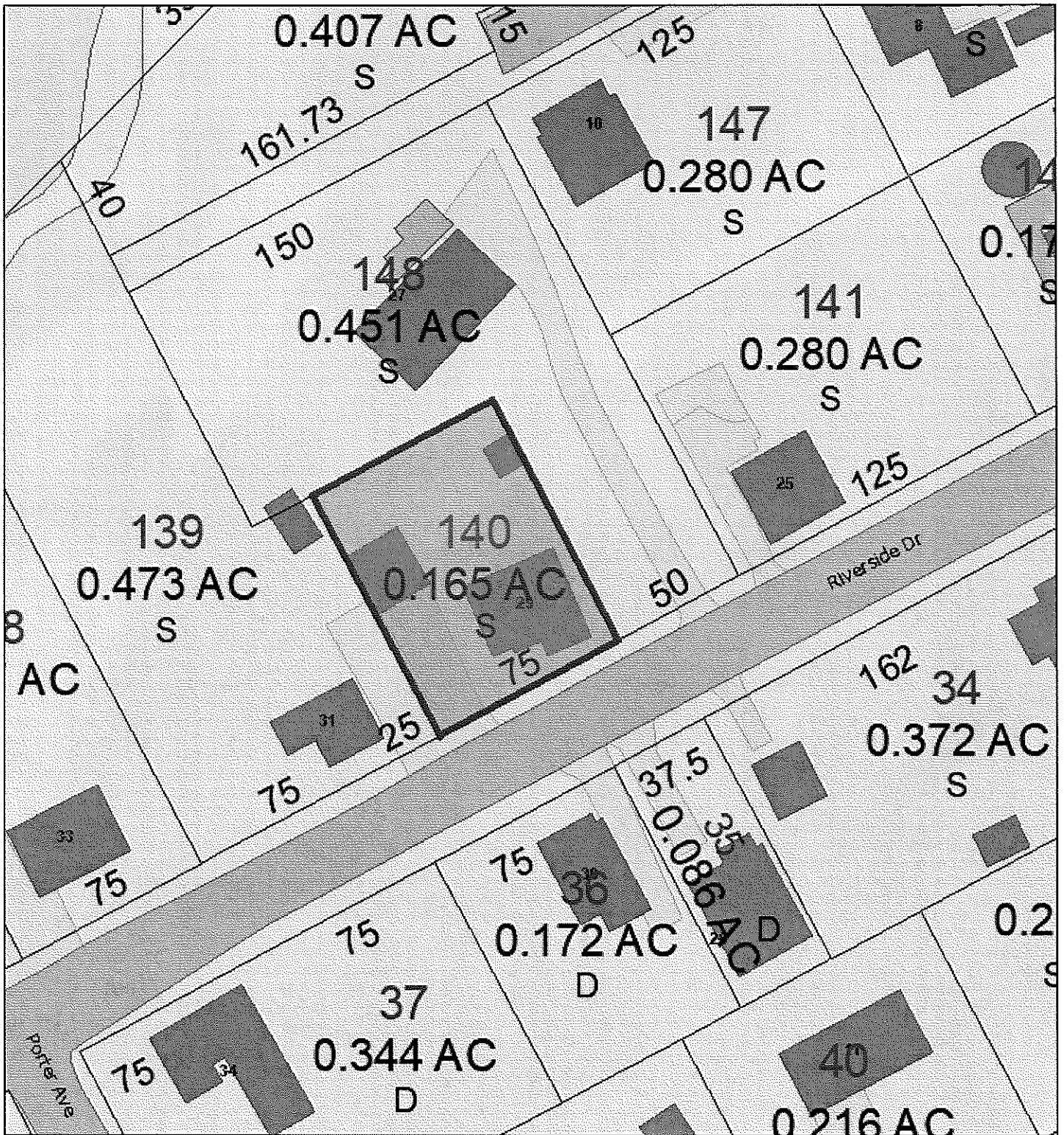
More: N Total Yard Items: 11,600 Total Special Features: Total: 11,600

IMAGE

AssessPro Patriot Properties, Inc

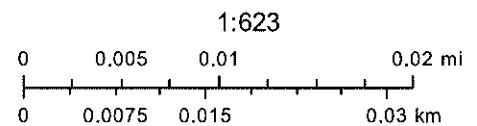


29 Riverside Dr (Map/Lot 190-140-000)



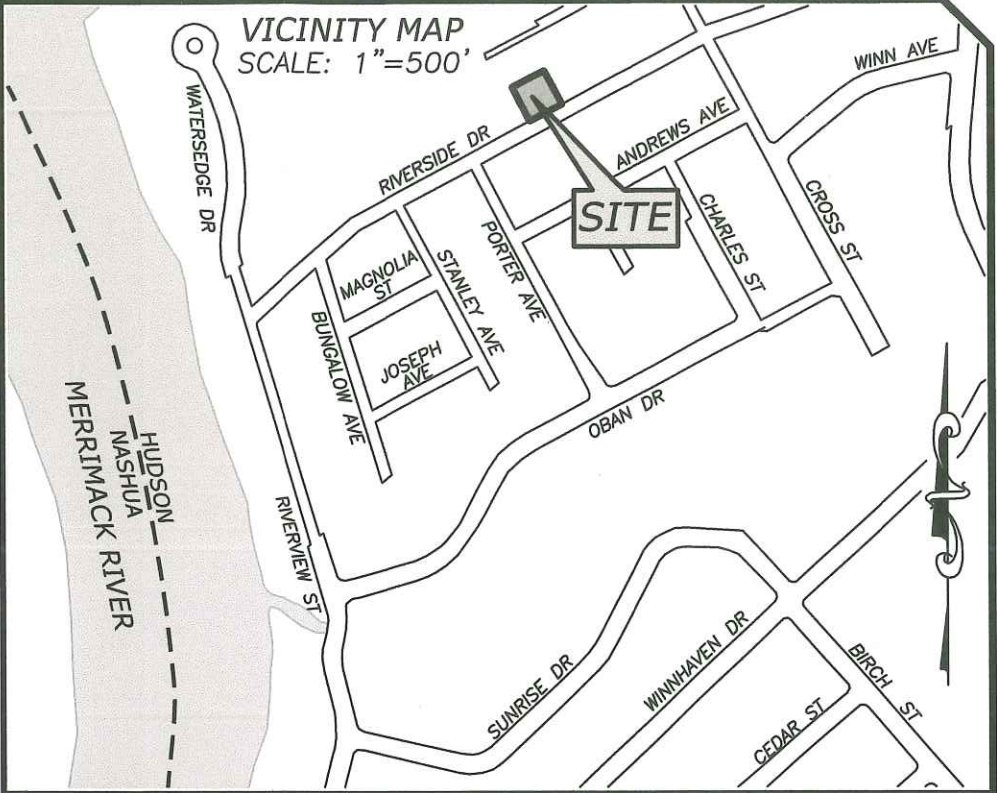
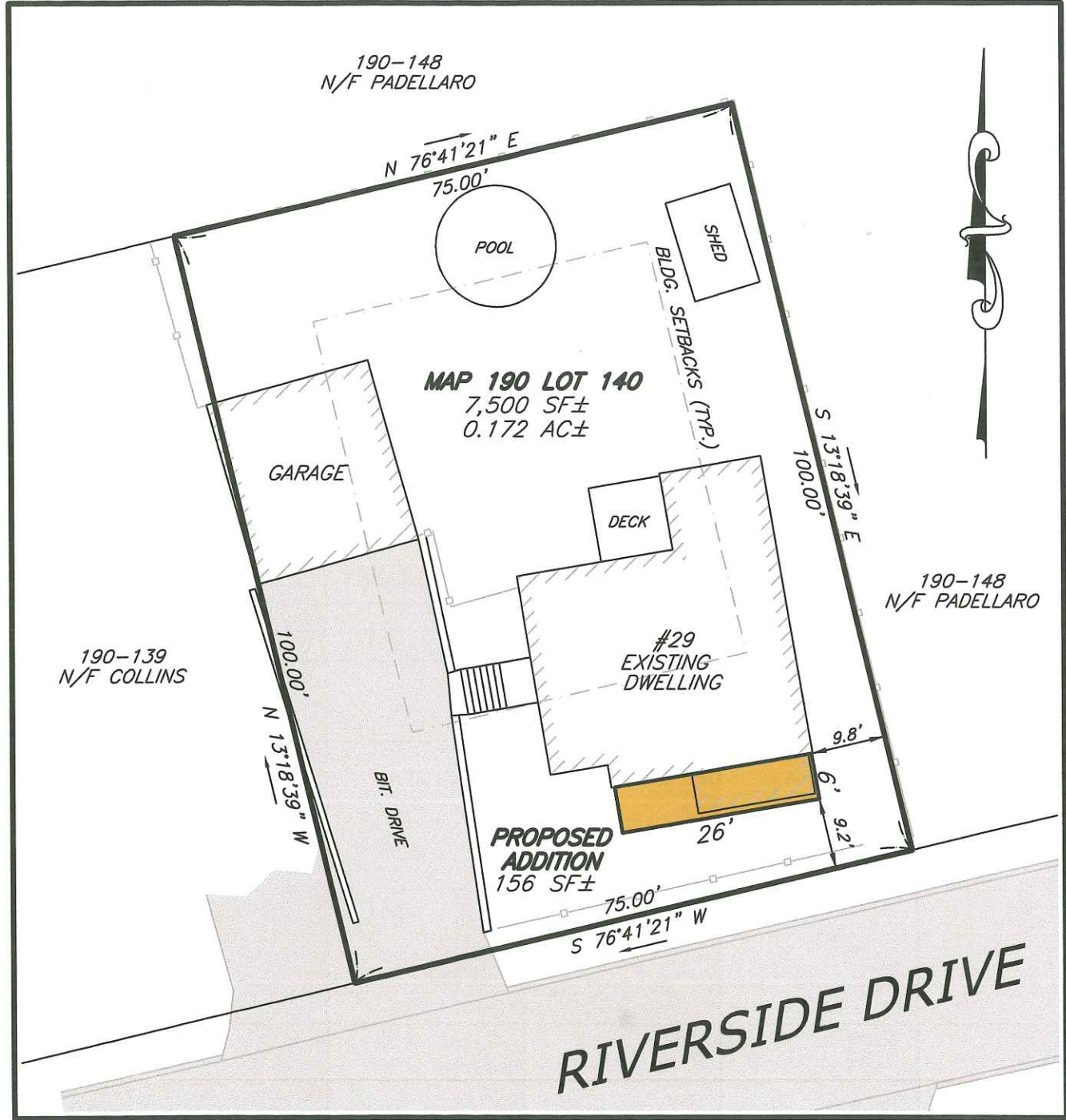
September 22, 2021

Legend
[] Parcels



**PLAN OF LAND
29 RIVERSIDE DRIVE
HUDSON, NH
MAP 190 LOT 140
AS PREPARED FOR
KEVIN FARRELL, OWNER**

PLAN NOTES:
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE
THE LOCATION OF A PROPOSED ADDITION AT
HUDSON TAX MAP 190 LOT 140.



REV. 2		BY:
REV. 1		BY:

ZONING DISTRICT: TR
REQUIRED SETBACKS:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET

TOWN OF HUDSON
OCT 01 2021
Zoning Department

DEED REF: BK. 7122 PG. 1624
PLAN REF.: HCRD PL. 508
HCRD PL. 35360

PLAN SCALE: 1"=20'
DATE: SEPT. 2021
JOB REF.: 021-109-FARR



I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY
AND THAT ALL MEASUREMENTS
HEREON ARE TO BE CONSIDERED
TRUE AND ACCURATE.

JEFFREY LAND SURVEY LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089



Printed
10/01/2021
3:37PM
Created
10/01/2021
3:32 PM

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

Receipt# 658,536
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Applications-10/28/21 ZBA Meeting 29 Riverside Dr. Map/Lot 190-140-000			
	Variance	0.00	225.1700	0.00
	Equitable Waiver	0.00	185.0000	0.00
			Total:	410.17

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Kevin M. Farrell, Jr. & Cynthia M. Farrell	CHECK	CHECK # 3057	410.17	0.00	410.17

Total Due: 410.17
Total Tendered: 410.17
Total Change: 0.00
Net Paid: 410.17



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: October 28, 2021

BB 10-19-21

1. **Case 190-140 (10-28-21):** Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140; Zoned Town Residence (TR) requests the following:

b) Equitable Waiver of Dimensional Requirement for an existing 11 ft. x 12 ft. (132 sqft) shed which encroaches the side and rear setbacks where 15 feet is required for both setbacks as shown on the plan dated Sept. 2021 by Greg R. Jeffrey, LLS. Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.

Address: 29 Riverside Dr

Zoning district: Town Residence (TR)

Summary:

Applicant requests the existing shed (132 sqft) within the rear and side setbacks to remain, leaving 2'-0" of side setback and 11'-0" of rear setback.

This size of shed <200 sqft does not need a building permit, however all structures must comply with the Zoning Ordinance regarding setbacks.

The shed appears to have existed since at least 1991. No Code Enforcement history.

Property description:

Lot of record:

Non-conforming area of 7,187 sqft where 10,000 sqft required.

Non-conforming frontage with 75 ft where 90 ft required.

LAND USE HISTORY:

N/A

ASSESSING HISTORY:

1991 Assessing worksheet indicating shed

2010 Aerial indicating shed in same location as present shed.

Town in-house review comments:

Town Engr: None requested

Town Planner:

Fire Dept:

Attachments:

A: Assessor worksheet

B: 2010 Aerial showing shed in setback

C: 2021 plot plan showing existing shed

ACCT: 4824

HUDSON, NH
29 RIVERSIDE AVE

MAP 0047

LOT 000B

SUBLOT 0000

CD# 1 of 1

PROPERTY LOCATION

OWNER INFORMATION
OWNER: DURAND, NORMAND E & LILLIAN M
CO-OWNER: [blank]
ADDRESS: 29 RIVERSIDE AVENUE
CITY-ST-ZIP: HUDSON, NH 03051

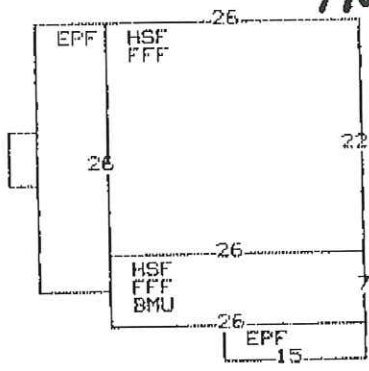
DATE LISTED: 08/06/91 APPRAISER: BM4
SALES HISTORY
BOOK PAGE MM YY TYPE SALE PRICE

BUILDING VALUATION	
GROSS BASE RATE RBA	47.00
INDEX 0.91X1.00	0.910
QUALITY ADJUSTMENT AQ	
SIZE ADJUSTMENT	1.1850
STORY HEIGHT FACTOR	0.980
COMM FRAME	
ADJ. BASE RATE	49.71

PRINT DATE 09/17/91

Done

BUILDING STRUCTURAL DETAILS	
EXT. WALLS	F ASBEST SHNGL
ROOF STYLE	C GABLE DR HIP
ROOF COVER	C ASPHALT
INT. WALLS	C PLASTERED
FLOOR COVER	D LINOLEUM DR SIM
	E PINE/SOFT WD
HEAT FUEL	B OIL
HEAT TYPE	D FA DUCTED
CENTRAL AIR	NO
# BEDROOMS	3.00
# BATHROOMS	1.00
# STORIES	B 1.5 STORY



190-140-000

AREA ID	ACTUAL AREA	COST FACTOR	EFFECTIVE AREA
DEK	18	0.10	2
EPF	283	0.70	198
HSF	754	0.50	377
FFF	754	1.00	754
BMU	182	0.15	27
TOT. 1991			1358

SKETCH CODING
(DEK=DERS)D10 (EPF=RBU26) (HSF, FFF=R26D22) (HSF, FFF, BMU=D7L26)R11 (EPF=D5R15)

STYLE CONVENTION YB 1920 YD 1960
NOTES BLD, FNDTN FC, AGP & DECK ATT, DECK FR COND, ACCESS 1 BORM THRU ANOTHER, INT FAIR QUALITY & COND, LISTED 8/6/91

BUILDING REPLACEMENT COST NEW 67,506

TYPE	DEPRECIATION NOTES	%
NORMAL		31
ADD PHNS.	COND	5
FUNCTIONAL		0
ECONOMIC		0
TEMPORARY		0
TOTAL DEPRECIATION -		36

LAND USE	ZONE	NUMBER OF UNITS	TYPE	UNIT PRICE	CD	FACT	COND	NOTES-ADJUSTMENTS	CU-CREDIT	LAND VALUE
RI	RESIS	0.170	AD	37000.00	E	1.00	1.00			37000
TOTAL ACRES 0.170										TOTAL LAND VALUES 37000

BUILDING DEPRECIATED VALUE 43,200

SUMMARY OF VALUES	
BUILDING	43,200
XTRA FEATURES	5,800
LAND	37,000
C-U CREDIT	
CARD TOTAL	86,000
PARCEL TOTAL	86,000

DESCRIPTIONS	EXTRA FEATURES UNITS	VALUATION RATE	COND	L/B	SOUND VALUE
GARAGE	528	11.70	0.60		3707
AG-FOOL AVE	242	7.56	0.60		1098
DETTACHED DECK	252	4.92	0.30		372
SHED-WOOD	99	11.10	0.60		559
TOTAL EXTRA FEATURES VALUE					5800



A

2010 Aerial

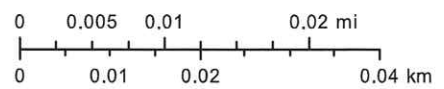


October 13, 2021

Legend

 Parcels

1:800

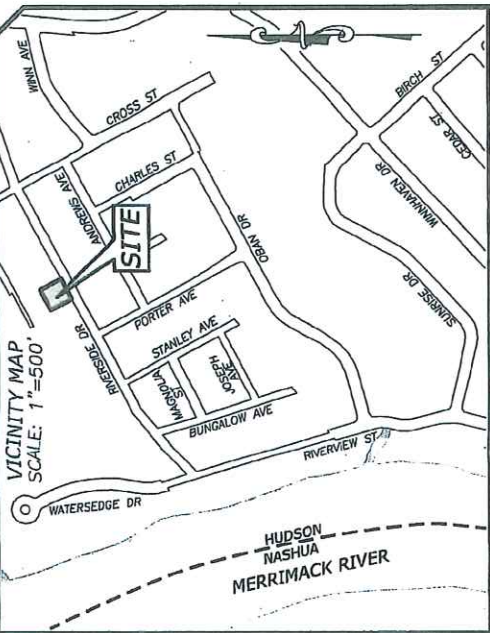
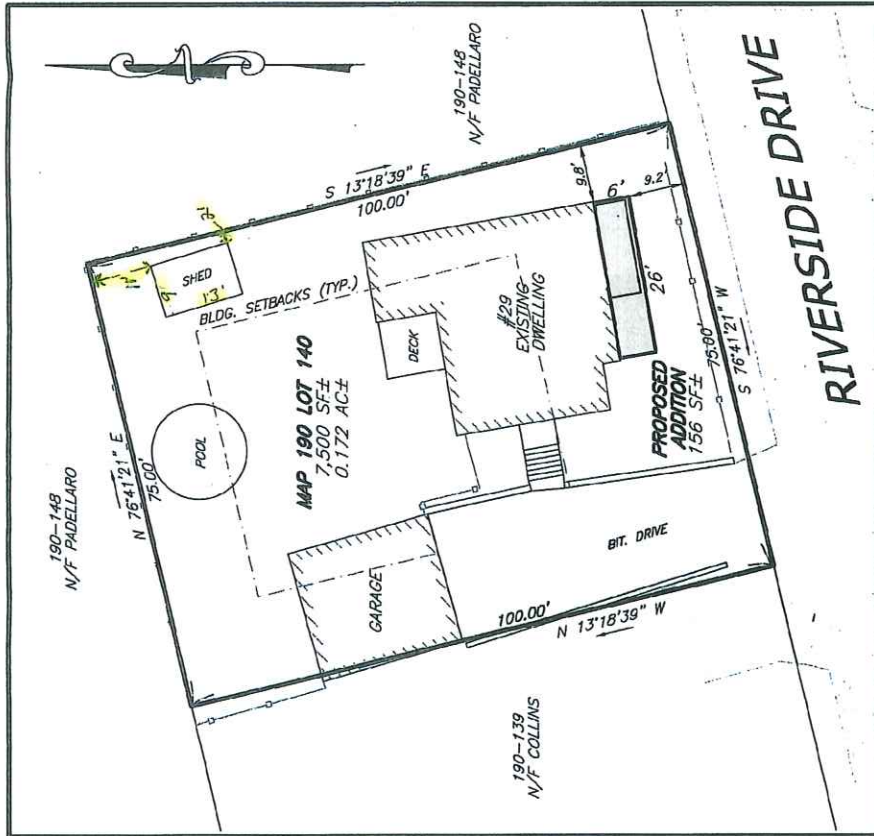


B



**PLAN OF LAND
29 RIVERSIDE DRIVE
HUDSON, NH
MAP 190 LOT 140
AS PREPARED FOR
KEVIN FARRELL, OWNER**

PLAN NOTES:
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE
THE LOCATION OF A PROPOSED ADDITION AT
HUDSON TAX MAP 190 LOT 140.

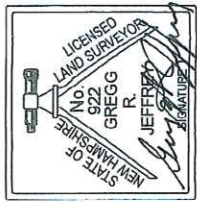


REV. 2	BY:
REV. 1	BY:

ZONING DISTRICT: TR
REQUIRED SETBACKS:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
DEED REF: BK. 7122 PG. 1624
PLAN REF.: HCRD PL. 508
PLAN SCALE: 1"=20'
DATE: SEPT. 2021
JOB REF.: 021-109-FARR

TOWN OF HUDSON
Zoning Department
OCT 16 2021

I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY
AND THAT ALL MEASUREMENTS
HEREON ARE TO BE CONSIDERED
TRUE AND ACCURATE.



JEFFREY LAND SURVEY, LLC
1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089

HUDSON ZONING BOARD OF ADJUSTMENT
 EQUITABLE WAIVER DECISION WORKSHEET
Option 2- (Per RSA 674:33-a, II)

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... **II. In lieu of the findings required by the board under subparagraphs I(a) and (b), the owner may demonstrate the following to the satisfaction of the board:**

On **10/28/21**, the Hudson Zoning Board of Adjustment heard Case **190-140**, being a request by **Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH** to allow a Waiver from the provisions of **HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements**. Applicant(s) request **An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [Map 190, Lot 140, Sub lot 000; Zoned Town Residence (TR)]**

Y N

TEN YEARS OR MORE: The applicant has demonstrated that the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the municipality or any person directly affected; 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

OCT 01 2021

Zoning Department

APPLICATION FOR AN EQUITABLE WAIVER

Zoning Board of Adjustment
Town of Hudson

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

Case No. 190-140 (10-28-21)

Date Filed 10/1/21

Name of Applicant Cynthia Farrell Map: 190 Lot: 140 Zoning District: TR

Telephone Number (Home) 781-956-5025 (Work) _____

Mailing Address 29 Riverside Dr.

Owner Kevin + Cynthia Farrell

Location of Property 29 Riverside Dr.

Signature of Applicant Cynthia Farrell Date 9-22-21

Signature of Property-Owner(s) Cynthia Farrell Date 9-22-21

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: 10/1/21

COST:

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

7 Abutter Notice: Direct Abutters x Certified postage rate \$ 4.33 = \$ N/C

17 Indirect Abutters x First Class postage rate \$ 0.58 = \$ N/C

Total amount due: \$ _____

paid \$ 225.17 - Variance
Total check # 3057 - \$ 410.17

Amt. received: \$ 185.00

Receipt No.: 658,536

Received by: TSG

(partial fee)
Check #
3057

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

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

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.

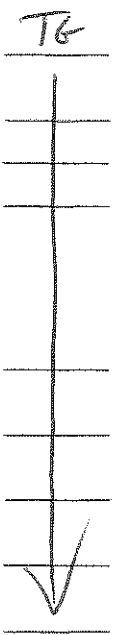
Applicant Initials		Staff Initials
<u>CF</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>CF</u>	The applicant must provide the original of the filled-out application form (with wet signatures) together with 10 single-sided copies, together with this checklist and any required attachments listed below. (Paper clips, no staples)	<u>TG</u>
<u>CF</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, Appeal from an Administrative Decision, and <u>Equitable Waiver</u> , but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>CF</u> ✓	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>CF</u> ✓	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>CF</u> ✓	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. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>CF</u> ✓	Provide a copy of both single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>CF</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 10-1-21</u>
<u>CF</u> ✓	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.	<u>N/A</u>

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) CF ✓ The plot plan shall be drawn to scale on an 8 ½" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) CF ✓ The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) CF ✓ The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) CF ✓ 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>)
- e) CF ✓ The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.)
- f) CF ✓ The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) CF ✓ The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) CF ✓ The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) CF ✓ The plot plan shall indicate all parking spaces and lanes, with dimensions.



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

Cynthia Furell
Signature of Applicant(s)

9-30
Date

Cynthia Furell
Signature of Property Owner(s)

9-30
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
190	140-wo	Farrell Kevin Farrell Cynthia	29 Riverside Dr. Hudson NH 03051
190	034-wo	Morgan, Jeffrey S.	24 Riverside Dr. Hudson NH 03051
190	035-wo	McCaulley, Kevin P.	28 Riverside Dr. Hudson NH 03051
190	036-wo	Pizano, Julie A.	30 Riverside Dr. Hudson NH 03051
190	037-wo	mello, Bernard J mello, Craig J Bartlett, Cherie B.	34 Riverside Dr. Hudson NH 03051
190	148-wo	Padellaro, John F.	27 Riverside Dr. Hudson NH 03051
190	139-wo	Collins, Wayne A Collins, Meghan	31 Riverside Dr. Hudson NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect 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)

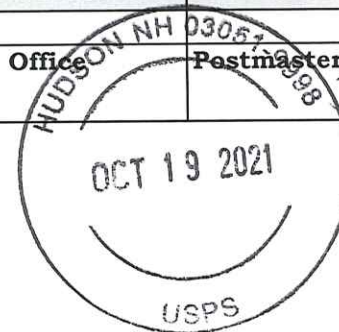
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	033 ⁰⁰⁰	Ricard, Raymond A Ricard, Denize A.	22 Riverside Dr Hudson NH 03051
190	038 ⁰⁰⁰	Freeman Harold J Freeman Deborah A	19 Andrews Ave Hudson NH 03051
190	039 ⁰⁰⁰	Lacasse, Sylvain	73 Pioneer Dr. Nashua NH 03062
190	040 ⁰⁰⁰	Carraggi Michael Carraggi, Lori	11 Andrews Ave Hudson NH 03051
190	041 ⁰⁰⁰	Woodman, Robert E TR Woodman Revocable Trust	9 Andrews Ave Hudson NH 03051
190	117 ⁰⁰¹	Michaud, Chantal	23 Lenox Cir. Lawrence MA 01843
190	117 ⁰⁰²	Burly, Cara A.	15 B Gillis St Hudson NH 03051
190	118 ⁰⁰¹	Timpz, Stephanie A.	13A Gillis St Hudson NH 03051
190	118 ⁰⁰²	Carter, Neal D.	17 Abbott St Hudson NH 03051
190	137 ⁰⁰⁰	Leclerc, Anthony R.	7 Guernsey Dr. Atkinson NH 03811
190	138 ⁰⁰⁰	Cars 4U, LLC	194 River St Haverhill MA 01832
190	141 ⁰⁰⁰	Lish, Carol	25 Riverside Dr. Hudson NH 03051
190	142 ⁰⁰⁰	Gagnon, Thomas P Gagnon Debra L	21 Riverside Dr Hudson NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect 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
190	147-000	Gamache, George D.	8 Clara St Hudson NH 03051
190	147-000	Buchley John P Buchley Gail D.	161 Middle Rd Deerfield NH 03037
190	149-000	Ostrander, William Ostrander, Nicole	7 Clara St Hudson NH 03051
190	150-000	Kearns, Friedrich JR Kearns, Mildred	5 Clara St Hudson NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000	VARIANCE + EQ. WVR. 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	7021 0350 0000 1884 5581	FARRELL, KEVIN; FARRELL, CYNTHIA 29 RIVERSIDE DR., HUDSON, NH 03051	APPLICANT NOTICE MAILED	
2	7021 0350 0000 1884 5598	MORGAN, JEFFREY S. 24 RIVERSIDE DR., HUDSON, NH 03051 <i>PO Box 919, onset, MA 02558-0919</i>	ABUTTER NOTICE MAILED	
3	7021 0350 0000 1884 5604	MCCAULEY, KEVIN P. 28 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
4	7021 0350 0000 1884 5611	PIZANO, JULIE A. 30 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	7021 0350 0000 1884 5628	MELLO, BERNARD J; MELLO, CRAIG J.; BARTLETT, CHERIE B. 34 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	7021 0350 0000 1884 5635	PADELLARO, JOHN F. 27 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	7021 0350 0000 1884 5642	COLLINS, WAYNE A.; COLLINS, MEGHAN 31 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8				
9				
10				
11				
12				
	Total Number of pieces listed by sender 7	Total number of pieces rec'd at Post Office <u>7</u>	Postmaster (receiving Employee) <i>JC</i>	

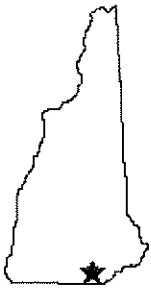


Direct Certified

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000	VARIANCE + EQ. WVR 1 of 2
	ARTICLE NUMBER OCT 19 2021	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	Mailed First Class	RICARD, RAYMOND A.; RICARD, DENISE A.	ABUTTER NOTICE MAILED	
2	Mailed First Class	22 RIVERSIDE DR., HUDSON, NH 03051 FREEMAN, HAROLD J.; FREEMAN, DEBORAH A	ABUTTER NOTICE MAILED	
3	Mailed First Class	19 ANDREWS AVENUE, HUDSON, NH 03051 LACASSE, SYLVAIN	ABUTTER NOTICE MAILED	
4	Mailed First Class	73 PIONEER DRIVE, NASHUA, NH 03062 CARRAGGI, MICHAEL; CARRAGGI, LORRI	ABUTTER NOTICE MAILED	
5	Mailed First Class	11 ANDREWS AVE., HUDSON, NH 03051 WOODMAN, ROBERT E., TR.;	ABUTTER NOTICE MAILED	
6	Mailed First Class	WOODMAN REVOCABLE TRUST 9 ANDREWS AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	Mailed First Class	MICHAUD, CHANTAL 23 LENOX CIR., LAWRENCE, MA 01843-3415	ABUTTER NOTICE MAILED	
8	Mailed First Class	BURLEY, CARA A. 15B GILLIS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9	Mailed First Class	TIMPE, STEPHANIE A. 13A GILLIS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
10	Mailed First Class	CARTER, NEAL D. 17 ABBOTT ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
11	Mailed First Class	LECLERC, ANTHONY R. 7 GUERNSEY DR., ATKINSON, NH 03811-2389	ABUTTER NOTICE MAILED	
12	Mailed First Class	CARS4U, LLC 194 RIVER ST., HAVERHILL, MA 01832	ABUTTER NOTICE MAILED	
13	Mailed First Class	LISK, CAROL 25 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
14	Mailed First Class	GAGNON, THOMAS P.; GAGNON, DEBRA L. 21 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
		GAMACHE, GEORGE D. 8 CLARK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
	Total Number of pieces listed by sender 14	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)	

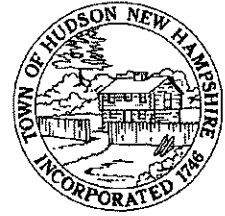
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-140 29 Riverside Dr Map 190/Lot 140-000	VARIANCE + EQ. WVR. 2 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	Mailed First Class	BUCKLEY, JOHN P.; BUCKLEY, GAIL D.	ABUTTER NOTICE MAILED	
		161 MIDDLE RD., DEERFIELD, NH 03037		
2	Mailed First Class	OSTRANDER, WILLIAM; OSTRANDER, NICOLE	ABUTTER NOTICE MAILED	
		7 CLARK STREET, HUDSON, NH 03051		
3	Mailed First Class	KEARNS, FREDRICK JR; KEARNS, MILDRED KEARNS FAMILY REV TRUST	ABUTTER NOTICE MAILED	
		5 CLARK STREET, HUDSON, NH 03051		
4				
5				
6				
7				
8				
9				
10				
11				
	Total Number of pieces listed by sender 3	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)	

TOWN OF HUDSON
OCT 19 2021
Zoning Department
mailed
USPS
TSC



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

October 18, 2021

APPLICANT NOTIFICATION

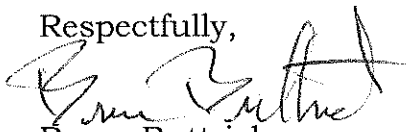
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on Thursday, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

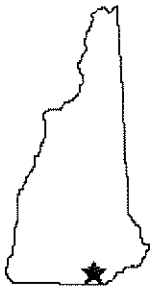
Case 190-140 (10-28-21): Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:

- a) **A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.**
- b) **An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [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

October 18, 2021

ABUTTER 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-140 (10-28-21): Kevin & Cynthia Farrell, 29 Riverside Dr., Hudson, NH, Map 190, Lot 140-000; Zoned Town Residence (TR) requests the following:

- a) **A Variance for relief from HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements: to extend and rebuild an existing non-conforming (15 ft. x 5 ft.) three season porch to an enlarged size of 26 ft. x 6 ft. which further encroaches into the front yard setback leaving 9.2 feet where 30 feet is required and encroaches into the side yard setback leaving 9.8 feet where 15 feet is required. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-31, Alteration and expansion of nonconforming structures.**
- b) **An Equitable Waiver of Dimensional Requirement for an existing 9 ft. x 13 ft. (117 sqft) shed which encroaches the side and rear setbacks leaving 2 feet and 11 feet respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]**

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

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

Per RSA674:33-a, II, Equitable Waiver of Dimensional Requirement: (OPTION 2)

II. In lieu of the findings required by the board under subparagraphs I(a) and (b), the owner may demonstrate the following to the satisfaction of the board:

TEN YEARS OR MORE: Please explain how the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the municipality or any person directly affected; and

Our shed existed on the property prior to our purchase in 2003. It has been a taxable yard item the entire time we've owned the property according to the tax record on file since at least 1960 with no code enforcement on record.

(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

In the 18 years we've lived here no one has mentioned or questioned the existence of the shed. It does not sit on a concrete foundation and is less than 700 sq ft. It doesn't impede the use of any surrounding property.

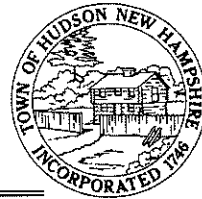
(d) **HIGH CORRECTION COST.** Please explain how that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Because of the rocky topography of our land there really is no useable area to move the shed that would meet today's requirements of setbacks. The cost to do any movement (if it were even possible) would be unjust because there has been no claims of nuisance, or otherwise, in at least 18 years.



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-158

October 1, 2021

Kevin and Cynthia Farrell
29 Riverside Ave
Hudson, NH 03051

Re: 29 Riverside Ave Map 190 Lot 140-000
District: Town Residence (TR)

Dear Mr. & Mrs. Farrell,

Zoning Review / Determination:

Your existing structure (shed) is not a legal existing non-conforming structure in regards to rear and side setback requirements per Table of Minimum Dimensional Requirements §334-27.

To continue the existing non-conforming location would require an Equitable Waiver of Dimensional Requirement from the Zoning Board of Adjustment.

These applications available at Town Hall and/or can be found online:

<https://www.hudsonnh.gov/zoning/page/equitable-waiver-dimensional-requirement>

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder
B. Groth, Town Planner
File

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

#21-158



TOWN OF HUDSON
SEP 22 2021
Zoning Department

LAND USE DEPARTMENT

12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov

TOWN OF HUDSON
SEP 22 2021



Town of Hudson

Zoning Department

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 9-22

Property Location 29 Riverside Dr.
Map 190 Lot 140 Sublot 000

Zoning District if known TR

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)

Request for existing variances for shed
and garage which are currently in the
setbacks.

Applicant Contact Information:

Name: Cynthia Farrell
Address: 29 Riverside Ave
Phone Number: 781-956-5025
Email: Cfarrell2013@Telcord.com

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____

190 140 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

Total Card / Total Parcel
APPRAISED: 194,600/ 194,600
USE VALUE: 194,600/ 194,600
ASSESSED: 194,600/ 194,600



PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		RIVERSIDE DR, HUDSON

OWNERSHIP

Owner	Unit#
1: FARRELL, KEVIN	
2: FARRELL, CYNTHIA	
3:	

Street 1: 29 RIVERSIDE DR
Street 2:
Twn/City: HUDSON
St/Prov: NH Cntry Own Occ:
Postal: 03051 Type:

PREVIOUS OWNER

Owner	Unit#
1: DURAND, NORMAND E.	
2:	

Street 1: 29 RIVERSIDE AVENUE
Twn/City: HUDSON
St/Prov: NH Cntry
Postal: 03051

NARRATIVE DESCRIPTION
This parcel contains .165 ACRES of land mainly classified as ONE FAMILY with a NEW ENGLANDR Building built about 1920, having primarily VINYL Exterior and 1281 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 3drms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com: Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	TR	TOWN RES		water	3	TOWN WATE
				Sewer	2	TOWN SEWE
				Electri		
				Exmpt		
				Flood Haz:	C	
				Topo	8	LEDGY
				Street		
				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	Spec Land %	J Code	Fact	Use Value	Notes
101	ONE FAMILY		0.165		SITE ACRE	SITE		0 110,000.	4.54	RE							82,445					82,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.165	100,600	11,600	82,400	194,600
Total Card	0.165	100,600	11,600	82,400	194,600
Total Parcel	0.165	100,600	11,600	82,400	194,600

Source: Market Adj Cost Total Value per SQ unit /Card: 151.91 /Parcel: 151.91

Legal Description

Entered Lot Size
Total Land: 0.165
Land Unit Type: AC

User Acct

4824
GIS Ref
GIS Ref
Insp Date
06/14/19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	JB	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	5/12/2021
2020	101	FV	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	8/27/2020
2020	101	JB	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	5/6/2020
2019	101	FV	100,600	11600	.165	82,400	194,600	194,600	Year End Roll	9/16/2019
2019	101	JB	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	5/8/2019
2018	101	FV	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	8/27/2018
2018	101	JB	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	5/9/2018
2017	101	FV	97,000	11600	.165	82,400	191,000	191,000	Year End Roll	10/26/2017

PRINT

Date Time
08/23/21 15:21:55

LAST REV

Date Time
07/17/19 17:53:51

krt
6450

USER DEFINED

Prior Id # 1:	0047
Prior Id # 2:	0008
Prior Id # 3:	0000
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
Land Reason:	
Bld Reason:	
Civil District:	
Ratio:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURAND, NORMAND	7122-1624	3	11/18/2003		189,000	No	No	No	
LILLIAN M J DUR	5645-1970		8/2/1995	UNCLASSIFIED		No	No	No	

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DURAND, NORMAND	7122-1624	3	11/18/2003		189,000	No	No	No	
LILLIAN M J DUR	5645-1970		8/2/1995	UNCLASSIFIED		No	No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/14/2019	Entry Denied	19	KRT2
6/14/2019	Measured	19	KRT2
6/10/2013	Measured	15	APPR TECH 5
8/10/2007	Measured	10	APPRAISER II
6/22/2004	Inspected	5	NEMC
5/10/2004	Measured	5	NEMC
3/15/2001	Meas/Inspect	0	PATRIOT
8/6/1991	Inspected	2	AVITAR

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type: 15 - NEW ENGLANDR
 Sty Ht: 1H - 1.5 STY
 (Liv) Units: 1 Total: 1
 Foundation: 3 - BRICK/STONE
 Frame: 1 - WOOD
 Prime Wall: 04 - VINYL
 Sec Wall: 05 - ASBESTOS 25%
 Roof Struct: 1 - GABLE
 Roof Cover: 1 - ASPH SHING
 Color: TAN
 View / Desir:

GENERAL INFORMATION

Grade: C- - AVG/FAIR
 Year Blt: 1920 Eff Yr Blt:
 Alt LUC:
 Jurisdic:
 Const Mod:
 Lump Sum Adj:

INTERIOR INFORMATION

Avg Ht/FL: STD
 Prim Int Wall: 2 - PLASTER
 Sec Int Wall: 8 - PLY PANEL 50%
 Partition: T - TYPICAL
 Prim Floors: 05 - LINO/VINYL
 Sec Floors: 04 - CARPET 50%
 Bsmnt Flr: 12 - CONCRETE
 Subfloor:
 Bsmnt Gar:
 Electric: 3 - TYPICAL
 Insulation: 2 - TYPICAL
 Int vs Ext: S
 Heat Fuel: 1 - OIL
 Heat Type: 1 - FORCED AIR
 # Heat Sys: 1
 % Heated: 100 % AC: 0
 Solar HW: NO Central Vac: NO
 % Com Wal: % Sprinkled

BATH FEATURES

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

OTHER FEATURES

Kits: 1 Rating: AVERAGE
 A Kits:
 Frpl:
 WSPFlue:

CONDO INFORMATION

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

DEPRECIATION

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

CALC SUMMARY

Basic \$ / SQ: 98.00
 Size Adj.: 1,202,576.16
 Const Adj.: 0.91480047
 Adj \$ / SQ: 107.811
 Other Features: 2000
 Grade Factor: 0.93
 NBHD Inf: 1.00000000
 NBHD Mod:
 LUC Factor: 1.00
 Adj Total: 147,965
 Depreciation: 47,349
 Depreciated Total: 100,616

COMMENTS

ACCESS 1 BDRM THRU ANOTHER, INT FAIR /CRAWL SPACE/HATCH TO BMT. 6/19 EA/INT REFUSAL/EST REAR=OWNER DID NOT WANT ME TO GO THROUGH FENCE..

RESIDENTIAL GRID

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

REMODELING

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

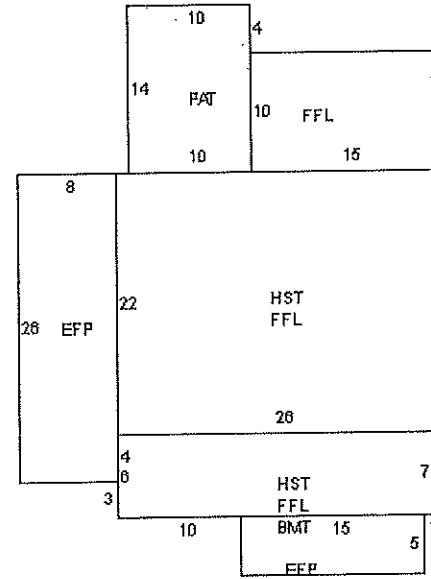
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	M
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val:		
Juris. Factor:	Before Depr:	100.26		
Special Features: 0	Val/Su Net:	53.34		
Final Total:	100600	Val/Su SzAd:	78.53	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	FIRST FLOOR	904	107.810	97,462	
HST	HALF STORY	377	107.810	40,645	
EFP	ENC PORCH	283	48.610	13,757	
BMT	BASEMENT	182	21.560	3,924	
PAT	PATIO	140	9.390	1,314	
Net Sketched Area:		1,886	Total:	157,102	
Size Ad	1281	Gross Area	2263	FinArea	1281

SUB AREA DETAIL

Sub Area	% Usbl	Descr	% Type	Qu	# Ten
HST	100				FR

MOBILE HOME

Make: Model: Serial #: Year: Color: PARCEL ID 190-140-000

SPEC FEATURES/YARD ITEMS

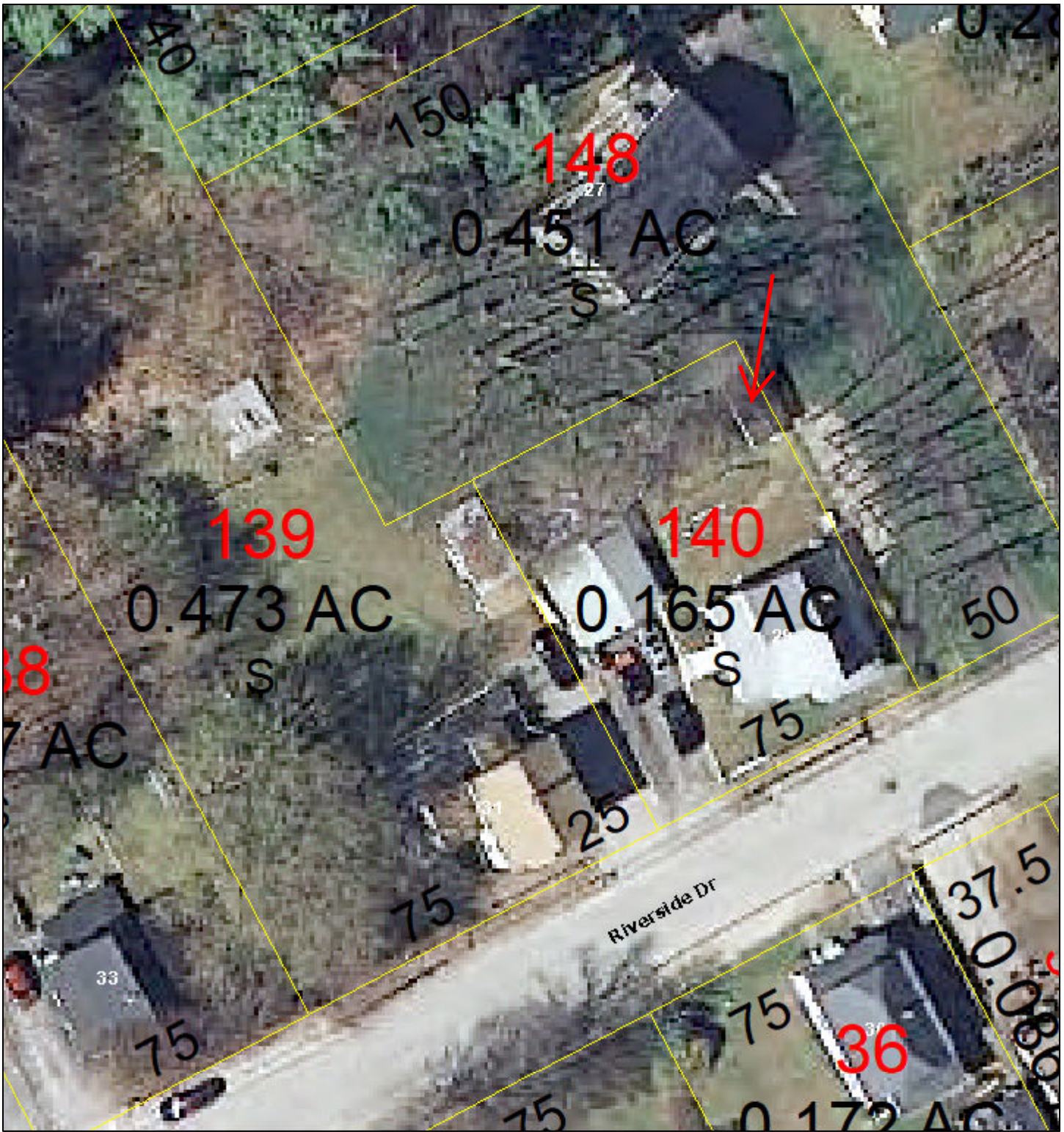
Code	Description	A Y/S Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCoduFact	Juris Value
3	GARAGE	D Y	122X24	AV	AV	1960	34.85	T	40	101			11,000		11,000
2	SHED-WOOD	D Y	19X13	AV	AV	1960	23.91	T	80	101			600		600
Total Yard Items:													11,600	Total Special Features:	11,800

IMAGE

AssessPro Patriot Properties, Inc



29 Riverside Aerial 2010



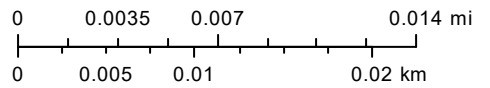
September 22, 2021

1:428

Legend

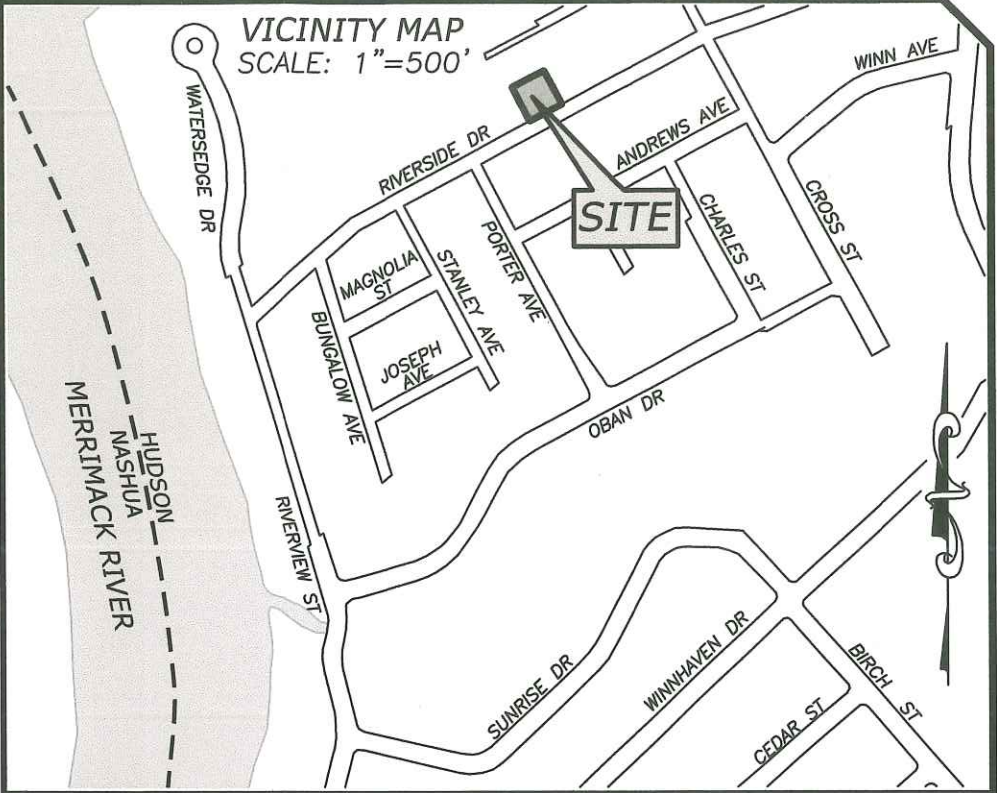
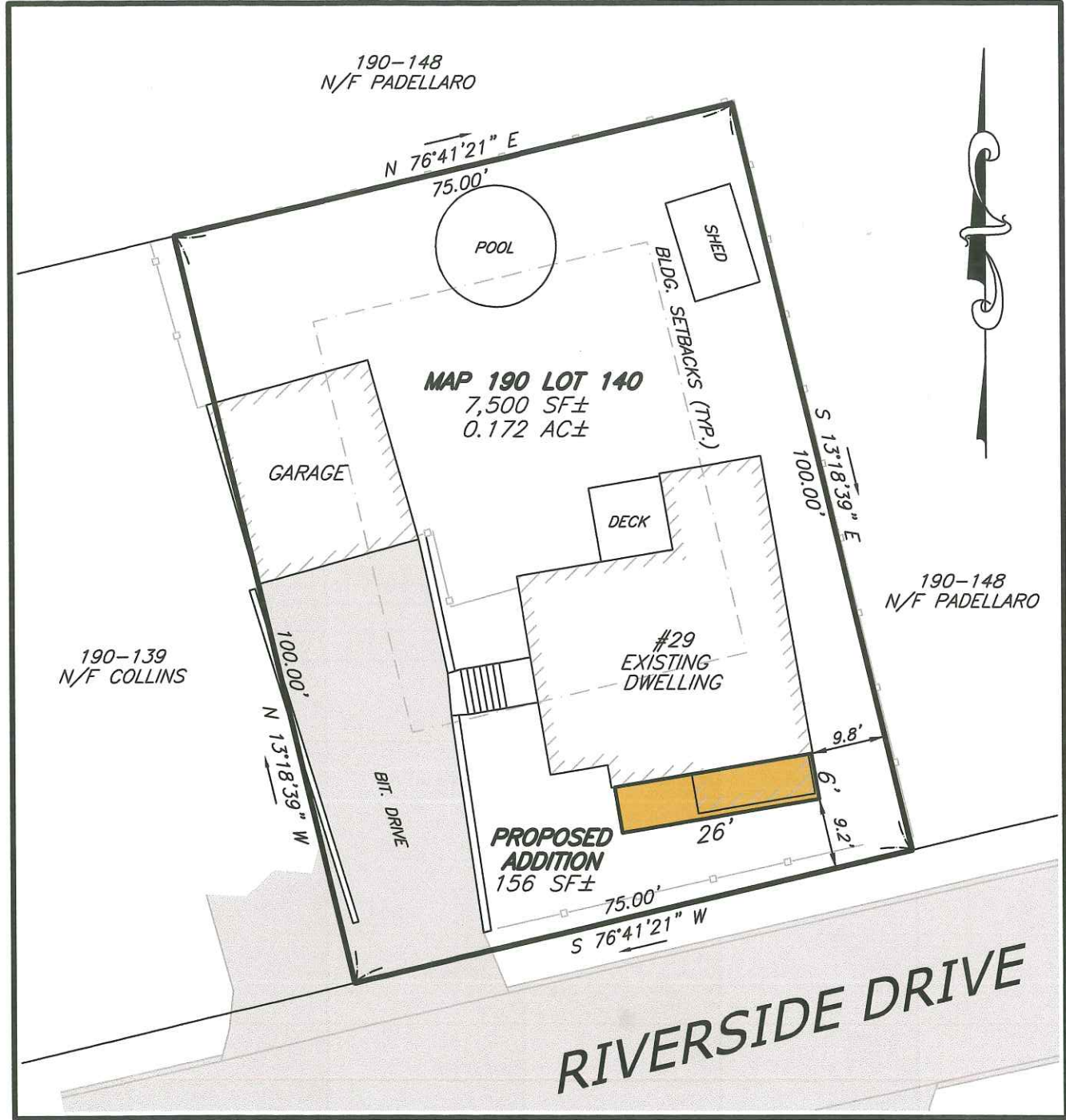
 Parcels - Aerials

 Parcels



**PLAN OF LAND
29 RIVERSIDE DRIVE
HUDSON, NH
MAP 190 LOT 140
AS PREPARED FOR
KEVIN FARRELL, OWNER**

PLAN NOTES:
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE THE LOCATION OF A PROPOSED ADDITION AT HUDSON TAX MAP 190 LOT 140.



REV. 2		BY:
REV. 1		BY:

ZONING DISTRICT: TR
REQUIRED SETBACKS:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET

TOWN OF HUDSON
OCT 01 2021
Zoning Department

DEED REF: BK. 7122 PG. 1624
PLAN REF.: HCRD PL. 508
HCRD PL. 35360

PLAN SCALE: 1"=20'
DATE: SEPT. 2021
JOB REF.: 021-109-FARR



I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY
AND THAT ALL MEASUREMENTS
HEREON ARE TO BE CONSIDERED
TRUE AND ACCURATE.

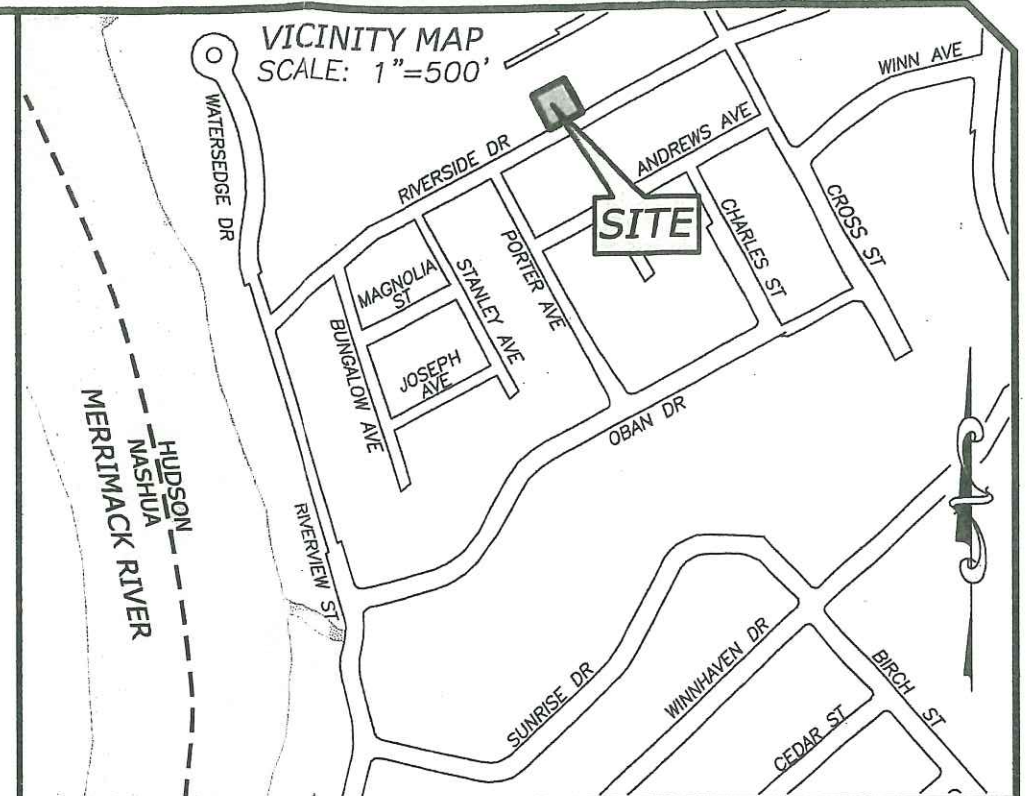
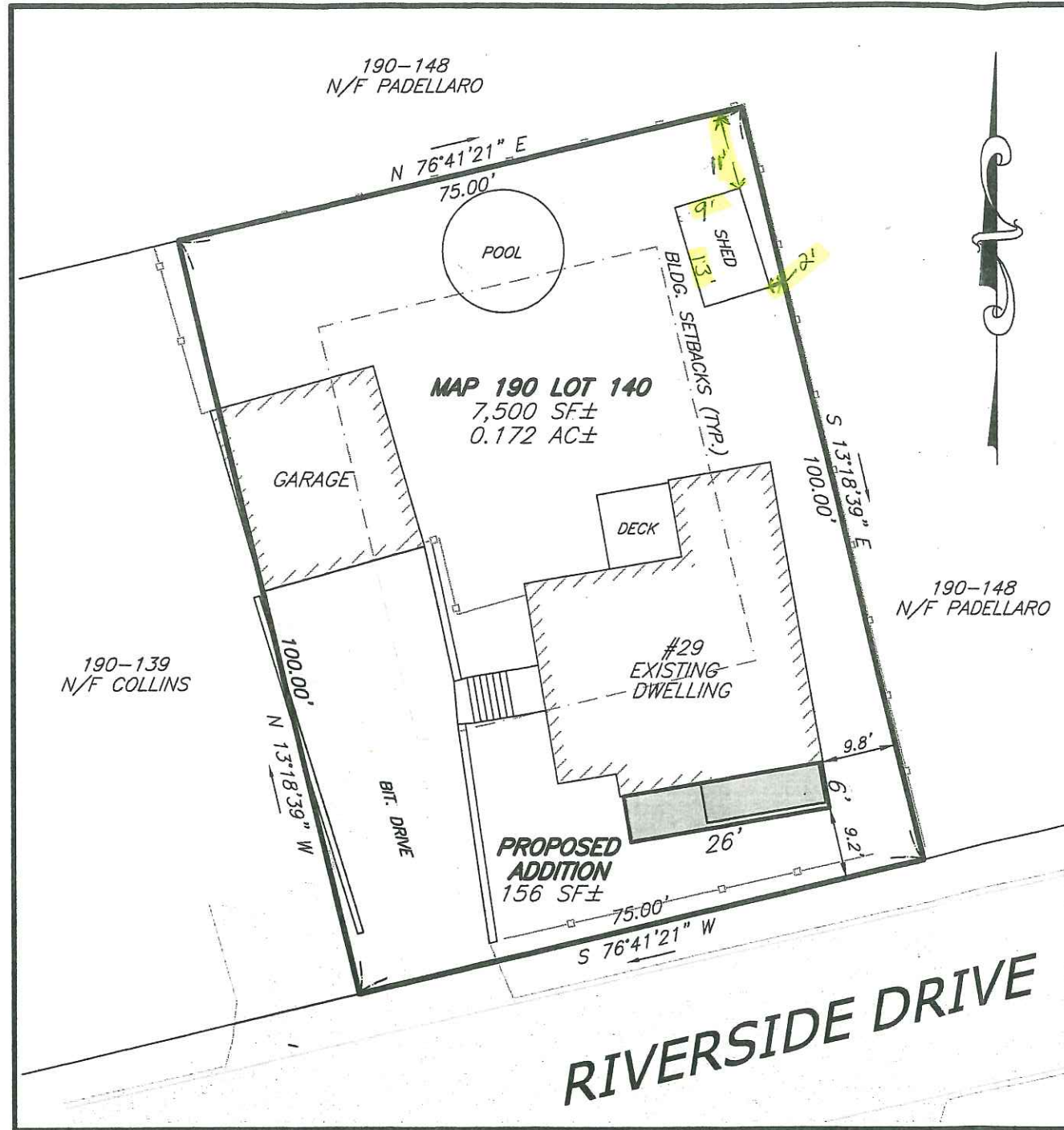
JEFFREY LAND SURVEY LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089



**PLAN OF LAND
29 RIVERSIDE DRIVE
HUDSON, NH
MAP 190 LOT 140
AS PREPARED FOR
KEVIN FARRELL, OWNER**

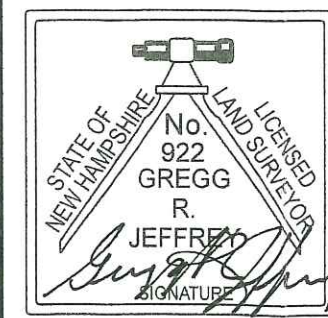
PLAN NOTES:
1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE
THE LOCATION OF A PROPOSED ADDITION AT
HUDSON TAX MAP 190 LOT 140.



REV. 2		BY:
REV. 1		BY:

ZONING DISTRICT: TR
REQUIRED SETBACKS:
FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
DEED REF: BK. 7122 PG. 1624
PLAN REF.: HCRD PL. 508
HCRD PL. 35360
PLAN SCALE: 1"=20'
DATE: SEPT. 2021
JOB REF.: 021-109-FARR

TOWN OF HUDSON
OCT 15 2021
Zoning Department



I HEREBY CERTIFY:
THAT THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY
AND THAT ALL MEASUREMENTS
HEREON ARE TO BE CONSIDERED
TRUE AND ACCURATE.

JEFFREY LAND SURVEY LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089



Printed
 10/01/2021
 3:36PM
 Created
 10/01/2021
 3:32 PM

Transaction Receipt

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

Receipt# 658,536
 tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Applications-10/28/21 ZBA Meeting 29 Riverside Dr. Map/Lot 190-140-000			
	Variance	0.00	225.1700	0.00
	Equitable Waiver	0.00	185.0000	0.00
			Total:	410.17

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Kevin M. Farrell, Jr. & Cynthia M. Farrell	CHECK	CHECK # 3057	410.17	0.00	410.17

Total Due:	410.17
Total Tendered:	410.17
Total Change:	0.00
Net Paid:	410.17



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: October 28, 2021 BR 10-14-21

Case 190-029 (10-28-21): Antonio M Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029, Zoned Business (B) and Town Residence (TR) requests the following:
a) Use Variance to Article V Section 334-21 Table of Permitted Principal Uses for a newly built deck, pool and shed. Variance is required per Article VIII Section 334-29 Extension or enlargement of non-conforming uses.

Address: 14 Riverside Dr

Zoning districts: Business (B) and Town Residence (TR)

Summary:

Applicant requests a use variance for residential use associated with a two family structure/use on a parcel currently "split" zoned with Business (B) and Town Residence (TR) bisecting this parcel and structure. The structure and use are existing non-conforming by virtue of a Building Permit and subsequent Certificate of Occupancy issued Nov 7, 2001. The proposed uses are an expansion of a non-conforming use w/in both zoning districts.

Property description:

Lot of record: Area = 18,396 sqft where 10,000 sqft required (TR) and/or 30,000 sqft required non-conforming (B).
Frontage = 116 ft where 90 ft required (TR) and/or 150 ft required (B).

LAND USE HISTORY:

Nov 7, 2001 Certificate of Occupancy for two family
Sept 23, 2021 Building Permit application(s) denials

ASSESSING HISTORY:

Two Family

Town in-house review comments:

Town Engr: No comment requested

Town Planner:

Fire Dept: No comment requested

Attachments:

A: Assessing record

B: Nov 7 2001 Certificate of Occupancy - Two Family

C: 2021 Plot plan showing split zones (TR) and (B)

D: Building permit applications denials

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2021	104 - TWO FAM	272,800	0	98,100	0.37	0.00	370,900
2021	104 - TWO FAM	272,800	0	98,100	0.37	0.00	370,900
2020	104 - TWO FAM	261,800	0	98,100	0.37	0.00	359,900
2020	104 - TWO FAM	261,800	0	98,100	0.37	0.00	359,900
2019	104 - TWO FAM	261,800	0	98,100	0.37	0.00	359,900
2019	104 - TWO FAM	265,000	0	98,100	0.37	0.00	363,100
2018	104 - TWO FAM	265,000	0	98,100	0.37	0.00	363,100
2018	104 - TWO FAM	265,000	0	98,100	0.37	0.00	363,100
2017	104 - TWO FAM	265,000	0	98,100	0.37	0.00	363,100
2017	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2017	104 - TWO FAM	265,000	0	98,100	0.37	0.00	363,100
2016	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2016	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2015	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2015	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2014	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2014	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2013	104 - TWO FAM	225,700	0	85,200	0.37	0.00	310,900
2013	104 - TWO FAM	235,700	0	85,200	0.37	0.00	320,900
2012	104 - TWO FAM	235,700	0	85,200	0.37	0.00	320,900
2012	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2011	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2011	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2010	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2010	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2009	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2008	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2008	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2007	104 - TWO FAM	332,600	0	113,500	0.37	0.00	446,100
2007	104 - TWO FAM	282,500	0	85,200	0.37	0.00	367,700
2006	104 - TWO FAM	282,500	0	85,200	0.37	0.00	367,700
2006	104 - TWO FAM	282,500	0	85,200	0.37	0.00	367,700
2005	104 - TWO FAM	282,500	0	85,200	0.37	0.00	367,700
2005	104 - TWO FAM	282,500	0	87,400	0.44	0.00	369,900
2004	104 - TWO FAM	282,500	0	87,400	0.44	0.00	369,900
2004	104 - TWO FAM	222,900	0	66,600	0.44	0.00	289,500
2003	104 - TWO FAM	222,900	0	66,600	0.44	0.00	289,500
2003	104 - TWO FAM	226,900	0	66,600	0.44	0.00	293,500
2002	104 - TWO FAM	226,900	0	66,600	0.44	0.00	293,500
2002	104 - TWO FAM	226,900	0	66,600	0.44	0.00	293,500
2001	104 - TWO FAM	83,900	0	48,400		0.00	132,300
2000	104 - TWO FAM	102,600	0	48,400	0.44	0.00	151,000

A

TOWN OF HUDSON



CO # 60

CERTIFICATE OF OCCUPANCY

Herbert Foss

Owner/Builder/Applicant

14 Riverside Ave.

Address

48

Map

30

Lot

0

Sublot

Two family residence

Construction Type

306-01

Building Permit #

179-01

Electrical Permit #

43-01

Plumbing Permit #

Other

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING

NOV. 7, 2001

Date Issued

William A. Olechek

Building Inspector's Approval

No person shall occupy this building until Inspector's approval

B

RECEIVED

SEP 22 2021

HUDSON FIRE DEPARTMENT
INSPECTIONAL SERVICES DIVISION

NOTES

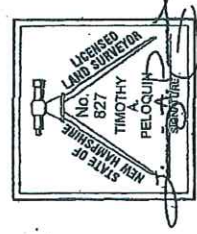
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29 LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #330100518D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2001.
- 4) THE SUBJECT LOT IS SERVED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NA83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

PLANS OF REFERENCE

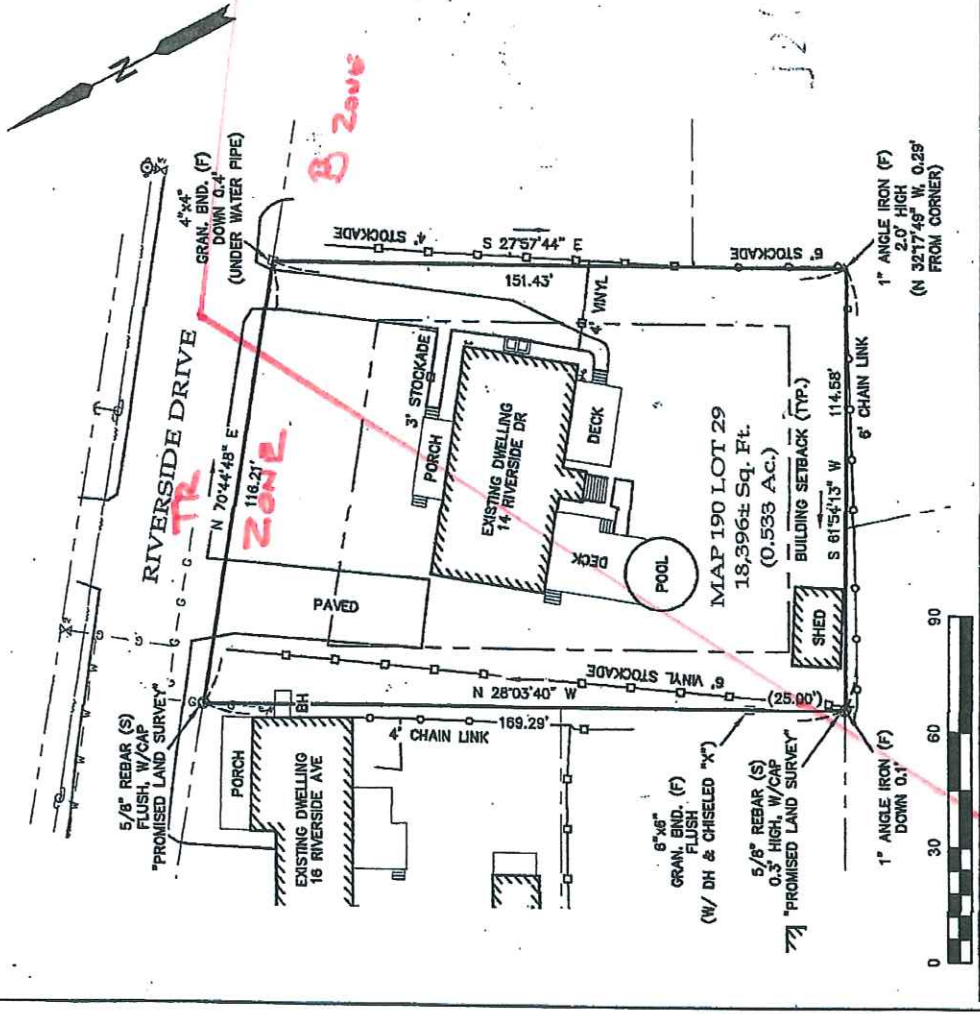
- 1) "PLAN OF RIVERSIDE PINES, HUDSON, NEW HAMPSHIRE", PREPARED BY: G.P. WINN, C.E.; DATED: SEPTEMBER, 1916. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN NO. 506.
- 2) "PLAN OF LAND OF NORHAMND G. & RACHEL T. LANDRY, WINN AVE & CROSS ST, HUDSON, N.H.", PREPARED BY: H. SPAULDING; DATED: OCTOBER, 1962; SCALE: 1"=20'. SEE HCRD PLAN NO. 2339.
- 3) "CONSOLIDATION AND SUBDIVISION OF LAND OF CAROL L. & GLORIA J. CHARLETTE, LOCATED AT 29 LOWELL & RIVERSIDE AVE, HUDSON, N.H.", PREPARED BY: YOUNG, CAMPBELL, & CATE, INC.; DATED: OCTOBER, 1981; SCALE: 1"=20'. SEE HCRD PLAN NO. 14434.
- 4) "BOUNDARY PLAN - LOT 29/TAX MAP 45, 12 RIVERSIDE AVENUE, HUDSON, N.H.", PREPARED FOR PE & ALLISON LANE; PREPARED BY: MAYBARD & PAQUETTE, INC; DATED: DECEMBER 31, 1982; SCALE: 1"=20'. SEE HCRD PLAN NO. 28291.

ZONING

TR (TOWN RESIDENTIAL) MINIMUM:
 AREA: 10,000 Sq. Ft. (W/ WATER & SEWER)
 FRONTAGE: 90'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'



Timothy Felouquin
 Licensed Land Surveyor
 No. 827
 State of New Hampshire
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Litigation

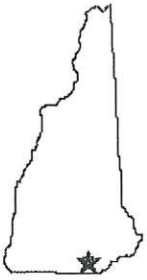


MAP 190 LOT 29
 CERTIFIED PLOT PLAN
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NEW HAMPSHIRE

LAND OWNER OF RECORD:
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NH 03051
 HCRD BOOK 9360 PAGE 1362

NO.	DATE	REVISION DESCRIPTION	BY
	DATE: AUG. 17, 2021	SCALE: 1"=30'	
PLS JOB #. 3186		CERTIFIED PLOT PLAN	

C



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-159
Building Permit Applications 2021-00999/2021-01000/2021-01001
DENIED

September 23, 2021

Antonio Marco Pinheiro DeCarvalho
14 Riverside Dr
Hudson, NH 03051

Re: 14 Riverside Dr Map 190 Lot 029-000
Districts: Business (B) and Town Residence (TR)

Dear Mr. DeCarvalho,

Zoning Review / Determination:

This structure (house) is existing non-conforming in regards to use as a Two Family (within both zoning districts). Based on your submitted plot plan, I determine that all three permit applications are an increase (expansion) of use, and you would need a Variance to §334-29 Extension or enlargement of non-conforming uses.

If a Variance is granted for the residential shed use, an Equitable Waiver of Dimensional Requirement would also be required for the shed to remain in its location. Therefore, I deny these Building Permit applications.

Sincerely,

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.

D

**HUDSON ZONING BOARD OF ADJUSTMENT
Variance Decision Work Sheet (Rev 11-06-18)**

On **10/28/21**, the Zoning Board of Adjustment heard Case **190-029**, being a case brought by **Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH** for a Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses. [Map 190, Lot 029-000; Split Zoned Business (B) and Town Residence (TR).]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

Y **N** **1.** Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **2.** The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”

Y **N** **3.** Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

Y **N** **5.** Special conditions exist such that literal enforcement of the ordinance would result in **unnecessary hardship**, either because 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* because the special conditions of the property cause the proposed use to be reasonable, or, alternatively, there is no reasonable use that can be made of the property that would be permitted under the ordinance, because of the special conditions of the property.

Member Decision: _____

Signed: _____
 Sitting member of the Hudson ZBA

_____ Date

Stipulations: _____

TOWN OF HUDSON
OCT 08 2021

Zoning Department

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Hudson

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

Case No. 190-0290(10-28-21)

Date Filed 10/8/21

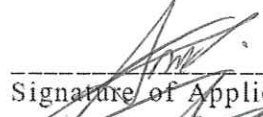
Name of Applicant Antonio Marcos pinheiro De Carvalho Map: 190 Lot: 29 Zoning District: TR/B

Telephone Number (Home) 603 438 9533 (Work) 603 438 9533

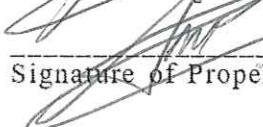
Mailing Address 14 A Riverside Avenue DR. (TG)

Owner Antonio Marcos pinheiro De Carvalho

Location of Property 14 A Riverside Avenue DR. (TG)
(Street Address)

Signature of Applicant 

Date 9/28/21

Signature of Property-Owner(s) 

Date 10/05/21

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>10/8/21</u>
Application fee:		<u>185</u>	
<u>8</u> Direct Abutters x \$4.10 =	<u>.33</u>	\$130.00	
<u>18</u> Indirect Abutters x \$0.55 = <u>0.58</u>		<u>34.64</u>	
Total amount due:		<u>10.44</u>	
		<u>\$ 230.08</u>	Amt. received: <u>\$ 230.08</u>

Receipt No.: 659,136

Received by: (TSG)

application fee 1
chk# 123

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

_____ Engineering _____ Fire Department _____ Health Officer _____ Planner

TOWN OF HUDSON, NH NOTICE TO APPLICANTS

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

- | Applicant
Initials | | Staff
Initials |
|-----------------------|---|--|
| <u>A</u> | The applicant must provide ¹⁰ 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> 10/8/21 |
| <u>A</u> | Before making the ¹⁰ 13 copies, please review the application with the Zoning Administrator or staff. | 10/4/21 - Review
<u>TG</u> |
| <u>A</u> | A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. | <u>TG</u> |
| <u>A</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | N/A |
| <u>A</u> | Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) | 10/7/21 Rcvd
Missing <u>TG</u>
Labels |
| <u>A</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> Missing OK |
| <u>A</u> | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. | <u>TG</u> |
| <u>A</u> | For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board. | N/A. |

ALL DIRECT ABUTTERS

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

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS 16
190	029	Antonio De Carvalho	14 A Riverside Ave DR. Hudson NH 03051
190	028	Liakas, Nancey	12 Riverside Ave DR.
190	021	Brooks, Kimberley, TR. Brooks Family Rev Trust	5 Winn Ave Hudson NH 03051
190	026	Don - kev properties LLC	195R Central St. Hudson NH 03051
190	019	Driscoll, Sean C.	18 Cross St. Hudson NH 03051
190 190	030	Ferreira, John C. III	16 Riverside Ave DR. Hudson NH 03051
190	158	Rand - oljey, Pauline E. Oljey, Richard F. JR.	2 Oak Ave Hudson NH 03051
190	157	Chaput, Rudy J. Chaput, Kimberly A	13 Riverside Ave DR. Hudson NH 03051
190			

ALL INDIRECT ABUTTERS WITHIN 200 FEET

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

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	018	Montoya, Albeiro	21 Cross St. Hudson NH 03051
190	043	Young, Richard M.	1 Andrews Ave. Hudson Nh. 03051
190	031	Wilcox, John G. & Joyce A.	15. Cross St. Hudson NH 03051
190	143	Paradis Family Rev Trust Paradis, Richard E., TR. Paradis Kelly A., TR.	17 Riverside Ave. DR. Hudson NH 03051
190	156	Macmillan, Lesley	10 Cross St. Hudson NH 03051
190	155	Rudolph, Lisa Ann	8 Cross St. Hudson NH 03051
196	154	Hall, Susan B.	6 oak avenue Hudson NH 03051
196	167	Adams, Kenneth C.	4 Riverside Ave. DR. Hudson NH 03051
190	168	Lavoie, Debra L.	7 Riverside Ave DR. Hudson NH 03051
190	027	Caron, Renee D.	10 Riverside Ave DR. Hudson NH 03051
196	026	Butler, Francis Lee Butler, Africa M.	po box 3836 Hud - Nashua NH 03061
190	022	Winn Avenue Real Estate LLC	3 Winn avenue Hudson NH 03051
190	013	Zorak, Property management LLC	8 Winn Avenue Hudson NH 03051
190	012	Pizzanac Real Estate Holdings	7 mapas mammoth rd. Windham NH 03087

(76)

ALL INDIRECT ABUTTERS WITHIN 200 FEET

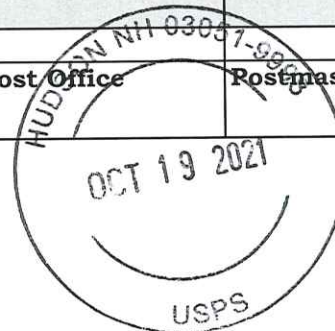
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
190	160	Beauchesne Family Rev Trust BEAUCHESNE, MICHAEL D., III BEAUCHESNE, DEMITRI H., PH	10 OAK AVE HUDSON NH 03051
190	166	FERRARO, MICHAEL A.	7 OAK AVE HUDSON NH 03051
190	025	STIMSON, GREGORY M.	12 TESSIER ST HUDSON NH 03051
190	032	Thomas, Terron D.	18 Riverside Dr. Hudson, NH 03051

TG
Added

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	7021 0350 0000 1884 5659 PINHEIRO DE CARVALHO, ANTONIO MARCOS 14 RIVERSIDE DR., HUDSON, NH 03051	APPLICANT NOTICE MAILED	
2	7021 0350 0000 1884 5666 DRISCOLL, SEAN C. 18 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
3	7021 0350 0000 1884 5673 DON-KEV PROPERTIES LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
4	7021 0350 0000 1884 5680 BROOKS, KIMBERLEY, TR.; BROOKS FAMILY REV TRUST 5 WINN AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	7021 0350 0000 1884 5697 LIAKAS, NANCY N. 12 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	7021 0350 0000 1884 5703 FERREIRA, JOHN C. III 16 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	7021 0350 0000 1884 5710 CHAPUT, RUDY J.; CHAPUT, KIMBERLY A. 13 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8	7021 0350 0000 1884 5727 RAND-OLJEY, PAULINE E.; OLJEY, RICHARD F. JR. 2 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9			
10			
11			
12			
	Total Number of pieces listed by sender 8	Total number of pieces rec'vd at Post Office 8	Postmaster (receiving Employee) JC

Direct Certified



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000 1 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	PIZZAMAC REAL ESTATE HOLDINGS,	ABUTTER NOTICE MAILED
2	Mailed First Class	7 MAMMOTH RD., WINDHAM, NH 03087 ZORAK, PROPERTY MANAGEMENT LLC	ABUTTER NOTICE MAILED
3	Mailed First Class	8 WINN AVENUE, HUDSON, NH 03051 MONTTOYA, ALBEIRO	ABUTTER NOTICE MAILED
4	Mailed First Class	21 CROSS ST., HUDSON, NH 03051 WINN AVENUE REAL ESTATE LLC	ABUTTER NOTICE MAILED
5	Mailed First Class	3 WINN AVENUE, HUDSON, NH 03051 STINSON, GREGORY M.	ABUTTER NOTICE MAILED
6	Mailed First Class	12 TESSIER ST., HUDSON, NH 03051 BUTLER, FRANCIS LEE; BUTLER, AFRICA M.	ABUTTER NOTICE MAILED
7	Mailed First Class	PO BOX 3836, NASHUA, NH 03061 CARON, RENEE D.	ABUTTER NOTICE MAILED
8	Mailed First Class	10 RIVERSIDE DR., HUDSON, NH 03051 WILCOX, JOHN G.; WILCOX, JOYCE A.	ABUTTER NOTICE MAILED
9	Mailed First Class	15 CROSS STREET, HUDSON, NH 03051 THOMAS, TERRON D.	ABUTTER NOTICE MAILED
10	Mailed First Class	18 RIVERSIDE DR., HUDSON, NH 03051 YOUNG, RICHARD M.	ABUTTER NOTICE MAILED
11	Mailed First Class	1 ANDREWS AVENUE, HUDSON, NH 03051 PARADIS, RICHARD E., TR.; PARADIS, KELLY A., TR.; PARADIS FAMILY REV TRUST	ABUTTER NOTICE MAILED
12	Mailed First Class	17 RIVERSIDE DR., HUDSON, NH 03051 RUDOLPH, LISA ANN	ABUTTER NOTICE MAILED
13	Mailed First Class	8 CROSS ST., HUDSON, NH 03051 MACMILLAN, LESLEY	ABUTTER NOTICE MAILED
14	Mailed First Class	10 CROSS ST., HUDSON, NH 03051 HALL, SUSAN B.	ABUTTER NOTICE MAILED
		6 OAK AVENUE, HUDSON, NH 03051	
	Total Number of pieces listed by sender 14	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

TOWN OF HUDSON

OCT 19 2021

Zoning Department

Mailed

USPS

TSG

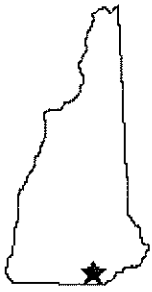
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000 2 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	BEAUCHESNE, MICHAEL D., TR.; BEAUCHESNE, DENISE H., TR.; BEAUCHESNE FAMILY REV TRUST	ABUTTER NOTICE MAILED
2	Mailed First Class	10 OAK AVENUE, HUDSON, NH 03051 FERINO, MICHAEL A.	ABUTTER NOTICE MAILED
3	Mailed First Class	7 OAK AVE., HUDSON, NH 03051 ADAMS, KENNETH G.	ABUTTER NOTICE MAILED
4	Mailed First Class	9 RIVERSIDE DR., HUDSON, NH 03051 LAVOIE, DEBRA L.	ABUTTER NOTICE MAILED
5		7 RIVERSIDE DR., HUDSON, NH 03051	
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 4	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

TOWN OF HUDSON

OCT 19 2021

Zoning Department

Mailed
USPS
TSG



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

October 18, 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-029 (10-28-21): Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:

- a) **A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.**
- b) **An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [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

October 18, 2021

ABUTTER 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-029 (10-28-21): Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:

- a) **A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.**
- b) **An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]**

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

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article ~~VIII~~ ⁽¹⁶⁾ **V** of HZO Section(s) ~~334-29~~ ⁽¹⁶⁾ **21** in order to permit the following change or use:

Currently my property is zoned one half residential and one half business, I am requesting entire property be zoned residential. I have no use for business zoning and zoning all residential will make it easier for me in future.

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.”)

I do not intend to alter the character of neighborhood, half of my property is residential and half is business. Would prefer all property be residential.

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

The variance in no way will alter the essential character of neighborhood and in no way shall it threaten public health, safety or welfare.

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

When I purchased property I had no idea that half was zoned business. Do not wish to change anything regarding property, just seek to have property zoned residential.

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.)

A variance deeming property residential will in no way diminish values of surrounding properties. Variance will only give me flexibility to improve my residence in future.

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

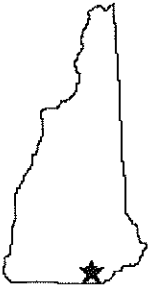
(Explain why you believe this to be true—keeping in mind that you must establish that, because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way *and also* that you 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.)

Variance will allow me to perform
Normal home owner improvements, Such as a
Shed and deck improvements. Please consider
This variance, have no need for business zoning.
The town's zoning ordinance at map
imposes the use RESTRICTION
I'm UNABLE to use property as,
RESIDENTIAL ACCESSORY

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

TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-159
Building Permit Applications 2021-00999/2021-01000/2021-01001
DENIED

September 23, 2021

Antonio Marco Pinheiro DeCarvalho
14 Riverside Dr
Hudson, NH 03051

Re: 14 Riverside Dr Map 190 Lot 029-000
Districts: Business (B) and Town Residence (TR)

Dear Mr. DeCarvalho,

Zoning Review / Determination:

This structure (house) is existing non-conforming in regards to use as a Two Family (within both zoning districts). Based on your submitted plot plan, I determine that all three permit applications are an increase (expansion) of use, and you would need a Variance to §334-29 Extension or enlargement of non-conforming uses.

If a Variance is granted for the residential shed use, an Equitable Waiver of Dimensional Requirement would also be required for the shed to remain in its location.

Therefore, I deny these Building Permit applications.

Sincerely,

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



CO # 60

CERTIFICATE OF OCCUPANCY

Herbert Foss

Owner/Builder/Applicant

14 Riverside Ave.

48 30 0

Address

Map Lot Sublot

Two family residence

306-01

Construction Type

Building Permit #

179-01

43-01

Other

Electrical Permit #

Plumbing Permit #

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING

NOV. 7, 2001

Date Issued

William A. Olepski

Building Inspector's Approval

No person shall occupy this building until Inspector's approval

190 029 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

APPRaised: 370,900/ 370,900
USE VALUE: 370,900/ 370,900
ASSESSed: 370,900/ 370,900



PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RIVERSIDE DR, HUDSON

OWNERSHIP

Owner 1:	PINHEIRO DE CARVALHO, ANTONIO M
Owner 2:	
Owner 3:	
Street 1:	14 RIVERSIDE DR.
Street 2:	
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051 Type:

PREVIOUS OWNER

Owner 1:	MUTEME, MARGARET -
Owner 2:	-
Street 1:	14A RIVERSIDE DR
Twn/City:	HUDSON
St/Prov:	NH Cntry
Postal:	03051

NARRATIVE DESCRIPTION

This parcel contains .37 ACRES of land mainly classified as TWO FAM with a DUPLEX Building built about 2001, having primarily VINYL Exterior and 3620 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descr/No	Amount	Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM	1.1	0.37		SITE ACRE SITE			0 110,000.	2.41	RE							98,131						98,100.	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
104	0.370	272,800		98,100	370,900		4820
							GIS Ref
							GIS Ref
							Insp Date
							06/04/13
							!6653!
							PRINT
							Date Time
							10/04/21 14:33:58
							LAST REV
							Date Time
							03/31/21 14:01:02
							amym
							6653
							ASR Map:
							Fact Dist:
							Reval Dist:
							Year:
							LandReason:
							BldReason:
							CivilDistrict:
							Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	104	FV	272,800	0	.37	98,100	370,900		Year End Roll	9/27/2021
2021	104	JB	272,800	0	.37	98,100	370,900	370,900	Year End Roll	5/12/2021
2020	104	FV	261,800	0	.37	98,100	359,900	359,900	Year End Roll	8/27/2020
2020	104	JB	261,800	0	.37	98,100	359,900	359,900	Year End Roll	5/6/2020
2019	104	FV	261,800	0	.37	98,100	359,900	359,900	Year End Roll	9/16/2019
2019	104	JB	265,000	0	.37	98,100	363,100	363,100	Year End Roll	5/8/2019
2018	104	FV	265,000	0	.37	98,100	363,100	363,100	Year End Roll	8/27/2018
2018	104	JB	265,000	0	.37	98,100	363,100	363,100	Year End Roll	5/9/2018

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUTEME, MARGARET	9360-1362	1	10/6/2020		490,000	No	No		
JACOBS, ELIZABE	6982-1848	1	5/12/2003		335,000	No	No		
JACOBS, RICHARD	5834-0370		7/22/1997	COURT SALE		No	No		
DPT CORP/ALIN	5498-1560		12/1/1993		93,500	No	No		
SHAWMUTFORECLO	5442-0311		6/11/1993	BUSINESS	87,200	No	No		

BUILDING PERMITS

Date	Number	Descr	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
11/27/2000	0306-01	DWELLING	162,000	C	3/1/2001			
10/11/2000	0263-01	MANUAL		C			DEMO 2-FAM	
9/13/2000	0112-01	MANUAL	5,000	C			TEMP MBLE HME	

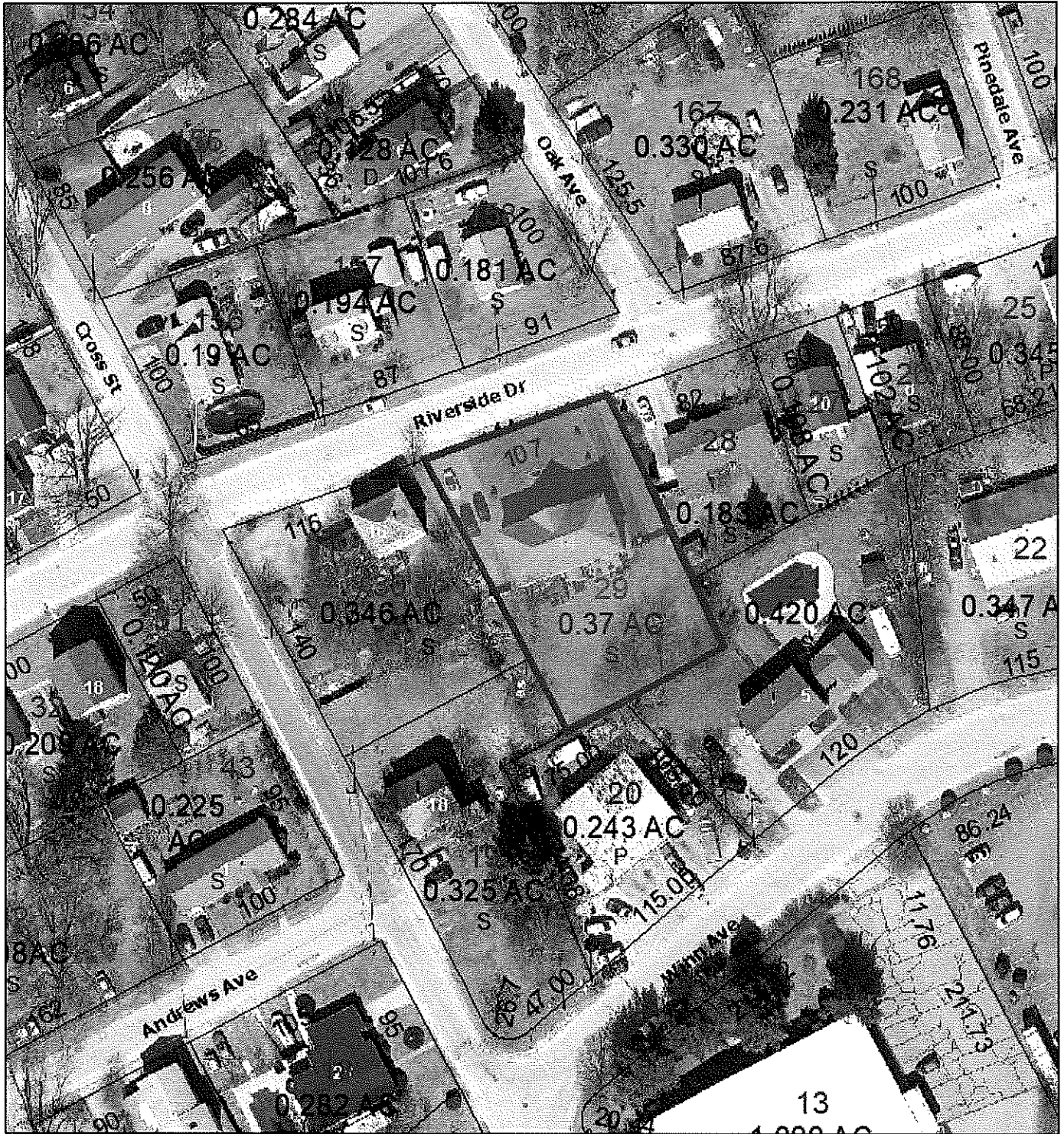
ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2020	Sale Data V	21	DEP ASR
6/14/2019	Measured	19	KRT2
6/4/2013	Meas/Inspect	15	APPR TECH 5
8/9/2007	Measured	10	APPRAISER II
8/23/2005	New Maps	1	CHIEF ASSESS
5/10/2004	Meas/Inspect	5	NEMC
4/26/2002	Permit Visit	0	PATRIOT
3/1/2001	Meas/Inspect	0	PATRIOT
2/13/1991	Inspected	2	AVITAR

Sign: VERIFICATION OF VISIT NOT DATA


Total AC/HA: 0.37000 - Total SF/SM: 16117 Parcel LUC: 104 TWO FAM Prime NB Desc: RES AVG Total: 98,131 Spl. Credit: Total: 98,100

14 A Riverside Dr. (Map/Lot 190-029-000)

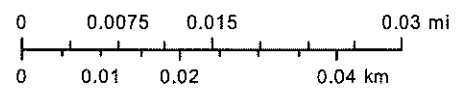


October 4, 2021

Legend

 Parcels

1:922



14 Riverside Dr. (1998 Aerial View)

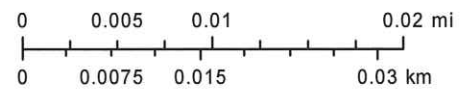


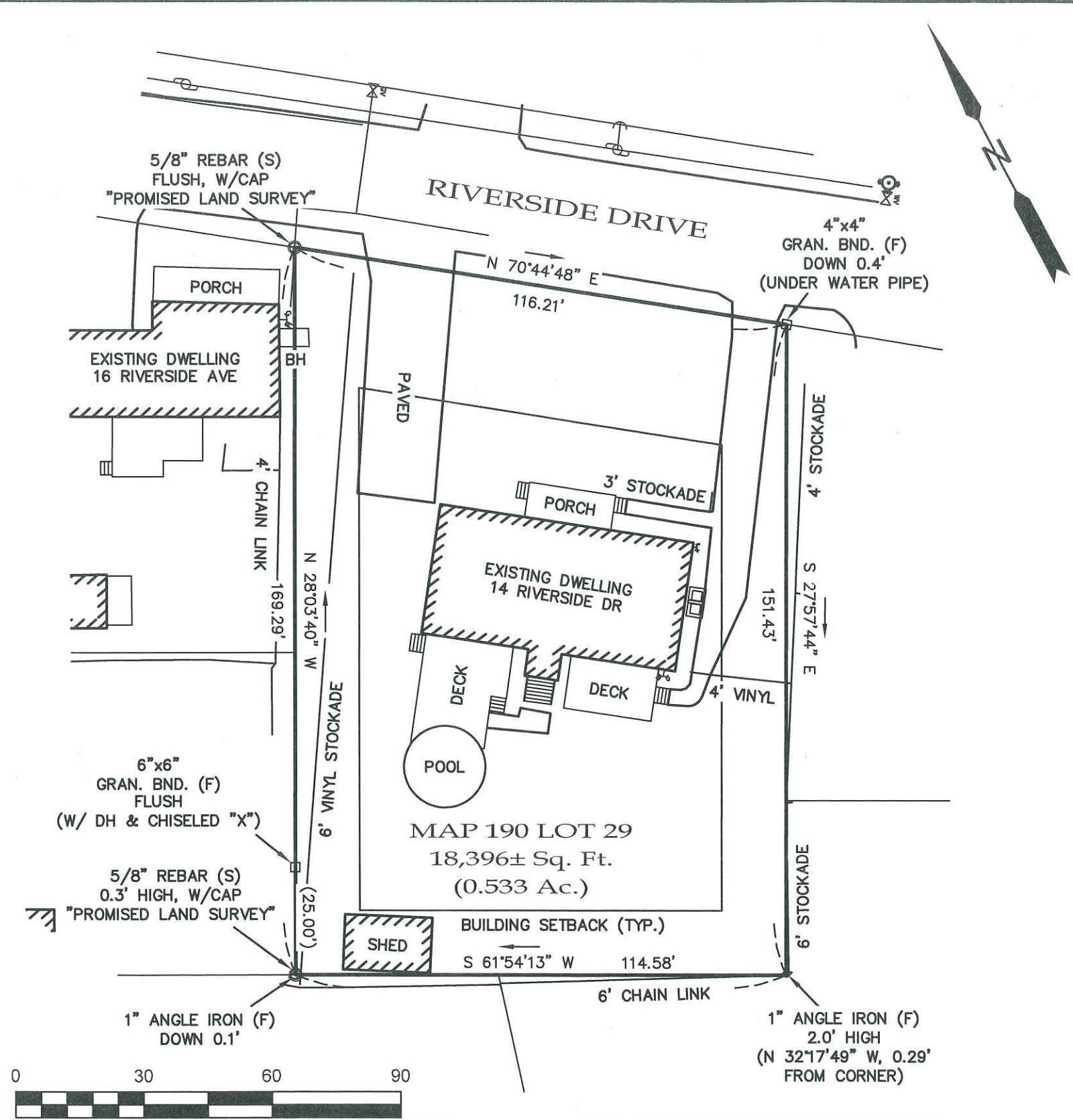
October 5, 2021

Legend

-  Parcels - Aerials
-  Parcels

1:633





NOTES

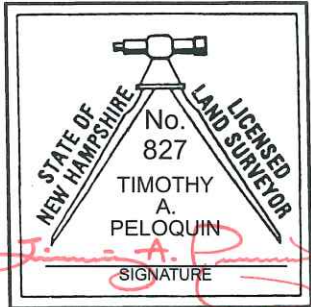
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29, LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33011C0518D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

PLANS OF REFERENCE

- 1) "PLAN OF RIVERSIDE PINES, HUDSON, NEW HAMPSHIRE"; PREPARED BY: G.P. WINN, CE.; DATED: SEPTEMBER, 1915. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 508.
- 2) "PLAN OF LAND OF NORMAND G. & RACHEL T. LANDRY, WINN AVE & CROSS ST, HUDSON, N.H."; PREPARED BY: H. SPAULDING; DATED: OCTOBER, 1962; SCALE: 1"=20'. SEE HCRD PLAN No. 2339.
- 3) "CONSOLIDATION AND SUBDIVISION OF LAND OF CAROL L. & GLORIA J. CHARETTE, LOCATED AT 29 LOWELL & RIVERSIDE AVE, HUDSON, N.H."; PREPARED BY: YOUNG, CAMPBELL, & CATE, INC.; DATED: OCTOBER, 1981; SCALE: 1"=20'. SEE HCRD PLAN No. 14434.
- 4) "BOUNDARY PLAN - LOT 29/TAX MAP 48, 12 RIVERSIDE AVENUE, HUDSON, N.H."; PREPARED FOR PETER & ALLISON LAINE; PREPARED BY: MAYBARD & PAQUETTE, INC; DATED: DECEMBER 31, 1992; SCALE: 1"=20'. SEE HCRD PLAN No. 26261.

ZONING

TR (TOWN RESIDENTIAL) MINIMUM:
 AREA: 10,000 Sq. Ft. (W/ WATER & SEWER)
 FRONTAGE: 90'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'



NO.	DATE	REVISION DESCRIPTION	BY
	DATE: AUG. 17, 2021	SCALE: 1"=30'	
	PLS JOB #: 3186	CERTIFIED PLOT PLAN	

LAND OWNER OF RECORD:
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NH 03051
 HCRD BOOK 9360 PAGE 1362

MAP 190 LOT 29
 CERTIFIED PLOT PLAN
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NEW HAMPSHIRE



Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 • Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout

Printed
 10/08/2021
 11:45AM
 Created
 10/08/2021
 11:11 AM

Transaction Receipt

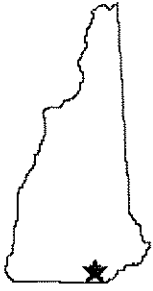
Receipt# 659,136
 tgoodwyn

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

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-10/28/21 ZBA Meeting 14 Riverside Dr Map/Lot 190-029-000			
	Variance	0.00	230.0800	0.00
	Equitable Waiver	0.00	185.0000	0.00
			Total:	415.08

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Antonio M De Carvalho	CHECK	CHECK # 123	415.08	0.00	415.08

Total Due:	415.08
Total Tendered:	415.08
Total Change:	0.00
Net Paid:	415.08



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: October 28, 2021 BB 10-19-21

Case 190-029 (10-28-21): Antonio M Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029, Zoned Business (B) and Town Residence (TR) requests the following:
b) Equitable Waiver of Dimensional Requirement for an existing 12'-6" x 20'-4" (254 sqft) shed which remains within the side and rear setbacks where 15 feet is required for both setbacks. Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.

Address: 14 Riverside Dr

Zoning districts: Business (B) and Town Residence (TR)

Summary:

Applicant requests an Equitable Waiver of Dimensional Requirement for a recently installed shed (254 sqft) to remain within the rear and side setbacks, leaving 11'-3" of setback on the side, and 3'-0" of setback on the rear, as shown on plot plan dated Aug 17, 2021.

Property description:

Lot of record: Area = 18,396 sqft where 10,000 sqft required (TR) and/or 30,000 sqft required non-conforming (B).

Frontage = 116 ft where 90 ft required (TR) and/or 150 ft required (B).

CODE ENFORCEMENT HISTORY:

8/16/2021 Inspectional Services received complaint

LAND USE HISTORY:

Building Permit application #2021-00999

Zoning Determination #21-159 Denial of Building Permit application #2021-00999

ASSESSING HISTORY:

N/A

Town in-house review comments:

Town Engr: No comments requested

Town Planner:

Fire Dept:

Attachments:

A: Code Enforcement History

B: 2021-00999 Building Permit application

C: Zoning Determination #21-159: B.P. application denial

D: As built plot plan with measurements (dimensions)

**Code Enforcement
Violation Detail
Town of Hudson, NH**

Number: V2021-00059 **Type:** Building **Status:** Active

Permit Number: _____ **Business License:** _____
Reported: 8/16/2021 **Issued:** _____ **Resolved:** _____

Description: Anonymous complaint about owner of 14 Riverside doing extensive demolition and building on his property without permits (extending the deck, building a shed, extending driveway .

Site Information: _____
Name: PINHEIRO DE CARVALHO, ANTONIO
Map Lot: 190-029-000
Street: 14 RIVERSIDE DR

Owner Information: _____
Name: PINHEIRO DE CARVALHO, ANTONIO
Street: 0 14 RIVERSIDE DR.

Activities:

Date Entered	Entered By	Type	Due Date	Status
8/16/2021	AutoEntry	Initial entry Violation - Auto Activity	/ /	C
		Initial Entry of Violation		
8/16/2021	dhotham	Site visit	8/16/2021	O
		Details of complaint are confirmed as legitimate. Conduced drive-by visit to 14 Riverside duplex, viewed from curb. On the right, Unit A, observed fence construction materials in front yard, contractors trailer, excavator in backyard. Driveway being widened up to neighbors property, large mound of dirt in back yard with excavator. Shed in rear corner of property. New rear deck railings . Rear deck appears to have been extended up to an above ground swimming pool. Confirmed obvservations when viewing property from the rear (from Winn Street) .		
8/16/2021	dhotham	Miscellaneous Information	8/16/2021	C
		Property changed ownership in October 2020. New owner is ANTONIO PINHEIRO DE CARVALHO. the GIS 2020 imagery does not show a pool, shed or extended deck.		
8/16/2021	dhotham	Miscellaneous Information	8/16/2021	C
		link to code enforcement folder		
		\\hd-munismart01\cedocs\$\Code Enforcement\Riverside Drive\14 Riverside Drive\V2021-00059		
8/16/2021	dhotham	Letter mailed	8/16/2021	O
		First Letter of notification mailed from Dave Hebert to Owner		
9/13/2021	dhebert	Certified Letter sent out	10/11/2021	O
		Second notice letter sent certified mail		
9/21/2021	dhebert	Site visit	10/19/2021	O
		Performed a site visit 9-21-2021 @ 11:00am. I met with property owner. Verified that a new deck has been built without permits or inspections, An above ground pool has been installed and operational without permits or inspections, A large shed has been built in the rear building setback without permits or inspections and the driveway has been enlarged in width into the side building setback. I advised the property owner to apply for all permits.		

A

Buttrick, Bruce

From: Hotham, David
Sent: Thursday, September 23, 2021 8:48 AM
To: Hebert, David; Buttrick, Bruce
Cc: Orendorf, Paula; Goodwyn, Tracy
Subject: Permit applications to review - 14A Riverside

Hello,

There are three building permit applications for 14A Riverside to be reviewed:
(Pool, Deck, Shed) These structures are already constructed and installed, the permits are after the fact.

\\hd-munismart01\bpdocs\$\Permit Applications\ 2021\00999 14ARiversi

\\hd-munismart01\bpdocs\$\Permit Applications\ 2021\01000 14ARiversi

\\hd-munismart01\bpdocs\$\Permit Applications\ 2021\01001 14ARiversi

David Hotham
Inspector
Hudson Fire Department
Inspectional Services Division
12 School Street
Hudson, NH 03051
603-886-6005



B,



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6005 • Fax: 603-594-1142

BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>14A RIVERSIDE AVE</u> Unit # <u>A</u> Site/Sub Plan: _____ HCRD _____	Office use: Map <u>190</u> Lot <u>29</u> Zone <u>TR</u> Permit # <u>2021-00999</u>
--	--

Residential <input type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <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 of +/- dwelling units <input type="checkbox"/> Other _____
---	--

- Deck
- Shed
- Swim Pool
- Garage
- Carport

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 _____	<input type="checkbox"/> Garage <input type="checkbox"/> School <input type="checkbox"/> Store <input type="checkbox"/> Utility 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 _____
---	---

- Deck
- Shed
- Swim Pool
- Interior Demo

Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?

Yes (Need IDA Form) No (Need IDA Checklist) *Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: <u>\$ 2,800</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>12'6" X 20'4"</u>
---	---

Square Footage	Footprint <u>240</u> Renovated/added _____	Number of stories <u>1</u>
Living area of new home (exclude unfinished areas and garage) _____		Total area of bldg _____

Principal Type of Frame	<input 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 checked="" type="checkbox"/> Town or private company (requires Town permit) <input type="checkbox"/> Private (septic tank, etc.)
--------------------------------	--

B₂



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street · Hudson, New Hampshire 03051 · Tel: 603-886-6005 · Fax: 603-594-1142

Type of Water Supply	<input checked="" type="checkbox"/> Town	Type of Heat Source	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Other _____
	<input type="checkbox"/> Private (well, cistern)		<input type="checkbox"/> Oil	<input type="checkbox"/> Electric

	Name	Address	City/State/Zip	Phone
Owner	ANTONIO DE CARVALHO			
Lessee				
Contractor				
Architect				
Engineer				

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on 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. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.

Signature of applicant _____ Date 9/22/2021
 Address 14A RIVERSIDE AVE HUDSON NH 03051
 Email: A - MARCOS PINHOIRO @HOTMAIL.COM Phone: 603 438 9653

Filing fee \$ 30.00 Receipt # 657,459 Date 9-22-21
 Building permit fee \$ _____ Receipt # _____ Date _____

THIS BUILDING PERMIT IS
 _____ Issued subject to the following condition(s) _____ Denied for the following reason(s)

<input type="checkbox"/> Plans received	Date _____	Use group: _____
Comments: _____		Construction type _____
Certificate of Occupancy _____ Required _____ Final Inspection (Building & HFD)		Live loading _____
Comments: _____		Occupancy load _____

____ Approved
 _____ Denied

 Inspectional Services Official or Designee Date

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

B₃

NOTES

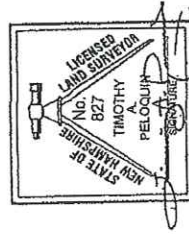
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29 LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 21 SEPTEMBER, 1918. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN NO. 508.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #330100518D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 23, 2001.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

PLANS OF REFERENCE

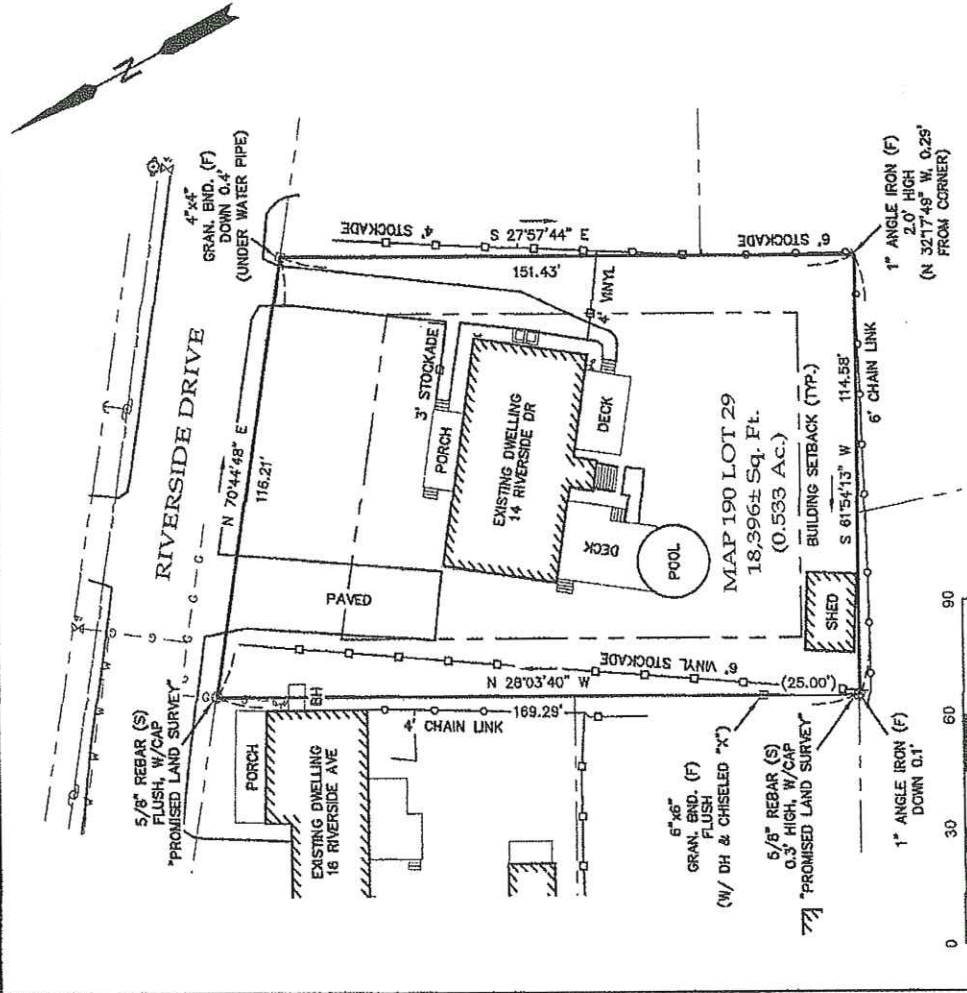
- 1) "PLAN OF RIVERSIDE PINES, HUDSON, NEW HAMPSHIRE", PREPARED BY: G.P. WINN, CE.; DATED: SEPTEMBER, 1918. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN NO. 508.
- 2) "PLAN OF LAND OF NORHAMND G. & RACHEL T. LANDRY, WAIN AVE & CROSS ST., HUDSON, N.H.", PREPARED BY: H. SPAULDING, DATED: OCTOBER, 1982; SCALE: 1"=20'. SEE HCRD PLAN NO. 2339.
- 3) "CONSOLIDATION AND SUBDIVISION OF LAND OF CAROL L. & GLORIA J. CHARLETTE, LOCATED AT 29 LOWELL & RIVERSIDE AVE., HUDSON, N.H.", PREPARED BY: YOUNG, CAMPBELL, & CATE, INC.; DATED: OCTOBER, 1981; SCALE: 1"=20'. SEE HCRD PLAN NO. 1443.
- 4) "BOUNDARY PLAN - LOT 29/TAX MAP 49, 12 RIVERSIDE AVENUE, HUDSON, N.H.", PREPARED FOR PE & ALLISON LANE; PREPARED BY: MAYBARD & PAQUETTE, INC.; DATED: DECEMBER 31, 1992; SCALE: 1"=20'. SEE HCRD PLAN NO. 28261.

ZONING

TR (TOWN RESIDENTIAL) MINOR: AREA: 10,000 Sq. Ft. (W/ WATER & SEWER)
 FRONTAGE: 90'
 SETBACKS: FRONT - 30'
 SIDE - 15'
 REAR - 15'



Promised Land Survey, LLC
 PO Box
 Derry, New Hampshire 0
 • Tel: (603) 432-
 www.PromisedLandSurvey.
 Land Surveying • Mapping • Planning • Permitting • Lit



MAP 190 LOT 29
 CERTIFIED PLOT PLAN
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NEW HAMPSHIRE

LAND OWNER OF RECORD:
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NH 03051
 HCRD BOOK 9360 PAGE 1362

NO.	DATE	REVISION DESCRIPTION	BY
DATE: AUG. 17, 2021		SCALE: 1"=30'	
PLS JOB # 3186		CERTIFIED PLOT PLAN	

B4



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-159
Building Permit Applications 2021-00999/2021-01000/2021-01001
DENIED

September 23, 2021

Antonio Marco Pinheiro DeCarvalho
14 Riverside Dr
Hudson, NH 03051

Re: 14 Riverside Dr Map 190 Lot 029-000
Districts: Business (B) and Town Residence (TR)

Dear Mr. DeCarvalho,

Zoning Review / Determination:

This structure (house) is existing non-conforming in regards to use as a Two Family (within both zoning districts). Based on your submitted plot plan, I determine that all three permit applications are an increase (expansion) of use, and you would need a Variance to §334-29 Extension or enlargement of non-conforming uses.

If a Variance is granted for the residential shed use, an Equitable Waiver of Dimensional Requirement would also be required for the shed to remain in its location.
Therefore, I deny these Building Permit applications.

Sincerely,

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.

C

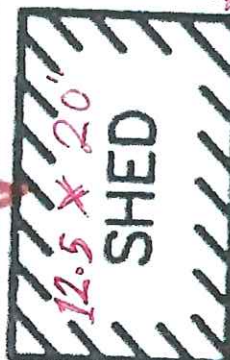
OCT 18 2021

Zoning Department



MAP 190 LOT 29
18,396± Sq. Ft.
(0.533 AC.)

Indicate size of shed



BUILDING SETBACK (T
S 61°54'13" W 11
6' CI

6" MNL

(25.00')

11:3

ND. (F)
SH
RISELED "X"

REBAR (S)
H, W/CAP
-AND SURVEY"

ANGLE IRON (F)
DOWN 0.1'

Distance from property line

Distance from side property line. rear



D

HUDSON ZONING BOARD OF ADJUSTMENT

EQUITABLE WAIVER DECISION WORKSHEET

Option 1- (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 10/28/21, the Hudson Zoning Board of Adjustment heard Case 190-029, being a request by Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH to allow a Waiver from the provisions of HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements. Applicant(s) request an Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [Map 190, Lot 029, Sub lot 000; Split Zoned Business (B) and Town Residence (TR)]

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
OCT 08 2021

APPLICATION FOR AN EQUITABLE WAIVER

To: Zoning Board of Adjustment
Town of Hudson
Zoning Department

Entries in this box are to be filled out by
Land Use Division personnel
Case No. 190-029 b. (10-28-21)
Date Filed 10/8/21

Name of Applicant ANTONIO DE CARVALHO Map: 190 Lot: 29 Zoning District: TR/B

Telephone Number (Home) 603 432 9533 (Work) _____ email _____

Mailing Address A. MARCOS PINHEIRO@HOTMAIL.COM 14 Riverside DR.

Owner ANTONIO DE CARVALHO

Location of Property 14 RIVERSIDE AVE DR. (Street Address) TD

Signature of Applicant _____ Date 10/04/21

Signature of Property-Owner(s) _____ Date 10/05/21

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: 10/8/21

COST:

Application fee (processing, advertising & recording) (non-refundable):	\$	<u>185.00</u>
<u>8</u> Abutter Notice:		
<u>8</u> Direct Abutters x Certified postage rate	\$	<u>34.64 =</u>
<u>18</u> Indirect Abutters x First Class postage rate	\$	<u>10.44 =</u>
Total amount due:	\$	_____
Amt. received:	\$	<u>185 -</u>
Receipt No.:		<u>659, 136</u>

Received by: (TSG)

By determination of the Zoning Administrator, the following Departmental review is required:
 Engineering _____ Fire Dept. _____ Health Officer _____ Planner _____ Other _____

application fee 2
chk# 123

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 |
|-----------------------|---|---|
| <u>A</u> | Please review the application with the Zoning Administrator or staff. | <u>TG</u> 10/8/21 |
| <u>A</u> | 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) | <u>TG</u> |
| <u>A</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, Appeal from an Administrative Decision, and <u>Equitable Waiver</u> but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. | <u>TG</u> |
| <u>A</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s).
(NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | <u>N/A</u> |
| <u>A</u> | Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website:
https://www.hudsonnh.gov/community-development/page/gis-public-use
(NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.) | <div style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">TG</div> Rec'd 10/7/21
Missing -
submit
w/
application |
| <u>A</u> | 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.
A copy of the GIS map can be obtained by visiting the town website:
https://www.hudsonnh.gov/community-development/page/gis-public-use | <u>TG</u> |
| <u>A</u> | Provide a copy of both single sided pages of the assessor's card.
(NOTE: these copies are available from the Assessor's Office) | <u>TG</u> |
| <u>A</u> | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application. | <u>TG</u> |
| <u>A</u> | 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. | <u>N/A</u> |

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) A The plot plan shall be drawn to scale on an 8 ½" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. T6
- b) A The plot plan shall be up-to date and dated, and shall be no more than three years old. |
- c) A The plot plan shall have the signature and the name of the preparer, with his/her/their seal. |
- d) A 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>) |
- e) A The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) |
- f) A The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. |
- g) A The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. |
- h) A The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. |
- i) A The plot plan shall indicate all parking spaces and lanes, with dimensions. |

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

[Signature]
Signature of Applicant(s)

[Signature]
Signature of Property Owner(s)

10/04/21
Date

10/05/21
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 is either contiguous or separated from the subject tract of land by a street or stream. If at the time of your hearing any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date, following notification of such abutters. (Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	029	Antonio De Carvalho	14 A Riverside Ave DR. Hudson NH 03051
190	028	Liakas, Nancey	12 Riverside Ave DR.
190	021	Brooks, Kimberley, TR BROOKS FAMILY REV TRUST	5 Winn Ave Hudson nh 03051
190	020	Don-kev properties LLC	195 R Cent Central St, Hudson nh 03051
190	019	Driscoll, Sean L.	18 Cross St. Hudson NH 03051
190	030	Ferreira, John L. III	16 Riverside DR Ave DR. Hudson NH 03051
190	158	Rand - Oljey, Pauline E. Oljey, Richard F. JA.	2 Oak Dr Ave. Hudson NH 03051
190	157	Chaput, Rudy J. Chapel, Kimberly A.	13 Riverside Dr Ave. DR. Hudson NH 03051

TG

ALL INDIRECT ABUTTERS WITHIN 200 FEET

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

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	018	Montoya, Albeiro	21 Cross St. Hudson NH 03051
190	043	Young, Richard M.	1 Andrews Ave. Hudson NH 03051
190	031	Wilcox, John G. & Joyce A.	15 Cross St. Hudson NH 03051
190	143	Paradis Family Rev Trust Paradis, Richard E, TR. Paradis Kelly A., TR	17 Riverside Ave. DR. Hudson NH 03051
190	156	MacMillan, Lesley	10 Cross St. Hudson NH 03051
190	155	Rudolph, Lisa Ann	8 Cross St. Hudson NH 03051
190	159	Hall, Susan B.	6 Oak Avenue Hudson NH 03051
190	167	Adams, Kenneth G.	9 Riverside Ave. DR. Hudson NH 03051
190	168	Lavoie, Debra L.	7 Riverside Ave DR. Hudson NH 03051 03051
190	027	Caron, Renee D.	10 Riverside Ave. DR. Hudson NH 03051
190	026	Butler, Francis Lee Butler Africa M.	8 Riverside Ave Po box 3236 Pashua Hudson NH 03051 03061
190	022	Winn Avenue Real estate LLC	3 Winn Avenue Hudson NH 03051
190	013	Zoraty, Property management LLC	8 Winn Avenue Hudson NH 03051

(76)

190 012 Pizzanac Real estate holdings 7 mammoth rd.
windham nh. 03087

ALL INDIRECT ABUTTERS WITHIN 200 FEET

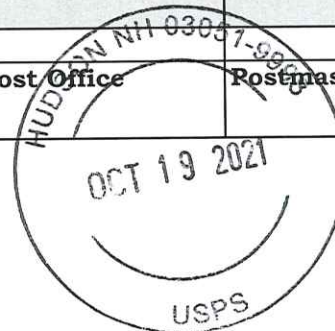
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
190	160	Beauchesne Family Rev Trust Beauchesne, Michael D., III Beauchesne, Denise H., PH	10 OAK AVE HUDSON NH 03051
190	166	Ferdino, Michael A.	7 OAK AVE HUDSON NH 03051
190	025	STINSON, GREGORY M.	12 Tessier ST HUDSON NH 03051
190	032	Thomas, Terron D.	18 Riverside Dr. Hudson, NH 03051

Added
16

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	7021 0350 0000 1884 5659 PINHEIRO DE CARVALHO, ANTONIO MARCOS 14 RIVERSIDE DR., HUDSON, NH 03051	APPLICANT NOTICE MAILED	
2	7021 0350 0000 1884 5666 DRISCOLL, SEAN C. 18 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
3	7021 0350 0000 1884 5673 DON-KEV PROPERTIES LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
4	7021 0350 0000 1884 5680 BROOKS, KIMBERLEY, TR.; BROOKS FAMILY REV TRUST 5 WINN AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	7021 0350 0000 1884 5697 LIAKAS, NANCY N. 12 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	7021 0350 0000 1884 5703 FERREIRA, JOHN C. III 16 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	7021 0350 0000 1884 5710 CHAPUT, RUDY J.; CHAPUT, KIMBERLY A. 13 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8	7021 0350 0000 1884 5727 RAND-OLJEY, PAULINE E.; OLJEY, RICHARD F. JR. 2 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9			
10			
11			
12			
	Total Number of pieces listed by sender 8	Total number of pieces rec'vd at Post Office 8	Postmaster (receiving Employee) JC

Direct Certified



SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000
		Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	PIZZAMAC REAL ESTATE HOLDINGS,	ABUTTER NOTICE MAILED
2	Mailed First Class	7 MAMMOTH RD., WINDHAM, NH 03087 ZORAK, PROPERTY MANAGEMENT LLC	ABUTTER NOTICE MAILED
3	Mailed First Class	8 WINN AVENUE, HUDSON, NH 03051 MONTTOYA, ALBEIRO	ABUTTER NOTICE MAILED
4	Mailed First Class	21 CROSS ST., HUDSON, NH 03051 WINN AVENUE REAL ESTATE LLC	ABUTTER NOTICE MAILED
5	Mailed First Class	3 WINN AVENUE, HUDSON, NH 03051 STINSON, GREGORY M.	ABUTTER NOTICE MAILED
6	Mailed First Class	12 TESSIER ST., HUDSON, NH 03051 BUTLER, FRANCIS LEE; BUTLER, AFRICA M.	ABUTTER NOTICE MAILED
7	Mailed First Class	PO BOX 3836, NASHUA, NH 03061 CARON, RENEE D.	ABUTTER NOTICE MAILED
8	Mailed First Class	10 RIVERSIDE DR., HUDSON, NH 03051 WILCOX, JOHN G.; WILCOX, JOYCE A.	ABUTTER NOTICE MAILED
9	Mailed First Class	15 CROSS STREET, HUDSON, NH 03051 THOMAS, TERRON D.	ABUTTER NOTICE MAILED
10	Mailed First Class	18 RIVERSIDE DR., HUDSON, NH 03051 YOUNG, RICHARD M.	ABUTTER NOTICE MAILED
11	Mailed First Class	1 ANDREWS AVENUE, HUDSON, NH 03051 PARADIS, RICHARD E., TR.; PARADIS, KELLY A., TR.; PARADIS FAMILY REV TRUST	ABUTTER NOTICE MAILED
12	Mailed First Class	17 RIVERSIDE DR., HUDSON, NH 03051 RUDOLPH, LISA ANN	ABUTTER NOTICE MAILED
13	Mailed First Class	8 CROSS ST., HUDSON, NH 03051 MACMILLAN, LESLEY	ABUTTER NOTICE MAILED
14	Mailed First Class	10 CROSS ST., HUDSON, NH 03051 HALL, SUSAN B.	ABUTTER NOTICE MAILED
		6 OAK AVENUE, HUDSON, NH 03051	
	Total Number of pieces listed by sender 14	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

TOWN OF HUDSON

OCT 19 2021

Zoning Department

Mailed

USPS

TSG

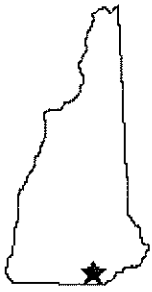
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 VARIANCE & EQ. WVR. 14 Riverside Dr. Map 190/Lot 029-000 2 of 2
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	BEAUCHESNE, MICHAEL D., TR.; BEAUCHESNE, DENISE H., TR.; BEAUCHESNE FAMILY REV TRUST	ABUTTER NOTICE MAILED
		10 OAK AVENUE, HUDSON, NH 03051	
2	Mailed First Class	FERINO, MICHAEL A.	ABUTTER NOTICE MAILED
		7 OAK AVE., HUDSON, NH 03051	
3	Mailed First Class	ADAMS, KENNETH G.	ABUTTER NOTICE MAILED
		9 RIVERSIDE DR., HUDSON, NH 03051	
4	Mailed First Class	LAVOIE, DEBRA L.	ABUTTER NOTICE MAILED
		7 RIVERSIDE DR., HUDSON, NH 03051	
5			
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 4	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

TOWN OF HUDSON

OCT 19 2021

Zoning Department

Mailed
USPS
TSG



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

October 18, 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-029 (10-28-21): Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:

- a) **A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.**
- b) **An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [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

October 18, 2021

ABUTTER 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 190-029 (10-28-21): Antonio Marcos Pinheiro De Carvalho, 14A Riverside Dr., Hudson, NH, Map 190, Lot 029-000, Split Zoned Business (B) and Town Residence (TR) requests the following:

- a) **A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures. This Variance is required per HZO Article VIII, Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses.**
- b) **An Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 sqft) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks. [HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]**

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

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

Honestly I am a first time home owner and did not realize I needed permits. As soon as I received letter I called building inspector and was notified of violation. I was NOT trying to get away with something it was honest mistake

- (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

I was an honest mistake, I am a first time home owner and didn't realize I needed permits, going by old pictures and layout there was a pool and shed on property. I apologize for any inconvenience. The 1998 Aerial View Shows A DOOR & SHED EXISTED PREVIOUSLY

- (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

my property is totally fenced in and of no nuisance nor diminish the value of other properties. Will not interfere with any permissible future uses of property.

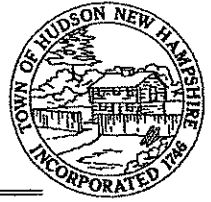
- (d) **HIGH CORRECTION COST.** Please explain how that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be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

Shed It would not be feasible to move a structure, as it is close to legal setback, and as stated my property is surrounded by 6 ft high fencing



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-159
Building Permit Applications 2021-00999/2021-01000/2021-01001
DENIED

September 23, 2021

Antonio Marco Pinheiro DeCarvalho
14 Riverside Dr
Hudson, NH 03051

Re: 14 Riverside Dr Map 190 Lot 029-000
Districts: Business (B) and Town Residence (TR)

Dear Mr. DeCarvalho,

Zoning Review / Determination:

This structure (house) is existing non-conforming in regards to use as a Two Family (within both zoning districts). Based on your submitted plot plan, I determine that all three permit applications are an increase (expansion) of use, and you would need a Variance to §334-29 Extension or enlargement of non-conforming uses.

If a Variance is granted for the residential shed use, an Equitable Waiver of Dimensional Requirement would also be required for the shed to remain in its location.
Therefore, I deny these Building Permit applications.

Sincerely,

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



CO # 60

CERTIFICATE OF OCCUPANCY

Herbert Foss

Owner/Builder/Applicant

14 Riverside Ave.

48 30 0

Address

Map Lot Sublot

Two family residence

306-01

Construction Type

Building Permit #

179-01

43-01

Other

Electrical Permit #

Plumbing Permit #

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING

NOV. 7, 2001

Date Issued

William A. Olesch

Building Inspector's Approval

No person shall occupy this building until Inspector's approval

190 029 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

APPRaised: 370,900 / 370,900
USE VALUE: 370,900 / 370,900
ASSESSed: 370,900 / 370,900

Total Card / Total Parcel
370,900 / 370,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
14		RIVERSIDE DR, HUDSON

OWNERSHIP

Owner 1:	PINHEIRO DE CARVALHO, ANTONIO M		
Owner 2:			
Owner 3:			
Street 1:	14 RIVERSIDE DR.		
Street 2:			
Twn/City:	HUDSON		
St/Prov:	NH	Cntry	Own Occ:
Postal:	03051	Type:	

PREVIOUS OWNER

Owner 1:	MUTEME, MARGARET -		
Owner 2:	-		
Street 1:	14A RIVERSIDE DR		
Twn/City:	HUDSON		
St/Prov:	NH	Cntry	
Postal:	03051		

NARRATIVE DESCRIPTION

This parcel contains .37 ACRES of land mainly classified as TWO FAM with a DUPLEX Building built about 2001, having primarily VINYL Exterior and 3620 Square Feet, with 2 Units, 3 Baths, 1 3/4 Bath, 2 HalfBaths, 10 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / Price/Units	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1 %	Infl 2 %	Infl 3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact Use Value	Notes
104	TWO FAM	1.1	0.37		SITE ACRE	SITE		0	110,000	2.41	RE						98,131					98,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	0.370	272,800		98,100	370,900
Total Card		0.370	272,800	98,100	370,900
Total Parcel		0.370	272,800	98,100	370,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 102.46		/Parcel: 102.46	

Legal Description

Entered Lot Size	
Total Land:	0.37
Land Unit Type:	AC

User Acct	4820
GIS Ref	
GIS Ref	
Insp Date	06/04/13



PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	104	FV	272,800	0	.37	98,100	370,900		Year End Roll	9/27/2021
2021	104	JB	272,800	0	.37	98,100	370,900	370,900	Year End Roll	5/12/2021
2020	104	FV	261,800	0	.37	98,100	359,900	359,900	Year End Roll	8/27/2020
2020	104	JB	261,800	0	.37	98,100	359,900	359,900	Year End Roll	5/6/2020
2019	104	FV	261,800	0	.37	98,100	359,900	359,900	Year End Roll	9/16/2019
2019	104	JB	265,000	0	.37	98,100	363,100	363,100	Year End Roll	5/8/2019
2018	104	FV	265,000	0	.37	98,100	363,100	363,100	Year End Roll	8/27/2018
2018	104	JB	265,000	0	.37	98,100	363,100	363,100	Year End Roll	5/9/2018

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MUTEME, MARGARE	9360-1362	1	10/6/2020		490,000	No	No		
JACOBS, ELIZABE	6982-1848	1	5/12/2003		335,000	No	No		
JACOBS, RICHARD	5834-0370		7/22/1997	COURT SALE		No	No		
DPT CORP/ALIN	5498-1560		12/1/1993		93,500	No	No		
SHAWMUTFORECLO	5442-0311		6/11/1993	BUSINESS	87,200	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
11/27/2000	0306-01	DWELLING	162,000	C	3/1/2001			
10/11/2000	0263-01	MANUAL		C				DEMO 2-FAM
9/13/2000	0112-01	MANUAL	5,000	C				TEMP MBL E HME

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2020	Sale Data V	21	DEP ASR
6/14/2019	Measured	19	KRT2
6/4/2013	Meas/Inspect	15	APPR TECH 5
8/9/2007	Measured	10	APPRAISER II
8/23/2005	New Maps	1	CHIEF ASSESS
5/10/2004	Meas/Inspect	5	NEMC
4/26/2002	Permit Visit	0	PATRIOT
3/1/2001	Meas/Inspect	0	PATRIOT
2/13/1991	Inspected	2	AVITAR

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.37000 -- Total SF/SM: 16117 Parcel LUC: 104 TWO FAM -- Prime NB Desc RES AVG Total: 98,131 Spl Credit Total: 98,100

EXTERIOR INFORMATION

Type: 141 - DUPLEX
Sty Ht: 2 - TWO STY
(Liv) Units: 2 Total: 2
Foundation: 1 - CONCRETE
Frame: 1 - WOOD
Prime Wall: 04 - VINYL
Sec Wall: %
Roof Struct: 2 - HIP
Roof Cover: 1 - ASPH SHING
Color: GREY
View / Desir:

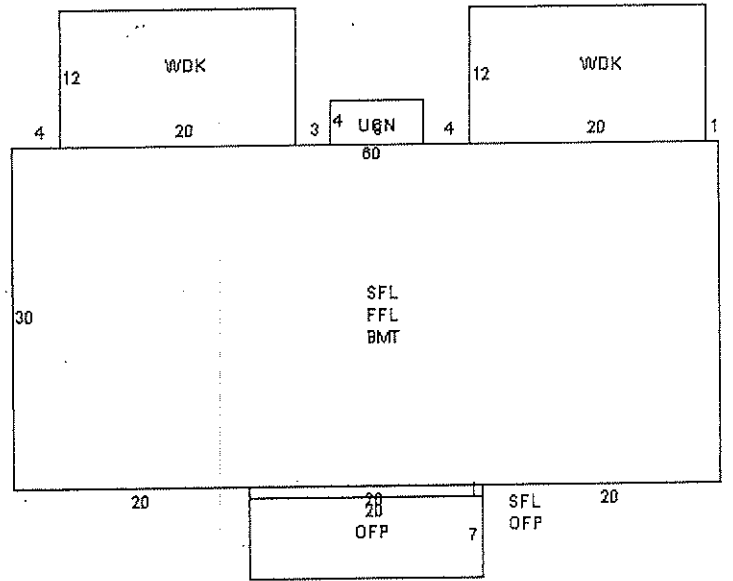
BATH FEATURES

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

COMMENTS

3 EXTRA FIXTURES (TOILET, SINK, SHOWER) IN SEPARATE AREAS OF BASEMENT. 1 IS PART OF A 4 FIXTURE BATH. PDAS. 6/19 EA/2020-appears to be bath rens in 14A in progress.

SKETCH



GENERAL INFORMATION

Grade: C - AVERAGE
Year Blt: 2001 Eff Yr Blt:
Alt LUC: Alt %:
Jurisdict: Fact:
Const Mod:
Lump Sum Adj:

OTHER FEATURES

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

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: 10 BRs: 6 Baths: 3 HB: 2

CONDO INFORMATION

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

REMODELING

Exterior:
Interior:
Additions:
Kitchen:
Baths: 2020
Plumbing:
Electric:
Heating:
General:

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Totals: 2, 10, 6.

INTERIOR INFORMATION

Avg HI/FL: STD
Prim Int Wall: 1 - DRYWALL
Sec Int Wall: %
Partition: T - TYPICAL
Prim Floors: 04 - CARPET
Sec Floors: 05 - LINO/VINYL 15%
Bsmnt Fir: 12 - CONCRETE
Subfloor:
Bsmnt Gar:
Electric: 3 - TYPICAL
Insulation: 2 - TYPICAL
Int vs Ext: S
Heat Fuel: 2 - GAS
Heat Type: 1 - FORCED AIR
Heat Sys: 2
% Heated: 100 % AC: 100
Solar HW: NO Central Vac: NO
% Com Wal % Sprinkled

DEPRECIATION

Phys Cond: AV - Average 20.%
Functional: %
Economic: %
Special: %
Override: %
Total: 20.%

CALC SUMMARY

Basic \$ / SQ: 100.00
Size Adj.: 0.74861878
Const Adj.: 0.97950864
Adj \$ / SQ: 73.328
Other Features: 34905
Grade Factor: 1.00
NBHD Int: 1.00000000
NBHD Mod:
LUC Factor: 1.00
Adj Total: 341027
Depreciation: 68205
Depreciated Total: 272822

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Special Features, Final Total.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes summary rows for Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes summary rows for Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

MOBILE HOME

Make: Model: Serial #: Year: Color:

SPEC FEATURES/YARD ITEMS

Table with columns: 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. Includes summary rows for More: N, Total Yard Items, Total Special Features, Total.

IMAGE



AssessPro Patriot Properties, Inc

14 Riverside Dr. (1998 Aerial View)



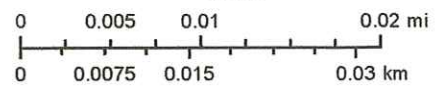
October 5, 2021

Legend

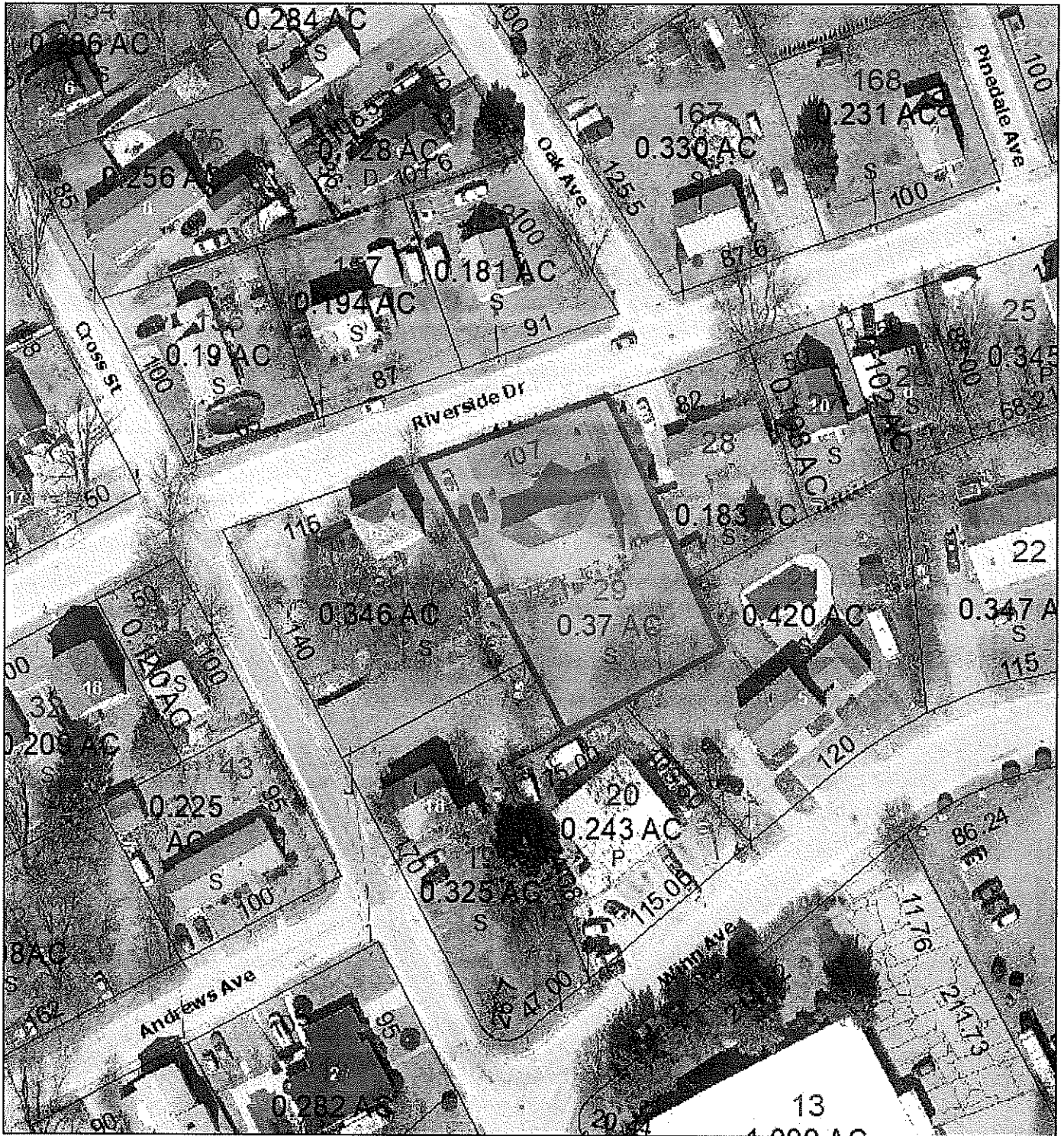
 Parcels - Aerials

 Parcels

1:633




14 A Riverside Dr. (Map/Lot 190-029-000)

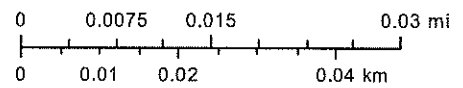


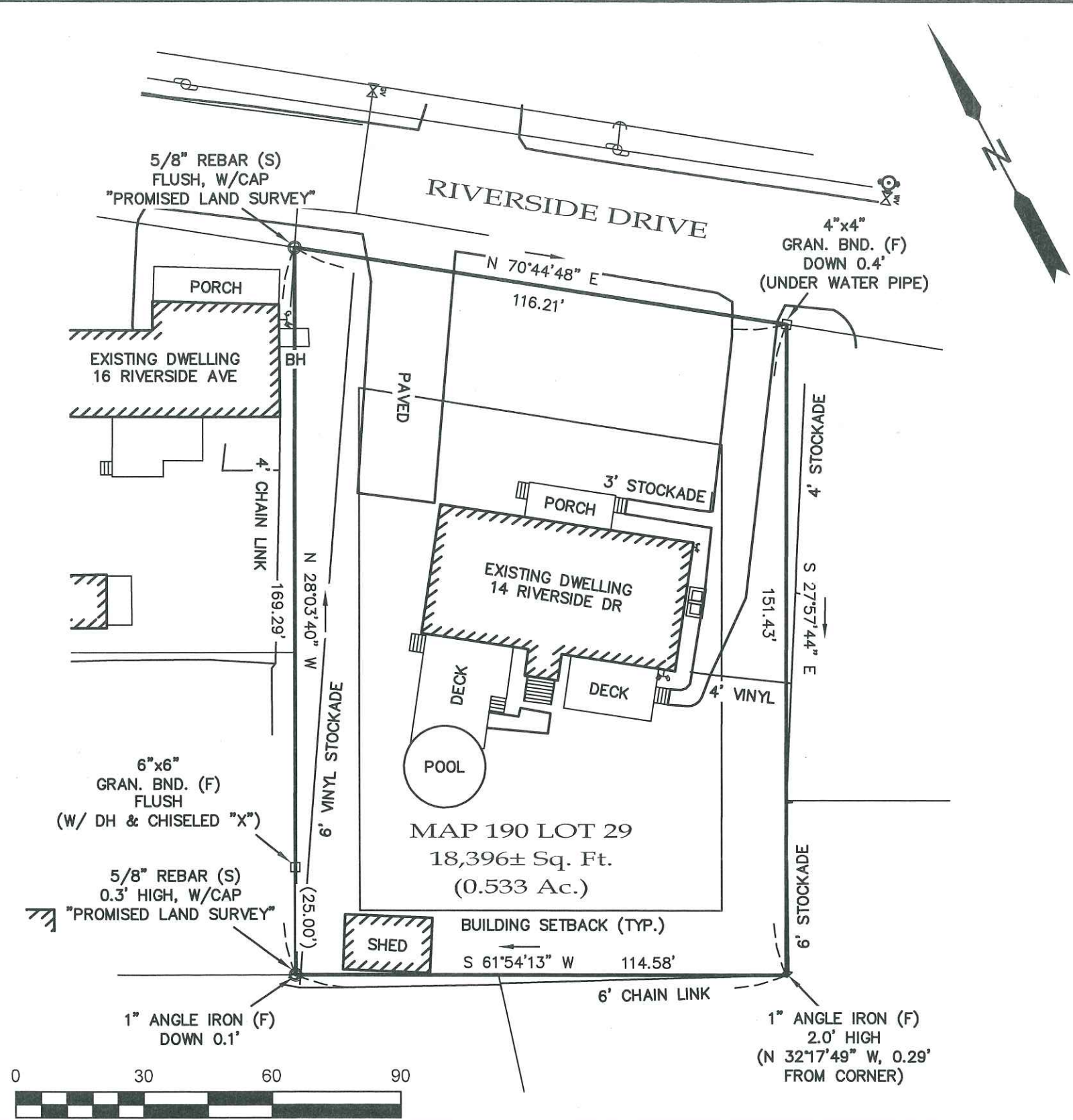
October 4, 2021

Legend

 Parcels

1:922





NOTES

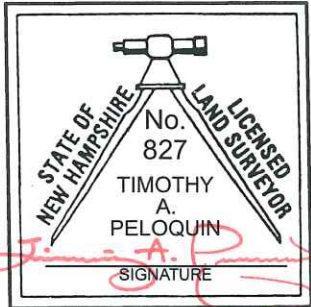
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29, LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33011C0518D, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

PLANS OF REFERENCE

- 1) "PLAN OF RIVERSIDE PINES, HUDSON, NEW HAMPSHIRE"; PREPARED BY: G.P. WINN, CE.; DATED: SEPTEMBER, 1915. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 508.
- 2) "PLAN OF LAND OF NORMAND G. & RACHEL T. LANDRY, WINN AVE & CROSS ST, HUDSON, N.H."; PREPARED BY: H. SPAULDING; DATED: OCTOBER, 1962; SCALE: 1"=20'. SEE HCRD PLAN No. 2339.
- 3) "CONSOLIDATION AND SUBDIVISION OF LAND OF CAROL L. & GLORIA J. CHARETTE, LOCATED AT 29 LOWELL & RIVERSIDE AVE, HUDSON, N.H."; PREPARED BY: YOUNG, CAMPBELL, & CATE, INC.; DATED: OCTOBER, 1981; SCALE: 1"=20'. SEE HCRD PLAN No. 14434.
- 4) "BOUNDARY PLAN - LOT 29/TAX MAP 48, 12 RIVERSIDE AVENUE, HUDSON, N.H."; PREPARED FOR PETER & ALLISON LAINE; PREPARED BY: MAYBARD & PAQUETTE, INC; DATED: DECEMBER 31, 1992; SCALE: 1"=20'. SEE HCRD PLAN No. 26261.

ZONING

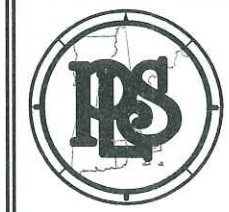
TR (TOWN RESIDENTIAL) MINIMUM:
 AREA: 10,000 Sq. Ft. (W/ WATER & SEWER)
 FRONTAGE: 90'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'



NO.	DATE	REVISION DESCRIPTION	BY
	DATE: AUG. 17, 2021	SCALE: 1"=30'	
	PLS JOB #: 3186	CERTIFIED PLOT PLAN	

LAND OWNER OF RECORD:
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NH 03051
 HCRD BOOK 9360 PAGE 1362

MAP 190 LOT 29
 CERTIFIED PLOT PLAN
 ANTONIO MARCOS PINHEIRO DE CAVALHO
 14 RIVERSIDE DRIVE
 HUDSON, NEW HAMPSHIRE



Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 • Tel: (603) 432-2112
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout

ND. (F)
SH
RISELED "X")

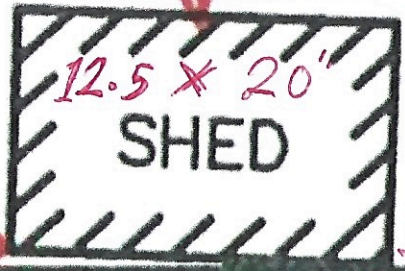
REBAR (S)
H, W/CAP
LAND SURVEY"

ANGLE IRON (F)
DOWN 0.1'

6" VINYL

(25.00')

*Indicate
size
(LxW)*



MAP 190 LOT 29
18,396± Sq. Ft.
(0.533 Ac.)

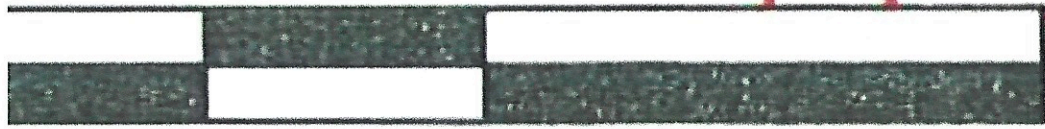
BUILDING SETBACK (T

S 61°54'13" W

6' CI

*Distance
from
side property
line.*

*Distance
from property line
rear*



Printed
 10/08/2021
 11:45AM
 Created
 10/08/2021
 11:11 AM

Transaction Receipt

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

Receipt# 659,136
 tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application-10/28/21 ZBA Meeting 14 Riverside Dr Map/Lot 190-029-000			
	Variance	0.00	230.0800	0.00
	Equitable Waiver	0.00	185.0000	0.00
			Total:	415.08

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Antonio M De Carvalho	CHECK	CHECK # 123	415.08	0.00	415.08

Total Due:	415.08
Total Tendered:	415.08
Total Change:	0.00
Net Paid:	415.08



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: October 28, 2021

BB 10-14-21

Case 166-031 (10-28-21): Daniel Flores of SFC Engineering, 183 Rockingham Road Unit 3, East Windham NH 03087 requests the following:

A variance to Article VII, Section 334-27.1 D: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off **Grigas St.** Map 166, Lot 031, **8 Lindsay St**, Zoned Town Residence (TR).

Address: 8 Lindsay St

Zoning district: Town Residence (TR)

Summary:

Applicant wishes to subdivide the current lot, with a new lot having access from the Grigas St “paper street” leg. The Zoning Ordinance requires frontage to be from a Class V or better [§334-27.1 (D)].

Property description:

This is a lot of record, with an existing non-conforming use as a two family created with permit #102-82 Sept 24, 1981. The minimum lot requirements were 40,000 sqft (with town water and sewer).

Zoning Administrator Comments:

Zoning Ordinance requirements:

The remaining “parent” lot (off Lindsay St) with the existing structure/(2 family) use needs to be a minimum of 40,000 sqft. As this property is currently “existing non-conforming” as a two family use.

The new lot with proposed frontage off Grigas St “leg” needs to be a minimum of 10,000 sqft and only for a single family use.

Zoning Ordinance restrictions:

The proposed lot off the Grigas St “leg” is not a class V or better road, thus a variance would be needed from: §334-27.1 General requirements D. Frontage shall be measured in a continuous line along the sideline of a Class V or better street between the points of intersection of the side lot lines with the street. If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage.

Reference: §334-6 Definitions: FRONTAGE -The distance measured along the FRONT LOT LINE between points of intersection with the SIDE LOT LINES. FRONTAGE along cul-de-sac

roadways (HIGHWAYS) shall be measured at the appropriate yard building SETBACK depth from the FRONT LOT LINE between the points of intersection with the SIDE LOT LINES. "FRONTAGE" shall be contiguous and measured along the joining boundary of the FRONT LOT LINE and a Class V or better public RIGHT-OF-WAY. Lot lines bordering limited access roads cannot be considered "FRONTAGE." FRONTAGE shall be capable of providing ACCESS.

LAND USE HISTORY:

B.P. #102-82 Construct Duplex issued Sept 24, 1982
4/4/1985 ZBA Variance request for additional Duplex - Denied

ASSESSING HISTORY:

Duplex

Town in-house review comments:

Town Engr: no comments

Town Planner:

Fire Dept:

Attachments:

A: Assessing History

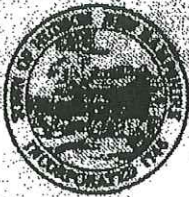
B: B.P. #102-82 Construct Duplex issued Sept 24, 1982

C: 4/4/1985 ZBA Variance request for additional Duplex - Denied

Previous Assessments

Year	Code	Building	Yard Items	Land Value	Acres	Special Land	Total
2021	104 - TWO FAM	149,500	0	134,100	1.32	0.00	283,600
2021	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2020	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2020	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2019	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2019	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2018	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2018	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2017	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2017	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2017	104 - TWO FAM	149,500	0	123,100	1.32	0.00	272,600
2016	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2016	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2015	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2015	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2014	104 - TWO FAM	102,200	0	107,400	1.32	0.00	209,600
2014	104 - TWO FAM	115,900	0	107,400	1.32	0.00	223,300
2013	104 - TWO FAM	115,900	0	107,400	1.32	0.00	223,300
2013	104 - TWO FAM	115,900	0	107,400	1.32	0.00	223,300
2012	104 - TWO FAM	115,900	0	107,400	1.32	0.00	223,300
2012	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2011	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2011	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2010	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2010	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2009	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2008	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2008	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2007	104 - TWO FAM	159,100	0	142,400	1.32	0.00	301,500
2007	104 - TWO FAM	144,600	0	106,900	1.32	0.00	251,500
2006	104 - TWO FAM	144,600	0	106,900	1.32	0.00	251,500
2006	104 - TWO FAM	144,600	0	106,900	1.32	0.00	251,500
2005	104 - TWO FAM	144,600	0	106,900	1.32	0.00	251,500
2005	104 - TWO FAM	144,600	0	106,900	1.33	0.00	251,500
2004	104 - TWO FAM	144,600	0	106,900	1.33	0.00	251,500
2004	104 - TWO FAM	109,600	0	81,700	1.33	0.00	191,300
2003	104 - TWO FAM	109,600	0	81,700	1.33	0.00	191,300
2003	104 - TWO FAM	109,600	0	81,700	1.33	0.00	191,300
2002	104 - TWO FAM	109,600	0	81,700	1.33	0.00	191,300
2002	104 - TWO FAM	109,600	0	81,700	1.33	0.00	191,300
2001	104 - TWO FAM	67,400	0	56,900		0.00	124,300
2000	104 - TWO FAM	67,400	0	56,900	1.33	0.00	124,300

A



Town of Hudson, N. H.

Office of Town Building Inspector

BUILDING PERMIT

No. 102-82

Sept. 24, 1981

This certifies that Jera Construction Co. Inc. Name of Owner

is granted permission to erect Duplex 24' x 68' Description
 alter
 repair
 move

Town sewer and water
of Building

on premises located at and known as
to

2184-009 Lindsay St. M.L-55/60-3
Number Street or Avenue

and to do things lawful to that end.

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

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

Value \$ 49,000.⁰⁰

Richard E. Mallard
Administrative Officer

Fee \$ 98.⁰⁰

B,



TOWN OF HUDSON, N. H.

Application for a Permit To Build

Date Sept. 21, 1981

Table with categories: Residential (checked), Commercial, Industrial, Garage, Brezeway, No. of Units (2)

Table with categories: Subdivision, Planning Bd. Approval Sub Div., Water Pollution Approval Sub Div. No., Septic Construction Permit No., Necessary Bonds Posted, Bd. of Adj. Variance Granted If Nec.

Table with categories: New (checked), Alter, Addition, Repair

Permit Number 102-82

Name of Owner JERO CONSTRUCTION Co., Inc. Address 160 Hayden Rd, GROTON, MASS. Tel. 617-6922890
Land Purchased From NORMAND LAPLANTE Address NASHUA, N.H.
Location LA LINDSAY ST., HUDSON, N.H. Property Tax No.
Name of General Contractor JERO CONST. Map and Lot No. 55/60-3 (2184-009)
Name of Heating Contr. Name of Electrical Contractor
Type of Heat GAS Name of Plumbing Contractor
Name of Fireplace Mason Name of Masonry Contractor
Material of Building wooden Style of Roof 5-12 PITCH Roof Covering SHINGLE
Size of Foundation 24x68 Living Floor Area 1632 sq. ft. No. of Stories ONE
Size of Garage Water yes Sewer yes
Foundation Material Poured CONCRETE Width 10" Height 7'6" Footings [X] No
Fireplace No. of Flues 2 Size 8" Chimney Material Block + BRICK
Brief Description of Repair, Alter or Other

Value 49,000.00
Fee 98.00 Duplex

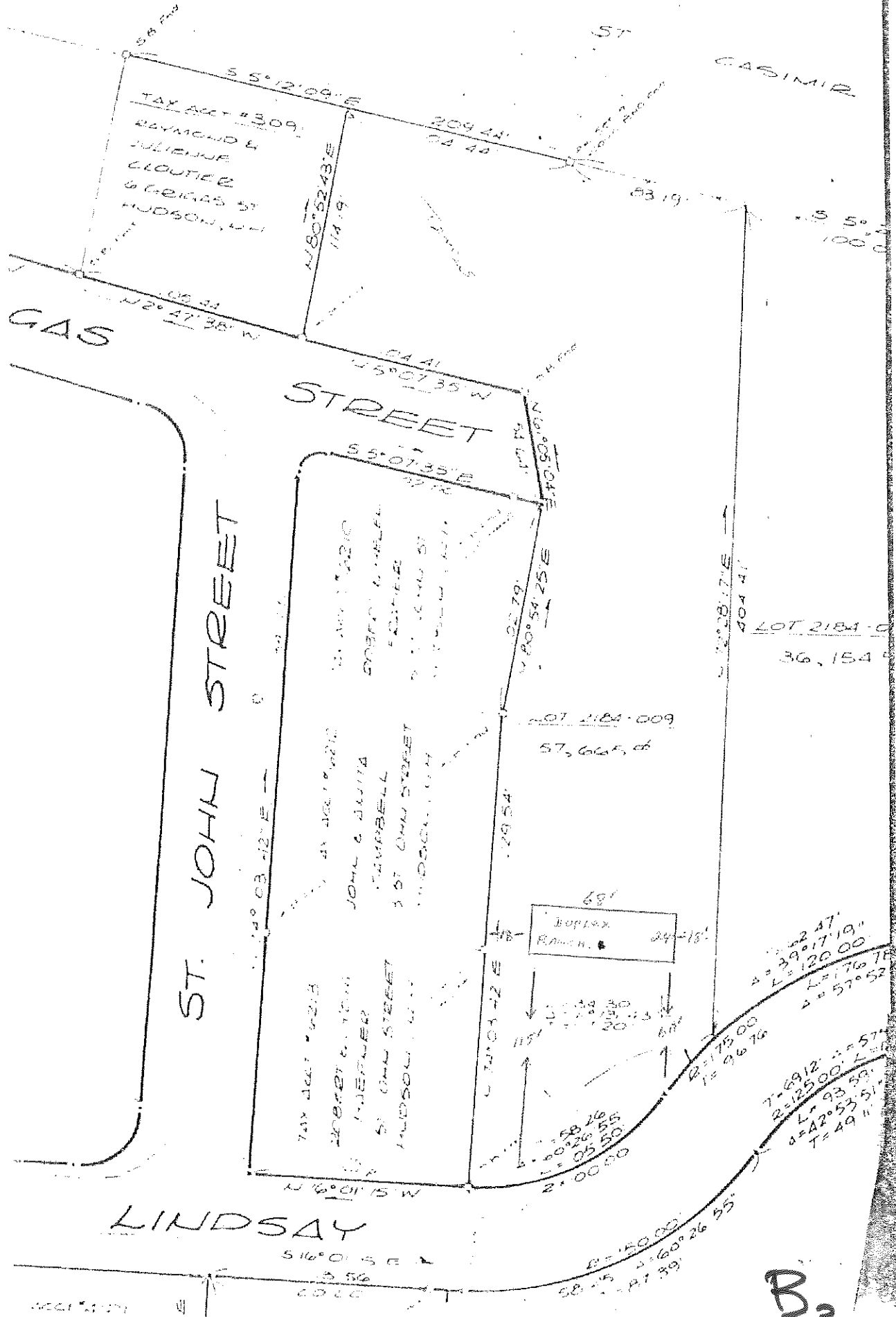
The undersigned hereby agrees that the proposed work shall be done in accordance with the foregoing statement, and with the plans and specifications submitted; and that the work connected therewith shall conform with the building laws and regulations of the town of Hudson, and that Roger D. Denis will notify the Building Inspector when foundation, frame, chimneys, fire-stops and heater-pipes, electrical wiring and plumbing are ready for inspection. I also certify that I have been authorized by the owner to apply for this permit.

OVER
Sketch of building, show streets set back from property lines on all sides on other side.

Owner's Signature Roger D. Denis / Town
Contractor's Signature Jero Const. Co., Inc.
Address 160 HAYDEN RD., GROTON, MASS.

B2

Royce De...
JERO COAST



Handwritten initials or signature.

**TOWN OF HUDSON NEW HAMPSHIRE
APPLICATION FOR APPEAL**

Application for a variance
 a special exception
 an appeal from administrative decision
 a rehearing

Case No. 4-85-55/60/3
 Map & Lot No. 55-60-3
 Fee 64.00
 Date filed 4/4/85
 Signed [Signature]

Name of Applicant ERVIN & ETEL EICHENWALD
 Address 5 AZTEC RD. NASHUA N.H. 03063
 Owner of property concerned SAME -
 Address _____

Tel. # 603-886-5955
603-888-6480
 Tel. # _____

Exact location & description of property (Include scale drawing showing plot plan, boundaries, dimensions, adjacent roads and right of way, location of buildings, as applicable) (Use separate sheet if necessary).
Property Location @ Lindsay St
SEE ATTACHED

Brief description of request CONSTRUCT A SECOND DUPLEX ON EXISTING LOT

Regarding Article X Section 3E of the Hudson Zoning Ordinance
 Tax # _____ Zone A-1

ABUTTERS - NAME		ADDRESS
IAP #	LOT #	
		ESTHER WALSMAN - BY POWER OF ATTORNEY - 11 WHITMAN RD. NASHUA N.H. 03062
55	60-2	RODGERS, ALVIN H & BETTY A.
55	50	MAEFNER, ROBERT H & LYDIA L.
55	49	CAMPBELL, JOHN E. & JUDITH B.
55	48	FRASER, ROBERT A. & HELEN B.
55	44	DUDEN, FREDERICK M & ELEANOR T.
55	47	CAOUTIER, RAYMOND & JULIENNE
60	3	ST. CASIMIR CEMETERY
56	118	JEAN, PETER M. & DENISE C. <u>OK</u>
		22 ABBOTT ST. HUDSON N.H. 03051
		1 ST. JOHN ST. " " "
		3 ST. JOHN ST. " " "
		5 ST. JOHN ST. " " "
		8 ST. JOHN ST. " " "
		9 GRIGAS ST. " " "
		10 LINDSAY ST. HUDSON N.H. 03051
		ST. CASIMIR CHURCH 119 TEMPLE ST. NASHUA 03060

Owner/Applicant hereby accepts responsibility for notification of abutters and understands that all appeals filed after cut off date will be considered as being received the day after next regular meeting. (Cut off date is two weeks prior to the regular meeting as noted in Board of Adjustment BY-LAWS).

Signed Esther Walsman P.O.A. Date 4/4/85

In the event an on-site inspection of the land is necessary, would you be willing to allow Board of Adjustment members on above property? Yes No

Signed Esther Walsman P.O.A. Date 4/4/85

NOTICE OF DECISION

It is the decision of the Board of Adjustment that the above application has been denied.

The Board based its decision on the following:

- Will/Will not serve the public interest.
- Will/Will not result in unnecessary hardship.
- Will/Will not uphold the spirit of the ordinance.
- Will/Will not provide for substantial justice.

The following stipulations are hereby attached to the Board's decision:

Note: Variances on which no substantial action has been taken shall become void six (6) months from date of approval by the Board of Adjustment.

[Signature]
4/25/85

C1



Town of Hudson
HUDSON, NEW HAMPSHIRE
Zoning Board of Adjustment

NOTICE TO ABUTTERS

Certified Mail No.

P 576 689 454

Date: April 17, 1985

TO: Ervin/Etel Eichenwald
5 Aztec Road
Nashua, N.H. 03063

This notice will serve to inform you that a public hearing concerning:

Case 4/85/55-60-3: Ervin & Etel Eichenwald, 5 Aztec Road, Nashua,
request a variance to allow construction of a second duplex on an
existing lot at 8 Lindsay Street. [Map 55, Lot 60-3, Zoned A-1
(Residential); Article X, Section 3(e) of the Hudson Zoning Ordinance.]

Owner: Ervin & Etel Eichenwald

Map No. 55 Lot No. 60-3

will be held on Thursday, April 25, 1985, 7:30 PM, at the
Town Hall.

Dennis J. Lafoe
Dennis J. Lafoe
Zoning Administrator *ep*

Stipulations: _____

TOWN OF HUDSON

OCT 12 2021

Zoning Department

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Hudson

Entries in this box are to be filled out by
Land Use Division personnel
Case No. 166-031 (10-28-21)
Date Filed 10/12/21

Name of Applicant Daniel M. Flores
c/o SFC Engineering Map: 166 Lot: 31 Zoning District: TR
Telephone Number (Home) 603-361-3294 (Work) 603-647-8700 x 313
Mailing Address 183 Rockingham Road Unit 3 East Windham NH 03087
Owner Amnon Waisman Rev Trust

Location of Property 8 Lindsay Street
(Street Address)

Signature of Applicant [Signature] Date 10/12/2021

Signature of Property-Owner(s) [Signature] Date 10/7/21

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>10/12/21</u>
Application fee:	<u>185 -</u>	
<u>12</u> Direct Abutters x \$4.10 =	<u>\$130.00</u>	
<u>11</u> Indirect Abutters x \$0.55 =	<u>51.96</u>	
Total amount due:	<u>6.38</u>	Amt. received: \$ <u>243.34</u>
	<u>\$243.34</u>	Receipt No.: <u>659,376</u>

Received by: [Signature]

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

Engineering Fire Department Health Officer Planner

TOWN OF HUDSON, NH NOTICE TO APPLICANTS


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

Applicant Initials		Staff Initials
<u>DMF</u>	The applicant must provide 13 copies including the original of the filled-out application form, together with this checklist and any required attachments listed. (Paper clips, no staples)	<u>TG</u>
<u>DMF</u>	Before making the 13 copies, please review the application with the Zoning Administrator or staff.	<u>TG 10/8/21</u>
<u>DMF</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Wetland Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>DMF</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>TG</u>
<u>DMF</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained from the assessor's office. (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>DMF</u>	A copy of both sides of the assessor's card shall be provided. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>DMF</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u>	For a Wetland Special Exception, a letter or a copy of the relevant decision from the Hudson Conservation Commission shall be attached to the application for existing single-family and duplex residential uses. All other Wetland Special Exceptions (multifamily, commercial, or industrial uses) must have letters both from the Conservation Commission and from the Planning Board.	<u>N/A</u>

PLOT PLAN-

- DMF Except for requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted): TG
- a) DMF 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) DMF The plot plan shall be up-to date and dated, and shall be no more than three years old. TG
- c) DMF The plot plan shall have the signature and the name of the preparer, with his/her/their seal. TG
- d) DMF The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. (NOTE: copies of the GIS map can be obtained at the Land Use Division.) TG
- e) DMF The plot plan shall include the location and dimensions of existing or required services, the area (total square footage), all buffer zones, natural features, any landscaped areas, any recreation areas, any safety zones, all signs, streams or other wetland bodies, and any drainage easements. TG
- f) DMF 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) DMF The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. TG
- h) DMF The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. TG
- i) DMF The plot plan shall indicate all parking spaces and lanes, with dimensions. TG

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



Signature of Applicant(s)

10/12/2021

Date

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

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

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

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

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

ALL DIRECT ABUTTERS

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

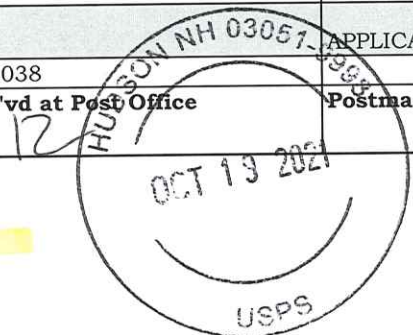
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
166	031	Waisman, Amnon TR. Amnon Waisman Rev Trust	11 Whitman Rd. Nashua, NH 03062
166	017	St. Casimir Cemetery Bishop of Manchester Roman Catholic	153 Ash Street Manchester, NH 03104
166	020	Clouter, Andrew P.	6 Grigas Street Hudson, NH 03051
166	021	Ferentino, Jeffrey T.	5 St John Street Hudson, NH 03051
166	022	Longley, Brian P.	3 St John Street Hudson, NH 03051
166	025	Cataldo, Mark Joseph	8 St John Street Hudson, NH 03051
166	030	Haefner, Robert H. Haefner, Lydia L.	1 St John Street Hudson, NH 03051
166	032	Gimbert-Emerson Family Rev Tru Gimbert, David K., TR. Emerson, Marcia C., TR.	10 Lindsay Street Hudson, NH 03051
166	034	Rodgers, Alvin H., TR. Rodgers, Betty A., TR. Alvin Rodgers Revocable Trust	000 Hunt Community ALLDS 250 Nashua, NH 03060
Developer		Michael Lacasse M.R. Lacasse Homes, LLC	9 Scenic Lane Hudson, NH 03051
Engineer		Daniel M. Flores, PE SFC Engineering Partnership, Inc.	183 Rockingham Rd, Unit 3 East Windham, NH 03087
Surveyor		Timothy A. Peloquin, LLS Promised Land Survey, LLC	PO Box 447 Derry, NH 03038

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
166	035	Desmarais, Gerald R. Desmarais, Denise J.	3 Lindsay Street Hudson, NH 03051
165	159-004	Nguyen, Tuyet	10 Nellie Ct. Hudson, NH 03051
166	026	Spooner, Pamela L. Spooner, Paul S.	23 Ledge Road Hudson, NH 03051
174	041	Middlemiss, Steven F Middlemiss, Lee Ann	22 Abbott St. Hudson, NH 03051
166	029	Smith, Karen Smith, Scott A.	4 Lindsay Street Hudson, NH 03051
166	024	Gregoire, Stephen J. Gregoire, Renee S.	6 St John Street Hudson, NH 03051
165	159-005	Wilcox, David E. Wilcox, Nancy L.	6 Nellie Ct. Hudson, NH 03051
166	023	Malley, Timothy J. Malley, Melissa K.	4 St John St. Hudson, NH 03051
174	048	Brown, Ernest H., TR. Brown, Susan K., TR.	1561 Main St Pittsburg, NH 03592-5511
166	033	Matthews, Kenneth R. Matthews, Kathleen J.	12 Lindsay Street Hudson, NH 03051
166	019	Graves, Robert L., TR. Graves, Dorothy J., TR. Graves Family Revocable Trust	4 Grigas Street Hudson, NH 03051

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 166-031 VARIANCE 8 Lindsay Street Map 166/Lot 031-000 1 of 1
ARTICLE NUMBER	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting	
1	7021 0350 0000 1884 5734 Daniel M. Flores, PE; SFC Engineering Partnership, Inc. 183 Rockingham Rd., Unit 3 East, Windham, NH 03087	APPLICANT NOTICE MAILED	
2	7021 0350 0000 1884 5741 WAISMAN, AMNON, TR.; AMNON WAISMAN REV TRUST 11 WHITMAN RD., NASHUA, NH 03062	OWNER/APPLICANT NOTICE MAILED	
3	7021 0350 0000 1884 5758 ST. CASIMIR CEMETERY; Bishop of Manchester Roman Catholic 153 Ash Street, MANCHESTER, NH 03104	ABUTTER NOTICE MAILED	
4	7021 0350 0000 1884 5765 CLOUTIER, ANDREW P. 6 GRIGAS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
5	7021 0350 0000 1884 5772 FERENTINO, JEFFREY T. 5 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	7021 0350 0000 1884 5789 LONGLEY, BRIAN P. 3 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	7021 0350 0000 1884 5796 CATALDO, MARK JOSEPH 8 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8	7021 0350 0000 1884 5802 HAEFNER, ROBERT H.; HAEFNER, LYDIA L. 1 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9	7021 0350 0000 1884 5819 GIMBERT-EMERSON FAMILY REV TRU; GIMBERT, DAVID K., TR; EMERSON, MARCIA C., TR 10 LINDSAY STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED	
10	7021 0350 0000 1884 0012 RODGERS, ALVIN H., TR.; RODGERS, BETTY A., TR.; ALVIN RODGERS REVOCABLE TRUST 000 HUNT COMMUNITY ALLDS250, NASHUA, NH 03060	ABUTTER NOTICE MAILED	
11	7021 0350 0000 1884 0029 Michael Lacasse; M.R. Lacasse Homes, LLC 9 SCENIC LANE, HUDSON, NH 03051	APPLICANT NOTICE MAILED	
12	7021 0350 0000 1884 0036 Timothy A. Peloquin, LLS; Promised Land Survey, LLC PO BOX 447, DERRY, NH 03038	APPLICANT NOTICE MAILED	
Total Number of pieces listed by sender 12		Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)



Direct Certified

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 166-031 VARIANCE 8 Lindsay Street Map 166/Lot 031-000 1 of 1
	ARTICLE NUMBER OCT 19 2021	Name of Addressee, Street, and post office address	10/28/2021 ZBA Meeting
1	Mailed First Class	NGUYEN, TUYET	ABUTTER NOTICE MAILED
2	Mailed First Class	10 NELLIE CT., HUDSON, NH 03051	
		WILCOX, DAVID E.; WILCOX, NANCY L.	ABUTTER NOTICE MAILED
3	Mailed First Class	6 NELLIE CT., HUDSON, NH 03051	
		GRAVES, ROBERT L., TR.;	
		GRAVES, DOROTHY J., TR.;	
		GRAVES FAMILY REVOCABLE TRUST	ABUTTER NOTICE MAILED
4	Mailed First Class	4 GRIGAS STREET, HUDSON, NH 03051	
		MALLEY, TIMOTHY J.;	
		MALLEY, MELISSA K.	ABUTTER NOTICE MAILED
5	Mailed First Class	4 ST JOHN ST., HUDSON, NH 03051	
		GREGOIRE, STEPHEN J.;	
		GREGOIRE, RENEE S.	ABUTTER NOTICE MAILED
6	Mailed First Class	6 ST JOHN STREET, HUDSON, NH 03051	
		SPOONER, PAMELA L.;	
		SPOONER, PAUL S.	ABUTTER NOTICE MAILED
7	Mailed First Class	23 LEDGE ROAD, HUDSON, NH 03051	
		SMITH, KAREN;	
		SMITH, SCOTT A.	ABUTTER NOTICE MAILED
8	Mailed First Class	4 LINDSAY STREET, HUDSON, NH 03051	
		MATTHEWS, KENNETH R.;	
		MATTHEWS, KATHLEEN J.	ABUTTER NOTICE MAILED
9	Mailed First Class	12 LINDSAY STREET, HUDSON, NH 03051	
		DESMARAIS, GERALD R.;	
		DESMARAIS, DENISE J.	ABUTTER NOTICE MAILED
10	Mailed First Class	3 LINDSAY STREET, HUDSON, NH 03051	
		MIDDLEMISS, STEVEN F.;	
		MIDDLEMISS, LEE ANN	ABUTTER NOTICE MAILED
11	Mailed First Class	22 ABBOTT ST., HUDSON, NH 03051	
		BROWN, ERNEST H., TR.;	
		BROWN, SUSAN K., TR.;	
		BROWN FAMILY REV TRUST	ABUTTER NOTICE MAILED
		1561 MAIN ST., PITTSBURG, NH 03592-5511	
	Total Number of pieces listed by sender 11	Total number of pieces rec'vd at Post Office	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

October 18, 2021

APPLICANT NOTIFICATION

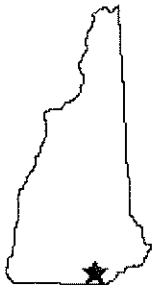
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on Thursday, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 166-031 (10-28-21): Daniel M. Flores, PE of SFC Engineering Partnership, Inc., 183 Rockingham Rd, Unit 3 East, Windham NH 03087 requests a Variance for 8 Lindsay St., Hudson, NH for relief from HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off Grigas St. [Map 166, Lot 031-000, Zoned Town Residence (TR).]

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

October 18, 2021

ABUTTER 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, **10/28/21** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 166-031 (10-28-21): Daniel M. Flores, PE of SFC Engineering Partnership, Inc., 183 Rockingham Rd, Unit 3 East, Windham NH 03087 requests a Variance for 8 Lindsay St., Hudson, NH for relief from HZO Article VII, Dimensional Requirements; § 334-27.1 D, General Requirements: to allow the creation of a new lot that has insufficient required frontage on a class V or better portion off Grigas St. [Map 166, Lot 031-000, Zoned Town Residence (TR).]

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

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-27.1 in order to permit the following change or use:

To allow creation of a new lot that does not have the required frontage on a class V or better road.

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

FACTS SUPPORTING THIS REQUEST:

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

I. "The Zoning Board of Adjustment shall have the power to:

(b) Authorize upon appeal in specific cases a variance from the terms of the zoning ordinance if:

- (1) The variance will not be contrary to the public interest;**
- (2) The spirit of the ordinance is observed;**
- (3) Substantial justice is done;**
- (4) The values of surrounding properties are not diminished; and**
- (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**

(A) For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and**
- (ii) The proposed use is a reasonable one.**

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

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

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

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

The proposed lot creation will be similar in size to the existing lots in the neighborhood. The proposed use of the lot is single family residential, in keeping with other properties in the neighborhood.

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

The proposed lot will meet all other requirements of the zoning ordinance. Although the lot does not have the required frontage on a class V or better road, the lot does have required frontage on the Grigas Road right-of-way. However, Grigas Road was never extended within the right-of-way that forms the proposed lot frontage.

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.)

The lot at 8 Lindsay Street was created as an 'L' shape that gives the lot frontage on both Lindsay Street and on an extension of the Grigas Street right-of-way depicted on the record subdivision plan. The Grigas Street extension was never built, such that the proposed lot does not have frontage on class V road, as intended with the lot creation. This variance will allow the owner to fully develop the property as intended.

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.)

The proposed lot will not diminish property values. The proposed lot size and configuration will be similar to existing properties along Grigas Street, St John Street, Nellie Court, and Ledge Road.

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.)

The lot has a unique configuration, with an 'L' shape and frontage on both Lindsay Street at the west, and a paper street to the north (Grigas Street right-of-way). Reviewing past recorded plans, it is clear that the intent was to extend Grigas Street to create additional lots. The town never constructed the Grigas Street extension, resulting in the planned Grigas Street frontage not existing.

The following record plans are included that illustrate the lot and Grigas Street right-of-way history:

Plan # 1667 recorded at the Hillsborough Registry of Deeds in 1957. This plan shows Grigas Street extending to the south, with a number of lots created along the frontage.

Plan # 2888 recorded at the Hillsborough Registry of Deeds in 1964. This plan shows changes to the lot along Grigas Street, with Grigas Street continuing to the south.

Plan # 13558 recorded at the Hillsborough Registry of Deeds in 1980 and which created the current lot. This plan shows the Grigas Street right-of-way extending to create the current 'L' configuration of the subject lot.

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.

ATTACHMENTS

1. Subdivision Plan & Existing Conditions Plan
2. Letter of Authorization
3. Property Card
4. Zoning Determination
5. GIS Map
6. Plan 1667
7. Plan 2888
8. Plan 13558

1

Subdivision Plan

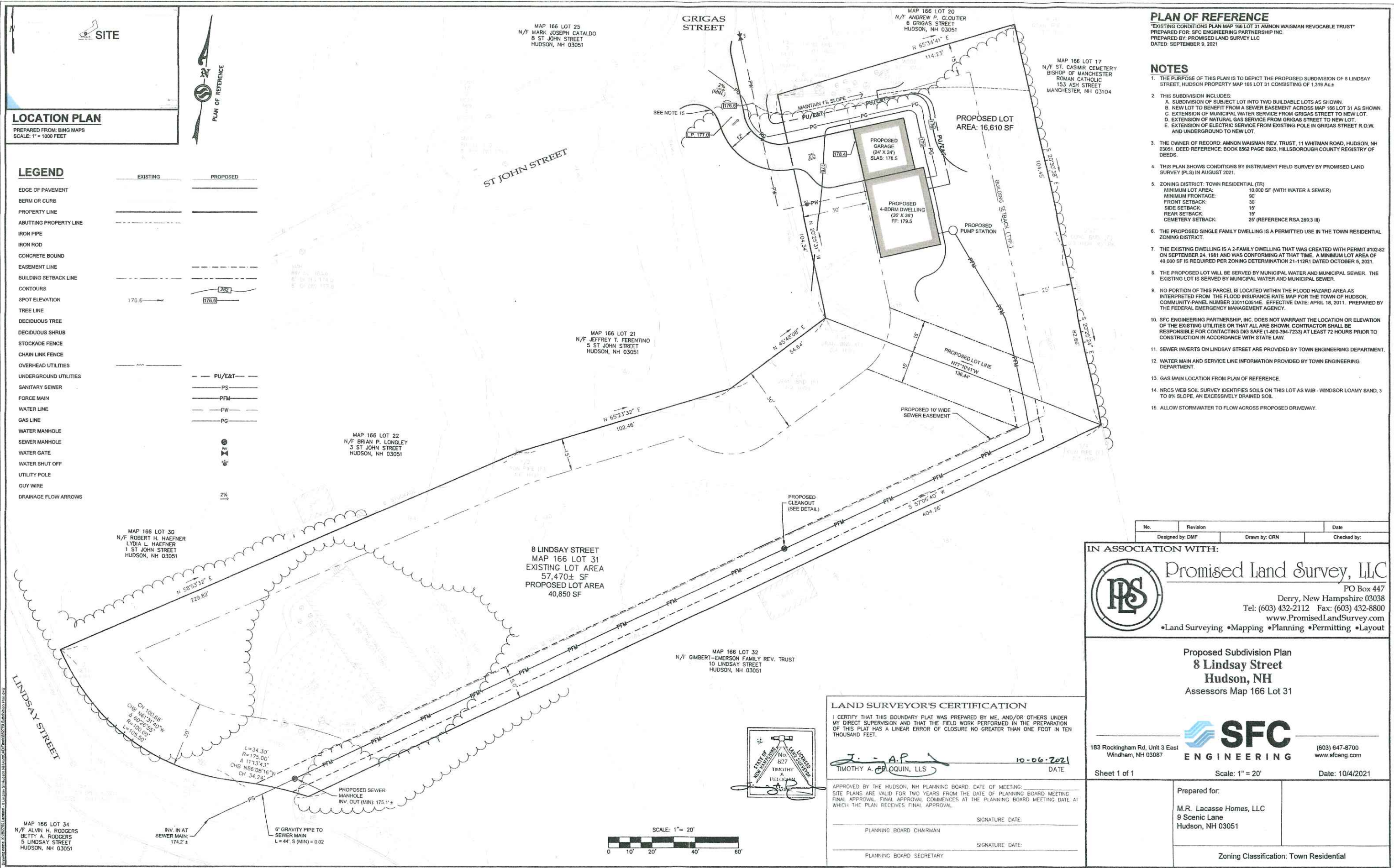
showing proposed lot

& Existing Conditions Plan

LOCATION PLAN
 PREPARED FROM BING MAPS
 SCALE: 1" = 1000 FEET

LEGEND

EXISTING	PROPOSED
EDGE OF PAVEMENT	---
BERM OR CURB	---
PROPERTY LINE	---
ABUTTING PROPERTY LINE	---
IRON PIPE	---
IRON ROD	---
CONCRETE BOUND	---
EASEMENT LINE	---
BUILDING SETBACK LINE	---
CONTOURS	---
SPOT ELEVATION	---
TREE LINE	---
DECIDUOUS TREE	---
DECIDUOUS SHRUB	---
STOCKADE FENCE	---
CHAIN LINK FENCE	---
OVERHEAD UTILITIES	---
UNDERGROUND UTILITIES	---
SANITARY SEWER	PS
FORCE MAIN	PFM
WATER LINE	PW
GAS LINE	PG
WATER MANHOLE	W.M.
SEWER MANHOLE	S.M.
WATER GATE	W.G.
WATER SHUT OFF	W.S.O.
UTILITY POLE	U.P.
GUY WIRE	G.W.
DRAINAGE FLOW ARROWS	---



PLAN OF REFERENCE
 "EXISTING CONDITIONS PLAN MAP 166 LOT 31 AMNON WAISMAN REVOCABLE TRUST"
 PREPARED FOR: SFC ENGINEERING PARTNERSHIP INC.
 PREPARED BY: PROMISED LAND SURVEY LLC
 DATED: SEPTEMBER 9, 2021

- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED SUBDIVISION OF 8 LINDSAY STREET, HUDSON PROPERTY MAP 166 LOT 31 CONSISTING OF 1.319 AC±.
 - THIS SUBDIVISION INCLUDES:
 - A. SUBDIVISION OF SUBJECT LOT INTO TWO BUILDABLE LOTS AS SHOWN.
 - B. NEW LOT TO BENEFIT FROM A SEWER EASEMENT ACROSS MAP 166 LOT 31 AS SHOWN.
 - C. EXTENSION OF MUNICIPAL WATER SERVICE FROM GRIGAS STREET TO NEW LOT.
 - D. EXTENSION OF NATURAL GAS SERVICE FROM GRIGAS STREET TO NEW LOT.
 - E. EXTENSION OF ELECTRIC SERVICE FROM EXISTING POLE IN GRIGAS STREET R.O.W. AND UNDERGROUND TO NEW LOT.
 - THE OWNER OF RECORD: AMNON WAISMAN REV. TRUST, 11 WHITMAN ROAD, HUDSON, NH 03051. DEED REFERENCE: BOOK 8562 PAGE 0923, HILLSBOROUGH COUNTY REGISTRY OF DEEDS.
 - THIS PLAN SHOWS CONDITIONS BY INSTRUMENT FIELD SURVEY BY PROMISED LAND SURVEY (PLS) IN AUGUST 2021.
 - ZONING DISTRICT: TOWN RESIDENTIAL (TR)
 - MINIMUM LOT AREA: 10,000 SF (WITH WATER & SEWER)
 - MINIMUM FRONTAGE: 80'
 - FRONT SETBACK: 30'
 - SIDE SETBACK: 15'
 - REAR SETBACK: 15'
 - CEMETERY SETBACK: 25' (REFERENCE RSA 289:3 III)
 - THE PROPOSED SINGLE FAMILY DWELLING IS A PERMITTED USE IN THE TOWN RESIDENTIAL ZONING DISTRICT.
 - THE EXISTING DWELLING IS A 2-FAMILY DWELLING THAT WAS CREATED WITH PERMIT #102-82 ON SEPTEMBER 24, 1981 AND WAS CONFORMING AT THAT TIME. A MINIMUM LOT AREA OF 40,000 SF IS REQUIRED PER ZONING DETERMINATION 21-112R1 DATED OCTOBER 5, 2021.
 - THE PROPOSED LOT WILL BE SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER. THE EXISTING LOT IS SERVED BY MUNICIPAL WATER AND MUNICIPAL SEWER.
 - NO PORTION OF THIS PARCEL IS LOCATED WITHIN THE FLOOD HAZARD AREA AS INTERPRETED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HUDSON, COMMUNITY-PANEL NUMBER 33011C0514E. EFFECTIVE DATE: APRIL 18, 2011. PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - SFC ENGINEERING PARTNERSHIP, INC. DOES NOT WARRANT THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES OR THAT ALL ARE SHOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING DIG SAFE (1-800-394-7233) AT LEAST 72 HOURS PRIOR TO CONSTRUCTION IN ACCORDANCE WITH STATE LAW.
 - SEWER INVERTS ON LINDSAY STREET ARE PROVIDED BY TOWN ENGINEERING DEPARTMENT.
 - WATER MAIN AND SERVICE LINE INFORMATION PROVIDED BY TOWN ENGINEERING DEPARTMENT.
 - GAS MAIN LOCATION FROM PLAN OF REFERENCE.
 - NRCS WEB SOIL SURVEY IDENTIFIES SOILS ON THIS LOT AS WHB - WINDSOR LOAMY SAND, 3 TO 8% SLOPE, AN EXCESSIVELY DRAINED SOIL.
 - ALLOW STORMWATER TO FLOW ACROSS PROPOSED DRIVEWAY.

No.	Revision	Date
Designed by: DMF	Drawn by: CRW	Checked by:

IN ASSOCIATION WITH:

Promised Land Survey, LLC
 PO Box 447
 Derry, New Hampshire 03038
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

Proposed Subdivision Plan
8 Lindsay Street
Hudson, NH
 Assessors Map 166 Lot 31

183 Rockingham Rd, Unit 3 East
 Windham, NH 03087 (603) 647-8700
 www.sfceng.com

Sheet 1 of 1 Scale: 1" = 20' Date: 10/4/2021

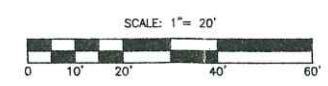
LAND SURVEYOR'S CERTIFICATION

I CERTIFY THAT THIS BOUNDARY PLAT WAS PREPARED BY ME, AND/OR OTHERS UNDER MY DIRECT SUPERVISION AND THAT THE FIELD WORK PERFORMED IN THE PREPARATION OF THIS PLAT HAS A LINEAR ERROR OF CLOSURE NO GREATER THAN ONE FOOT IN TEN THOUSAND FEET.

J. A. P.
 TIMOTHY A. PELOQUIN, LLS
 DATE: 10-06-2021

APPROVED BY THE HUDSON, NH PLANNING BOARD. DATE OF MEETING: _____
 SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING.
 FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PLANNING BOARD CHAIRMAN SIGNATURE DATE: _____
 PLANNING BOARD SECRETARY SIGNATURE DATE: _____



NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING SITE CONDITIONS OF MAP 166 LOT 31, LOCATED AT 8 LINDSAY STREET IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THE TOPOGRAPHY SHOWN ON THIS PLAN IS A COMBINATION OF AN ON-THE-GROUND TOPOGRAPHICAL FIELD SURVEY IN CONJUNCTION WITH LIDAR OBTAINED FROM NHGRANT.

PLANS OF REFERENCE

- 1) "SUBDIVISION PLAN, LINDSAY STREET, HUDSON, N.H.," PREPARED FOR: ANTHONY & NELLIE LINDSAY AND NORMAN LAPLANTE; PREPARED BY: A.E. MAYNARD, CIVIL ENGINEER, DATED: JUNE, 1979; SCALE: 1"=50'. SEE HILLSBOROUGH COUNTY REGISTRY OF DEEDS (HCRD) PLAN No. 13558.

FEMA

THIS PARCEL OF LAND (MAP 166 LOT 31) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) # 3301100514E, HAVING A REVISION DATE OF APRIL 18, 2011.

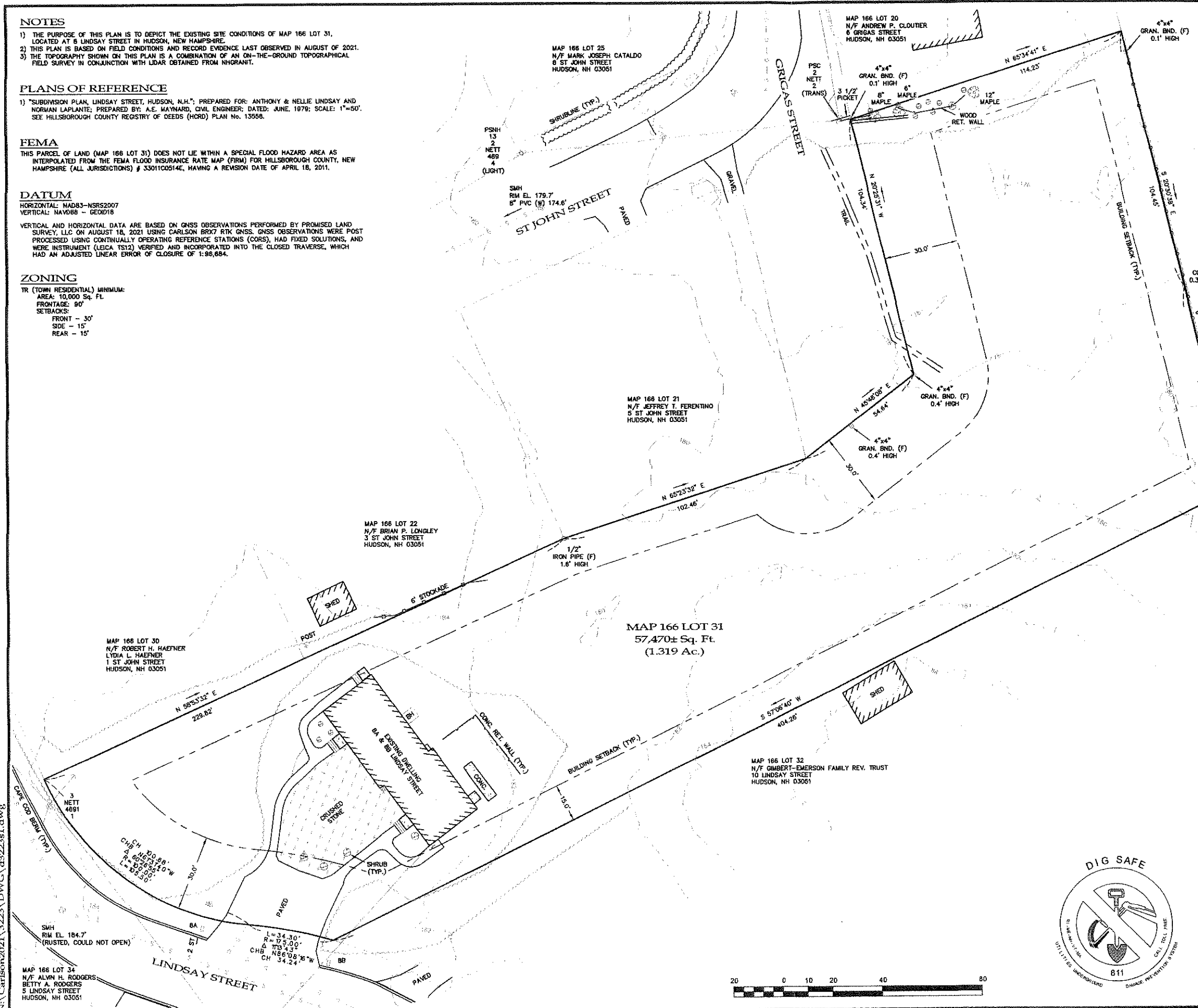
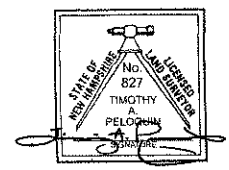
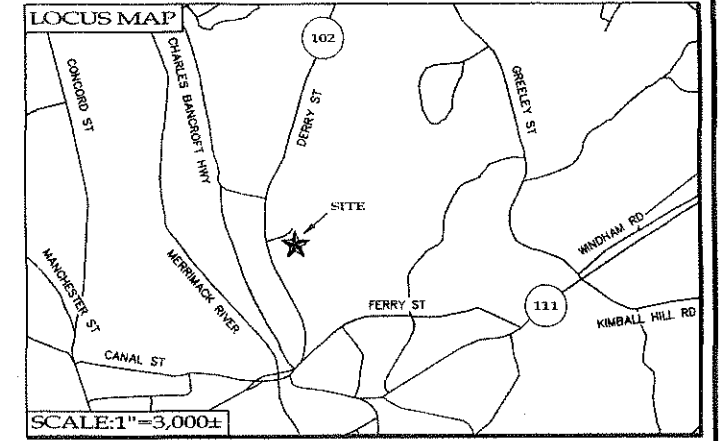
DATUM

HORIZONTAL: NAD83-NSRS2007
VERTICAL: NAVD83 - GEOID18

VERTICAL AND HORIZONTAL DATA ARE BASED ON GNSS OBSERVATIONS PERFORMED BY PROMISED LAND SURVEY, LLC ON AUGUST 18, 2021 USING CARLSON 8007 RTK GNSS. GNSS OBSERVATIONS WERE POST PROCESSED USING CONTINUALLY OPERATING REFERENCE STATIONS (CORS), HAD FIXED SOLUTIONS, AND WERE INSTRUMENT (LEICA TS12) VERIFIED AND INCORPORATED INTO THE CLOSED TRAVERSE, WHICH HAD AN ADJUSTED LINEAR ERROR OF CLOSURE OF 1:96,684.

ZONING

TR (TOWN RESIDENTIAL) MINIMUM:
AREA: 10,000 Sq. Ft.
FRONTAGE: 90'
SETBACKS:
FRONT - 30'
SIDE - 15'
REAR - 15'



LAND OWNERS OF RECORD
AMNON WAISMAN REV. TRUST
11 WHITMAN ROAD
NASHUA, NH 03062
HILLSBOROUGH COUNTY REGISTRY OF DEEDS BOOK 8562 / PAGE 0923

EXISTING CONDITIONS PLAN
MAP 166 LOT 31
AMNON WAISMAN REVOCABLE TRUST
8 LINDSAY STREET
HUDSON, NEW HAMPSHIRE
SEPTEMBER 09, 2021

PREPARED FOR: SFC ENGINEERING PARTNERSHIP INC.
183 ROCKINGHAM RD, UNIT 3 EAST
WINDHAM, NH 03087

PREPARED BY:

Promised Land Survey, LLC
PO Box 447
Derry, New Hampshire 03038
Tel: (603) 432-2112
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout

REVISIONS			
NO.	DATE	DESCRIPTION	BY
1	09/15/2021	PER ENGINEER'S REVIEW	B.W



N:\Cart\2021\3223\DWG\43223.dwg

Letter of Authorization

October 13, 2021

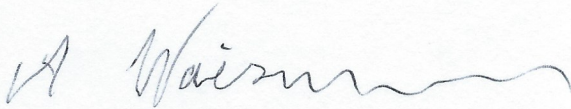
Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

Re: **Letter of Authorization - ZBA**
8 Lindsay Street

To the Hudson Zoning Board of Adjustment:

I, Amnon Waisman, trustee of the Amnon Waisman Revocable Trust and owner of Hudson Property Map 166 Lot 31 located at 8 Lindsay Street, hereby authorize SFC Engineering Partnership to represent me at the ZBA meeting and apply for the variance on behalf of the property owner with all corresponding signatures.

Sincerely,



10/13/21

Amnon Waisman, Trustee
Amnon Waisman Revocable Trust
11 Whitman Road
Nashua, NH 03062

3

Property Card

166 031 000
MAP LOT SUB

1 of 1 RESIDENTIAL
CARD Hudson

APPAISED: 283,600/
USE VALUE: 283,600/
ASSESSED: 283,600/
Total Card / Total Parcel
283,600/ 283,600
283,600/ 283,600
283,600/ 283,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		LINDSAY ST, HUDSON

WNERSHIP

Owner 1: WAISMAN, AMNON, TR.
Owner 2: AMNON WAISMAN REV TRUST
Owner 3:
Street 1: 11 WHITMAN RD.
Street 2:
Twn/City: NASHUA
St/Prov: NH Cntry
Postal: 03062

REVIOUS OWNER

Owner 1: EICHENWALD, ERVIN, TR. -
Owner 2: WAISMAN, ESTHER, TR. -
Street 1: 11 WHITMAN RD.
Twn/City: NASHUA
St/Prov: NH Cntry
Postal: 03062

NARRATIVE DESCRIPTION

his parcel contains 1.324 ACRES of land mainly classified as WO FAM with a DUPLEX Building built about 1970, having primarily VINYL Exterior and 1632 Square Feet, with 2 Units, 2 baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	1.324	149,500		134,100	283,600
Total Card		1.324	149,500	134,100	283,600
Total Parcel		1.324	149,500	134,100	283,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 173.77		/Parcel: 173.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	104	FV	149,500	0	1.324	134,100	283,600	283,600	Year End Roll	9/27/2021
2021	104	JB	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	5/12/2021
2020	104	FV	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	8/27/2020
2020	104	JB	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	5/6/2020
2019	104	FV	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	9/16/2019
2019	104	JB	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	5/8/2019
2018	104	FV	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	8/27/2018
2018	104	JB	149,500	0	1.324	123,100	272,600	272,600	Year End Roll	5/9/2018

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EICHENWALD, ERV	8562-0923	3	5/20/2013	ESTATE SALE		No	No		
EICHENWALD, ETE	6203-1787		1/25/2000	UNCLASSIFIED		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
7/1/2021	Other Change	1	CHIEF ASSESS
2/5/2021	Measured	18	KRT1
6/3/2014	Inspected	15	APPR TECH 5
5/27/2014	Measured	15	APPR TECH 5
5/1/2006	Measured	8	ASMNT TECH I
7/26/2002	Hearing - NC	0	PATRIOT
4/14/2001	Inspected	0	PATRIOT
4/5/2001	Inspected	0	PATRIOT
3/28/2001	Left Notice	0	PATRIOT

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Inf1 %	Inf2 %	Inf3 %	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	TWO FAM	1.1	1		SITE ACRE	SITE		0	110,000	1.10	RE						121,000						121,000	
104	TWO FAM	1.1	0.324		ACRES	EXCESS		0	4,750	1.37	RE						2,116						2,100	
104	TWO FAM	1.1	100		FRONTAGE	EXCESS		0	100	1.10	RE						11,000						11,000	potential 4 additi

Total AC/HA: 1.32400 Total SF/SM: 57673 Parcel LUC: 104 TWO FAM Prime NB Desc: RES AVG Total: 134,116 Spl Credit: Total: 134,100

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

Database: AssessPro - Hudson

amvm

2022



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1: 0055
Prior Id # 2: 0060
Prior Id # 3: 0003
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
Land Reason:
Bid Reason:
Civil District:
Ratio:

PRINT

Date	Time
10/12/21	08:49:38

LAST REV

Date	Time
07/01/21	09:25:23

jmichaud 7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

7592

Zoning Determination



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #21-112R1

Oct 5, 2021

Daniel M Flores, PE
SFC Engineering
183 Rockingham Rd
Unit 3E
Windham, NH 03087

Re: **8 Lindsay St Map 166 Lot 031-000**
District: Town Residence (TR)

Dear Mr. Flores,

Your request for zoning/subdivision into two lots, based on sheet 1 of 3 dated 10/4/2021 has been reviewed.

This is a revised Zoning Review / Determination:

This is a lot of record, with an existing non-conforming use as a two family created with permit #102-82 Sept 24, 1981. The minimum lot requirements was 40,000 sqft (with town water and sewer).

The parent (resultant) lot with the existing structure/(2 family) use needs to be a minimum of 40,000 sqft. The new lot needs to be a minimum of 10,000 sqft and only for a single family use.

The proposed lot off the Grigas St "leg" is not a class V or better road, thus a variance would be needed from: §334-27.1 General requirements D. Frontage shall be measured in a continuous line along the sideline of a Class V or better street between the points of intersection of the side lot lines with the street. If a lot has frontage on more than one street, the frontage on one street only may be used to satisfy the minimum lot frontage.

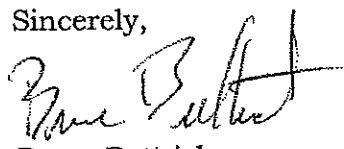
Reference: §334-6 Definitions: FRONTAGE -*The distance measured along the FRONT LOT LINE between points of intersection with the SIDE LOT LINES. FRONTAGE along cul-de-sac roadways (HIGHWAYS) shall be measured at the appropriate yard building SETBACK depth from the FRONT LOT LINE between the points of intersection with the SIDE LOT LINES. "FRONTAGE" shall be contiguous and measured along the joining boundary of the FRONT LOT LINE and a Class V or better public RIGHT-OF-WAY. Lot lines bordering limited access roads cannot be considered "FRONTAGE." FRONTAGE shall be capable of providing ACCESS.*

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

Please be mindful: if wetland and any steep slopes (>25%) exists that would increase the resultant lot size required for buildable area, and other requirements on any proposed lot per § 334-27.2 Lot requirements for subdivision of land.

I note that there is a cemetery adjacent to your proposal, please refer to RSA 289:3 for specific construction restrictions.

Sincerely,



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

cc: Public Folder
Owner
E. Dhima - Town Engr
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.

5

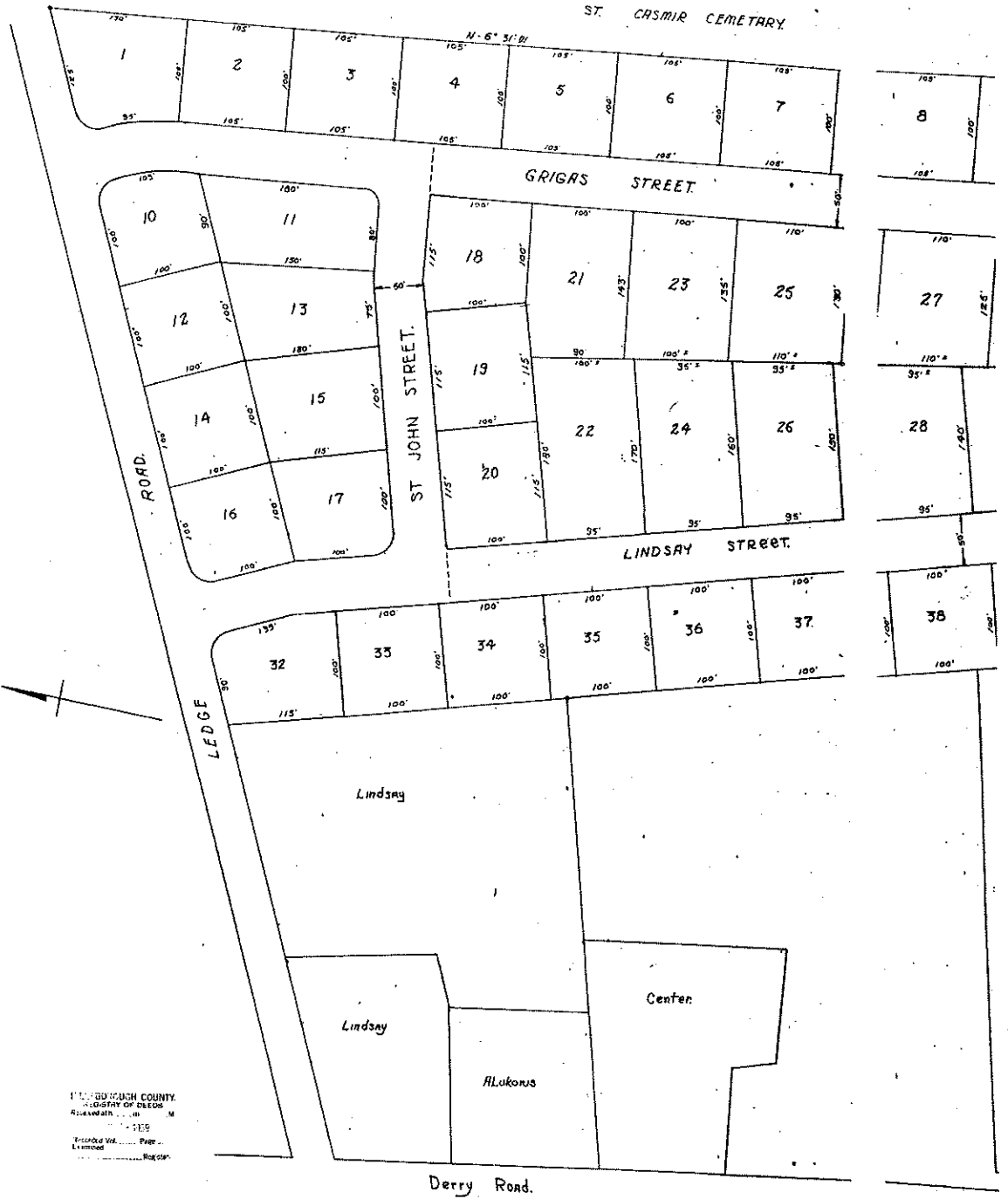
GIS Map

GIS Map of Project Area
8 Lindsay Street
Map 166, Lot 31



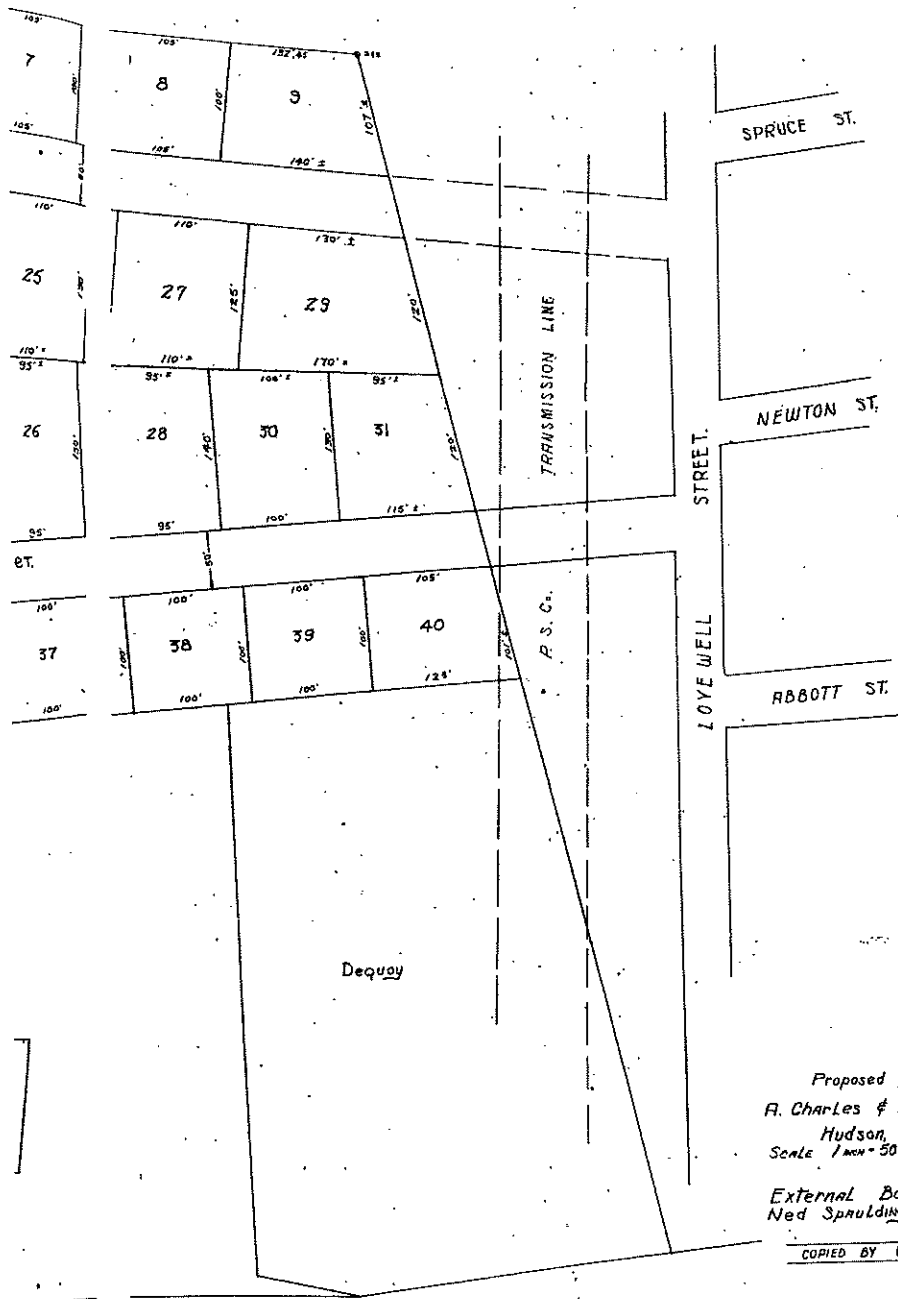
6

Plan 1667



1100 BROADWAY COUNTY
 PLAT OF 2000 M
 RECORDED IN...
 ...
 ...
 ...

7RY



FILED HOOKSETT COUNTY
 REGISTRY OF DEEDS
 RECORDED 11/11/57
 1957
 RECORDED WITH PLAN NO. 1667
 EXAMINED _____
 REGISTER

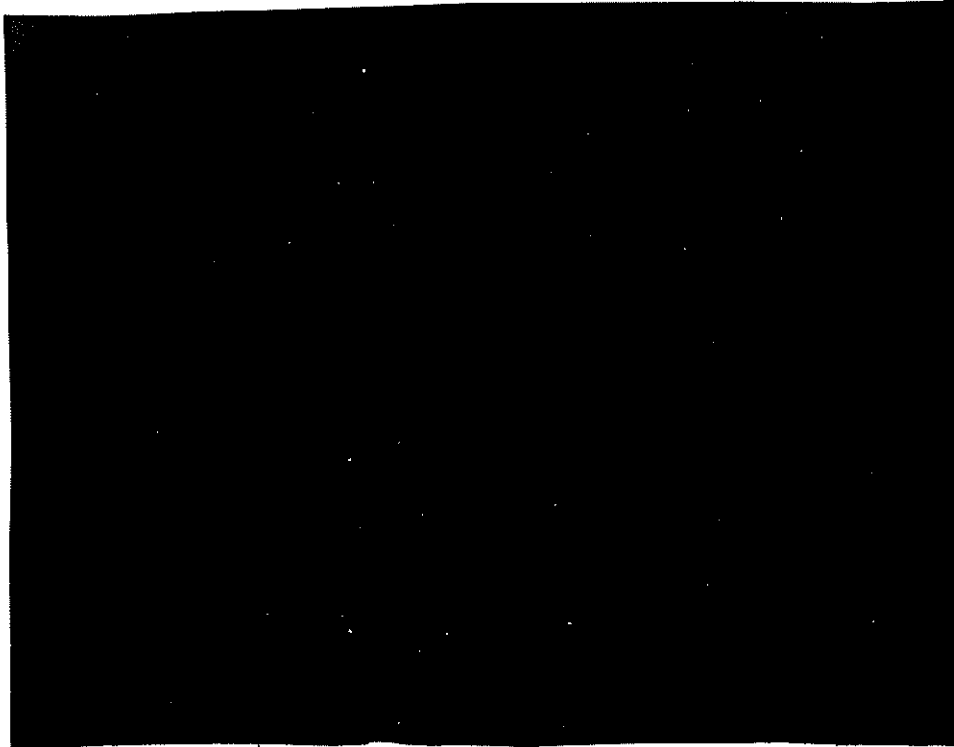
Proposed House Lot Layout of
 R. Charles & Nellie G. Lindsay
 Hudson, N.H. 1957
 Scale 1 inch = 50 ft. By G.R.HYDE.

External Boundaries By
 Ned Spaulding, 1946-1948

COPIED BY GODDWIN & KING.

7

Plan 2888



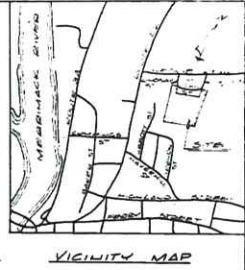
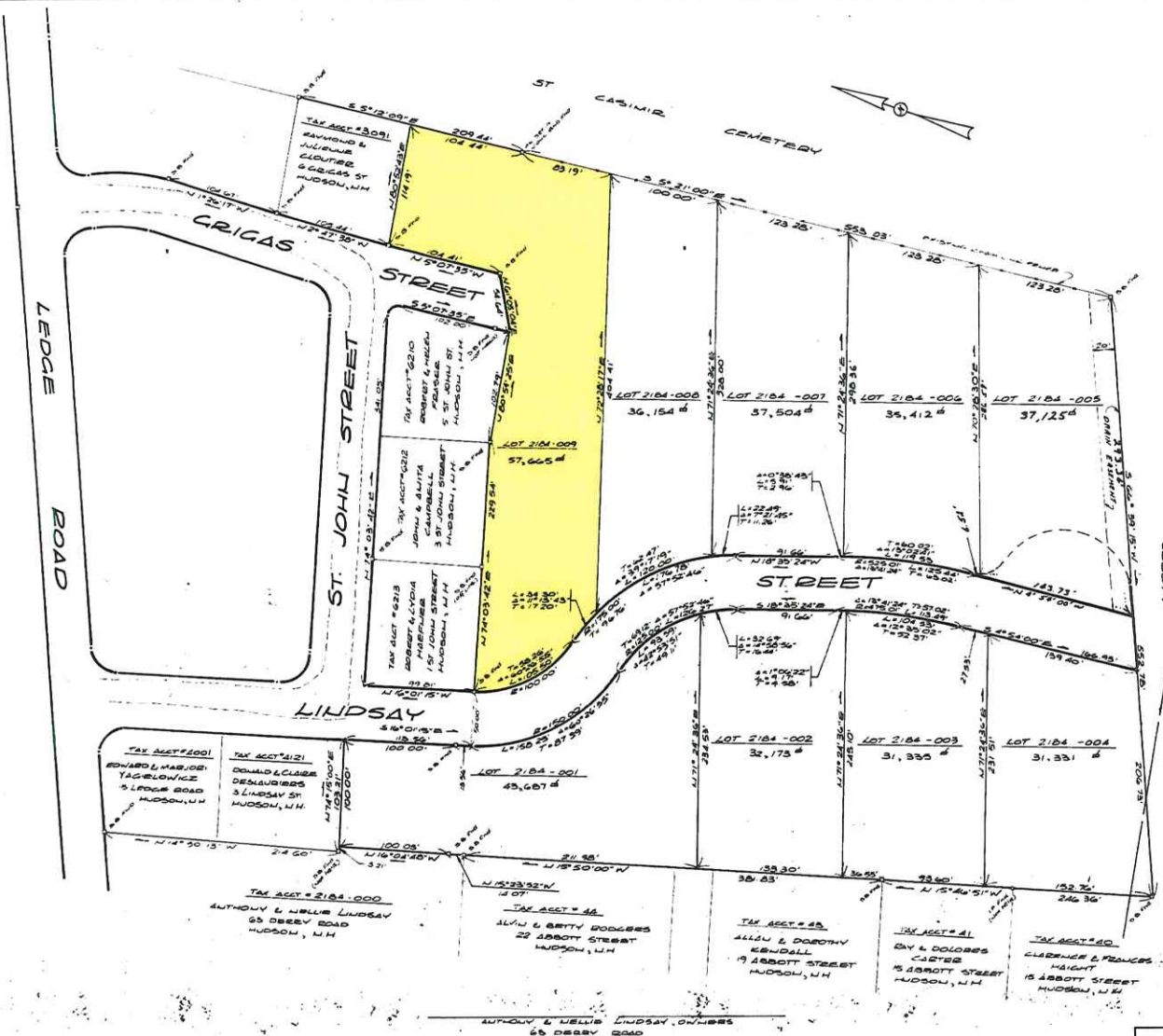
Registry Copy.

Plan # 2838



8

Plan 13558



PLAN REFERENCES:

- 1 PROPOSED HOUSE LOT LAYOUT OF CHARLES & NELLIE G. LINDSAY HUDSON, N.H. 1957 SCALE 1"=50' BY G. B. HYDE HCRD PLAN NO 1667
- 2 PLAN OF LAND OF WILFRED & KENNETH RODGERS HUDSON, N.H. SCALE 1"=50' NOV 1962 DRAWN BY H. SHAFER HCRD PLAN NO 2207
- 3 DIVISION - LOTS 2, 3, 4 & 16 HOUSE LOT LAYOUT CHARLES & NELLIE G. LINDSAY HUDSON, N.H. SCALE 1"=50' NOV 1962 BY G. B. HYDE HCRD PLAN NO 2000
- 4 SUBDIVISION PLAN LAND OF WILLIAM ABBOTT DREBY STREET HUDSON, N.H. SCALE 1"=50' DATE FEB 1966 BY E. B. MAYNARD, C.E. HCRD PLAN NO 3270

NOTES:

- 1 SUBDIVIDE 1 LOT INTO 9 LOTS
- 2 TOTAL AREA OF SUBDIVISION - 375,042.42 SQ. FT.
- 3 PRESENT ZONING - A-1 RESIDENTIAL
- 4 PROPOSED USE - RESIDENTIAL
- 5 REFER TO TOWN OF HUDSON PROPERTY MAP NO 95

APPROVED BY TOWN OF HUDSON PLANNING BOARD

Ronald M. Mearns 10-27-99
 CHAIRMAN DATE

Paul E. Schlichter 10-12-98
 SECRETARY DATE

NO.	DATE	REVISION
1	10-27-99	ELIMINATE CURB SIDE LOT 2184-006

SUBDIVISION PLAN
LINDSAY STREET
 HUDSON, N.H.
 FOR
 ANTHONY & NELLIE LINDSAY - OWNERS
 NORMAN LA PLANTE - OPTION HOLDER

SCALE	TAX LOT NO 2184	DATE
1" = 50'		JUNE 97
A. E. MAYNARD CIVIL ENGINEER		
12 PROGRESS AVE. 603-8364 NASHUA, N.H.		
BOOK NO.		

I CERTIFY THAT AN ACTUAL SURVEY WAS MADE ON THE GROUND IN JUNE 1979 AND IS IN ACCORDANCE WITH THE TOWN OF HUDSON SUBDIVISION REGULATIONS.

A. E. Maynard
 A. E. MAYNARD, C.E.

Dr 56 # 13558

BOOK NO. 1317-70

21213558
 04/28/96

Printed
10/12/2021
4:03PM
Created
10/12/2021
3:58 PM

Transaction Receipt

Receipt# 659,376
tgoodwyn

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

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 10/28/21 ZBA Meeting 8 Lindsay Street Map/Lot 166-031-000 Variance Application	0.00	243.3400	0.00
			Total:	243.34

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
M.R. Lacasse Homes LLC	CHECK	CHECK # 1661	243.34	0.00	243.34
			Total Due:		243.34
			Total Tendered:		243.34
			Total Change:		0.00
			Net Paid:		243.34



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

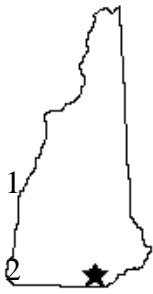
164
165
166 Motion made by Mr. Etienne, seconded by Mr. Pacocha and unanimously voted to
167 adjourn the meeting. The 8/27/2021 ZBA meeting adjourned at 8:34 PM

168
169 Respectfully submitted,

170
171 Louise Knee, Recorder

172

ASSEDIT



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 – September 9, 2021 – as edited

The Hudson Zoning Board of Adjustment met Thursday, September 9, 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 7:02 PM, invited everyone to stand for the Pledge of Allegiance and read the structure of the meeting from the Preamble found in Exhibit A of the Board’s Bylaws.

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. Absent were Marcus Nicolas (Regular) and Ethan Severance (Alternate).

Mr. Daddario stated that there were only four (4) Members present and therefore only four (4) Voting Members and offered to the Applicant the option to defer the hearing to the next meeting in the hopes that there would be five (5) members present.

Atty. John Cronin of Cronin, Bisson & Zalinsky, P.C., representing the Applicant, asked and received a moment to consult with his client then responded that they were willing to proceed with just four (4) Voting Members. Mr. Daddario stated that three (3) votes are required to pass a motion and explained that if a vote of 2:2 is cast then the application’s motion would fail. Atty. Cronin stated that he would then ask to withdraw the application and re-file

III. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 176-021/022/023 (09-09-21) (Deferred from 08-26-21)**: Bluebird Self Storage, LLC, Attn: Bill Goodison, General Manager, 125 Ocean Rd, Greenland, NH 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].

46
47 Mr. Buttrick read the Case into the record, noted that a revised argument was received
48 from the Applicant's attorney and has been placed in the supplemental folder along
49 with two (2) letters of support for the application: (1) Stephen Chase, President of
50 Chase Steel, 8 Christine Drive, Hudson; and (2) Raymond Brayton, President/COO,
51 Barlo Signs International, Inc.

52
53 Atty. John Cronin stated that his office focuses primarily on land use law, introduced
54 Tony Basso, LLS (Licensed Land Surveyor) from Keach-Nordstrom Associates, Inc.
55 seated to his right, and Bill Goodison, principal for the Applicant who was present in
56 the audience.

57
58 Atty. Cronin stated that Bluebird Self Storage made an effort to develop property at
59 270 Lowell Road approximately four or five years ago but were denied primarily
60 because it bordered on a residential community section of Town and received a lot of
61 opposition. Bluebird went to develop elsewhere and to date they have seven (7)
62 locations in NH – Epping, Hooksett, Manchester, Bedford, Rochester, Londonderry
63 plus one more. Atty. Cronin stated that some have been so successful, that additions
64 have been made to the Rochester and Epping locations and they are currently doing
65 an additional building in Hooksett.

66
67 Atty. Cronin stated that the challenge has been to counter the historical self storage
68 image, the long corrugated steel metal buildings with metal roofs and orange garage
69 doors with a gated entrance allowed only in the off beaten paths, like Industrial Zones,
70 and over time, some self storage facilities began to offer temperature control.

71
72 Atty. Cronin stated that Bluebird has taken a different track and likes to think of
73 themselves more like a retail operation with a building designed to have curb-appeal
74 and referenced the pictures of one of their facilities noting that it resembles a shopping
75 mall and has great appeal. Visibility is important to Bluebird as well as accessibility.
76 It is virtually a burden free tax generator providing on average a hundred thousand
77 dollars in property taxes and poses no burden on the school systems as no one lives in
78 the facility and there is minimal burden on police and fire.

79
80 Atty. Cronin stated that after their previous application, the Zoning Ordinance was
81 changed to pull warehousing out of this District and even though this particular
82 District has pulled warehousing, the Use being requested is nor per se warehousing, it
83 does provide for wholesale and most wholesale facilities do have a warehouse
84 component. Atty. Cronin stated that even though a warehouse could enter this
85 District without requiring a Variance relief it would not provide the same curb appeal
86 as Bluebird or the same tax generation or provide the same service to the public.

87
88 Atty. Cronin stated that the definition of the Business District in the Zoning Ordinance
89 is "to provide for the development of general wholesale and retail commercial uses,
90 services, office uses, industry, warehousing, multifamily dwellings and customary
91 accessory uses and structures." [Article IV Section 334-18.D] and it contradicts itself
92 in the Tale of Permitted Principal Uses by not permitting wholesale, warehouse or self-
93 storage mini-warehouse in the Business District and is therefore "invalid". Atty.
94 Cronin stated that this contradiction presents a/creates the hardship to/for his client
95 and the land within the Business District is "peculiarly" suited for wholesale and

96 warehousing uses; referenced the business model; and noted single footprint heat
97 controlled building has elevations, construction finished and details consistent with
98 commercial or retail facilities and the appearance and aesthetics are aligned with a
99 retail furniture store yet the traffic impacts, particularly at peak hours are minimal.

100
101 With regard to the five (5) Variance criteria, Atty. Cronin stated that the first two (2)
102 criteria (*not contrary to public interest* and *observes the spirit of the Zoning Ordinance*)
103 can be combined, per *Farrar v. City of Keene, 158 NH 684, 691 (2009)*, and the
104 granting of the Variance would not alter the essential character of the neighborhood
105 nor threaten public health, safety or welfare as the proposed use will not place
106 children in public schools or place demands on public services as the facility will meet
107 or exceed life safety standard and is subject to twenty-four hour security.

108
109 With regard to the third (3rd) Variance criteria (*substantial justice to the property*
110 *owner*), Atty. Cronin stated that denial outweighs any gain to the general public and
111 would undermine Bluebird's reasonable investment expectations with respect to the
112 development of its proprietary storage structure. With regard to the fourth (4th)
113 Variance criteria (*not diminish surrounding property values*), Atty. Cronin stated that
114 the surrounding properties are retail, commercial and services businesses that are
115 consistent and compatible with the proposed use and those businesses would be
116 enhanced rather than diminished with Bluebird as Bluebird is more akin to a retail
117 business servicing the public at large.

118
119 With regard to the fifth (5th) Variance criteria (*hardship*), Atty. Cronin stated that it is
120 met by the conflict in the Zoning Ordinance with the Definition of the Business
121 District encouraging warehouse uses and the Table of Permitted Uses not permitting
122 warehouse use in the District. Atty. Cronin stated that the proposed use is cutting
123 edge and differs substantially from first and second generation storage facilities and
124 the failure of Hudson to properly classify the proposed use, which is understandable
125 based on its cutting edge design, also results in a hardship.

126
127 Atty. Cronin concluded his presentation with a dissertation of *Simplex vs Boccia*, noted
128 that unlike their previous application there has been no opposition raised to this
129 location and added that granting the variance would not cause harm to the public
130 and, by contract, denying the variance would result in little, if any, gain to the public.

131
132 Mr. Fauvel questioned the storage of busses and boats and whether there would only
133 be indoor storage with the proposed facility. Atty. Cronin confirmed that there would
134 only be indoor storage and that outdoor storage would not be allowed. In response to
135 Mr. Etienne question regarding the storage facility on the other side of the road, Mr.
136 Basso responded that it was created in 1995 and noted that the site is split zoned
137 located partially in the G (General) District that does allow for storage facilities. Mr.
138 Goodison confirmed that the two (2) existing houses on the site would be demolished
139 when the Variance is granted.

140
141 Mr. Pacocha questioned the reference made to wholesale and the amendment to the
142 application and asked how the hardship criterion was satisfied. Atty. Cronin stated
143 that the reference to wholesale was a misnomer and he should have said warehouse
144 but both were in reference to the Description of the Business District in the Zoning
145 Ordinance and noted that this is a unique use that wasn't thought of twenty-five (25)

146 years ago when self-storage units consisted of long metal buildings located off beat in
147 industrial areas; that what is being proposed has the aesthetics belonging in the
148 Business Zone with easy access; and that the satisfaction of the hardship criterion can
149 be found on Page 3 of his submission. Mr. Fauvel commented that it is then not a
150 land-based hardship and Atty. Cronin confirmed. Mr. Pacocha stated that the
151 argument presented does not meet *Simplex*, in his opinion,
152

153 Public testimony opened at 7:42 PM. Todd Boyer, 2 Merrill Street, stated that he is a
154 direct abutter to 194 Central Street and has been in Hudson for forty (40) years, that
155 Bluebird would be a great addition to Hudson at this location with its clean new
156 building, well kept maintenance, manicured landscape and low traffic and asked the
157 Board to look at Bluebird as a business because business is defined as the exchange
158 of money for goods and service and Bluebird would be providing a service. Being no
159 one else to address the Board, public testimony closed at 7:45 PM.
160

161 Mr. Fauvel asked about the hours of operation, access to the building and staffing.
162 Mr. Goodison stated that the building would be accessible Monday through Friday
163 from 6:00 AM to 8:00 PM, Saturday from 6:00 AM to 6:00 PM and Sunday from 6:00
164 AM to 4:00 PM and that staff would be on site everyday from 8:00 AM to closing and
165 that the building cannot be accessed outside the posted hours.
166

167 In light of the new information, Mr. Daddario opened public testimony at 7:46 PM. No
168 one addressed the Board.
169

170 Mr. Pacocha stated that, in his opinion, the site of the proposed building is
171 overwhelming for the neighborhood and added that the existing storage facility across
172 the street is barely noticeable from the road. Mr. Etienne stated that the size seems
173 normal to him and agreed that it would change the neighborhood.
174

175 Mr. Daddario suggested that the Board review each criteria by roll call in order to give
176 the applicant a sense of where the Board is leaning in case they wish to take action
177 before a motion is made.
178

179 *(1) not contrary to public interest or spirit of the Ordinance*

180 Mr. Daddario: would be an improvement to the site, is 'raising the bar', have
181 received public support and two letters of support with no dissention
182 expressed, would like a condition that there be no other business be
183 allowed to operate within building

184 Mr. Pacocha: subjective - does alter the essential character of the
185 neighborhood

186 Mr. Fauvel: attractive building, the residences in the neighborhood do not
187 belong in the Business district and there has been no opposition

188 Mr. Etienne: met
189

190 *(2) will observe spirit of the Ordinance & not alter character of neighborhood*

191 Mr. Daddario: met - observing the spirit of the Ordinance; Ordinance allows
192 wholesale business and normally wholesale businesses have a
193 warehouse component, proposed use is less intrusive than a wholesale
194 business

195 Mr. Pacocha: criteria not met, does not observe the spirit of the Ordinance
196 and does alter the essential character of the neighborhood

197 Mr. Fauvel: met and agree, but with conditions added

198 Mr. Etienne: criteria met for the property owner

199 (3) *substantial justice to property owner*

200 Mr. Daddario: met – no opposition received, less traffic, no harm to public

201 Mr. Pacocha: this is a “wash”

202 Mr. Fauvel: met

203 Mr. Etienne: met

204 (4) *will not diminish values to surrounding property properties*

205 Mr. Etienne: met – this will improve surrounding property values

206 Mr. Daddario: met

207 Mr. Pacocha: is no expert but agrees it will not diminish values

208 Mr. Fauvel: met – this is a Business Zone and the proposed building adds
209 character to the neighborhood

210 (5) *hardship*

211 Mr. Etienne: hardship is based on land variants but there are no wetlands,
212 no land uses but it is a fair and reasonable use, is pleased that there will
213 be no outside storage and will not provide 24 hour/7 day availability so it
214 does not behave like a traditional storage facility and the granting of the
215 Variance can be considered fair and reasonable

216 Mr. Daddario: agreed with Mr. Etienne, this is a hardship of a different type
217 because it has been caused by the Zoning Ordinance with the disparity
218 between the Definition of the District and the Table of Uses and the
219 proposed Use should be able to exist in the Business District and added
220 that the Town Engineer confirmed this proposal requires Site Plan
221 Review by the Planning Board and is only before the ZBA for the Use

222 Mr. Pacocha: hardest criteria to meet and the Applicant is citing the
223 Ordinance as the cause for a hardship, which in his opinion does not –
224 not met

225 Mr. Fauvel: it is benefiting the area with a nice building, there is a Use
226 hardship, the six to seven houses in the neighborhood now but could be
227 gone in the future and the granting of this Variance, with conditions,
228 provides a benefit to take care of future hardship

229
230 Mr. Etienne made the motion to grant the Variance with two (2) stipulations: (1) that
231 there shall be no outside storage on the premise; and (2) that no other business shall operate
232 on/in site while the structure is being used as an indoor storage facility. Mr. Daddario
233 seconded the motion. Vote was 3:1. Mr. Pacocha opposed. Variance granted. Mr.
234 Buttrick noted the 30-day Appeal period. Atty. Cronin thanked the Board

235
236
237 Board took a five-minute recess at 8:13 PM. Mr. Daddario called the meeting back to
238 order at 8:19 PM

239

240

241 **IV. OTHER:**

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

244

245 Mr. Daddario read the item into the record. Mr. Buttrick noted that the virtual
246 information will be available for six (6) months so that, in essence, one can attend
247 every session and added that there is always something to learn. Mr. Buttrick stated
248 that registration is now open on-line and advised everyone who signs up to notify
249 himself or Ms. Goodwyn so that the Town can produce a Purchase Order.
250

251 2. September meeting attendance
252

253 Mr. Etienne advised that his plans have changed and that he will now be able to
254 attend the 9/23/2021 meeting. Mr. Pacocha advised that he would not be able to
255 attend September's meeting.
256

257 3. Alternate Members – still need!
258
259

260 Motion made by Mr. Etienne and seconded by Mr. Daddario and unanimously voted to
261 adjourn the meeting. The 9/9/2021 ZBA meeting adjourned at 8:26 PM
262

263 Respectfully submitted,
264 Louise Knee, Recorder
265

AS EDITED



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 – September 23, 2021 – as edited

The Hudson Zoning Board of Adjustment met on Thursday, September 23, 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

Acting Chairman Brian Etienne called the meeting to order at 7:00 PM, invited everyone to stand for the Pledge of Allegiance and read the procedure for the meeting from the Preamble found in Exhibit A of the Board’s Bylaws into the record.

~~Clerk Etienne~~ Clerk Mr. Etienne took attendance. Members present were Brian Etienne (Regular/Clerk/Acting Chair), Leo Fauvel (Regular) and Marcus Nicolas (Regular). Also present were Bruce Buttrick, Zoning Administrator, Louise Knee, Recorder (remote) and Kara Roy, Selectman Liaison. Excused were Gary Daddario (Regular/Chair) and Jim Pacocha (Regular/Vice Chair).

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 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; Zoned General-One (G-1); HZO Article VII, Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements].

Mr. Buttrick read the Case into the record and referenced his Staff Report signed 9/13/2021

Paul Decker stated that he seeks an Equitable Waiver of Dimensional Requirement for the monolithic foundation he poured for his 28’x35’ workshop that he is building on weekends and evenings that ended up encroaching 1.6 feet into his setback at one corner. Mr. Decker stated that the encroachment was discovered when he had an as-built survey plan created for the Building Permit and was surprised because he took several measurements to try to insure that there was no encroachment. Mr. Decker stated the mistake is his and try as he might he does not where or how he went wrong.

46 Mr. Decker addressed the criteria for the granting of an Equitable Waiver. In brief, the
47 information shared included:

48
49 *a) discovered too late*
50 encroachment discovered by the as-built survey - tiny error was made in
51 making the foundation - because it is a monolithic foundation, the footings and
52 slab are one continuous piece consisting over 47 yards of concrete
53

54 *b) innocent mistake*
55 intent was to be fully compliant and be out of the setback – largely
56 accomplished but the end corner of the foundation encroached into the setback
57 by eighteen inches (18”) – when digging the foundation, he mis-measured from
58 the reference point angle which threw the back corner slightly into the setback
59

60 *c) no nuisance*
61 structure located at the rear of the property away from most public view
62 and the workshop will resemble the house – when the encroachment was
63 discovered he reached out to his four (4) human abutters and they each
64 submitted signed letters stating they have no objection or concern for the slight
65 encroachment
66

67 *d) high correction cost*
68 because it is a monolithic footing and foundation, the only way to correct
69 the mistake is to completely remove the concrete and re-excavate the site –
70 material costs to-date exceeds \$8,000 - for the 47 yards of concrete, rebar,
71 insulation and drainage gravel - plus time and labor
72

73 Mr. Decker referenced the pictures submitted with his application, held up a paper
74 cut-out of the triangle portion of the slab that encroaches into the setback (adding
75 that if the angle was turned one-eighth (1/8) of a degree, there would have been no
76 encroachment) and stated that when the error was discovered, he contacted his four
77 human neighbors to let them know and learned that none had a problem with it and
78 submitted letters to that effect from his four (4) human abutters: (1) Alex Kalathakis, 2
79 Kienia Road; (2) Jeff Parker, 60 Robinson Road; (3) Scott and Leanne Roystan, 61
80 Robinson Road; and (4) Floyd and Antionette Gorveat, 11 Kienia Road. The other two
81 (2) abutters include the State of NH and the Town of Hudson. Mr. Decker concluded
82 his presentation, stating that he does not know how the mistake was made, but he did
83 it, takes responsibility for it and hopes that an Equitable Waiver can be granted.
84

85 Public testimony opened at 7:10 PM. The following individuals addressed the Board.
86

87 (1) Alex Kalathakis, 2 Kienia Road, stated that he is a direct abutter behind Mr.
88 Decker's garage and has no problem with the encroachment and added that
89 he is still on his own land.

90 (2) Claudia Decker, 59 Robinson Road, stated that she is Paul's wife and a
91 language teacher, that he explained his process and the discovery and is
92 present to support her husband.
93

94 Being no one else to speak, public testimony closed at 7:13 PM.

95 Board reviewed the criteria for the granting of an Equitable Waiver of Dimensional
96 Requirement. Mr. Buttrick explained the process, that a plot plan is required when
97 filing for a foundation-only Building Permit (BP) and a certified as-built survey plan by
98 a Licensed Land Surveyor (LLS) is required at the completion of the project, and that it
99 was the as-built survey that uncovered that the corner of the foundation encroached
100 the setback by less than two feet. Mr. Buttrick noted that it is a monolithic
101 foundation and cannot be “moved” or “cut to fix” the encroachment as it is a single
102 slab with overlap.

103
104 Mr. Fauvel complimented the Applicant on the completeness of the application and all
105 the accompanying pictures, noted that the entire foundation is about a thousand
106 square feet (1,000 SF) and the encroachment is less than 5 square feet (<5 SF), and it
107 is evident that it was not done on purpose to save space and only discovered when
108 getting a certified plot plan and was an innocent mistake and none of the abutters
109 have any concern and the cost to correct that mistake is significant. Mr. Fauvel stated
110 that the circumstances and evidence of this Case does not set a precedent.

111
112 Mr. Nicolas and Mr. Etienne concurred

113
114 Motion made by Mr. Fauvel and seconded by Mr. Nicolas to grant the Equitable Waiver
115 of Dimensional Requirement as requested. Roll call vote was 3:0. Equitable Waiver
116 granted.

117
118 Mr. Etienne noted the 30-day Appeal period. Mr. Decker inquired if the Building
119 Permit for the framing had to wait out the Appeal period. Mr. Buttrick stated that the
120 Building Permit for the framing could be issued with the caveat that it is subject to an
121 Appeal for thirty (30) days from this motion and, in response to Mr. Decker’s next
122 question, work could begin within the Appeal period but it would be at his risk.

123
124 **IV. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:**

125
126 No requests were received for Board consideration.

127
128 **V. REVIEW OF MINUTES:** 08/26/2021 Minutes as edited

129
130 Mr. Etienne made the motion to table review of the edited Minutes to the 10/28/2021
131 meeting for the excused Members to be present. Mr. Nicolas seconded the motion.
132 Vote was 3:0. Review deferred.

133
134 **VI. OTHER**

135
136 1. Upcoming Conferences

137
138 Mr. Buttrick referenced the book provided by Tracy Goodwyn on the Municipal Law
139 Association at the Land Use Law conference for Saturday September 18, 2021 and
140 noted that it is a good reference and encouraged the reading of it. Mr. Buttrick also
141 noted the other material for the upcoming three-day conference and asked those who
142 are interested in attending to notify Ms. Goodwyn for the purchase order and noted
143 that it is being offered both in-person and remote.

144

145 2. October 28, 2021 Meeting & Need for Alternate Members

146

147 Mr. Etienne noted that he would be traveling and not able to attend. Need for
148 Alternate Members reiterated. Mr. Fauvel again referenced the possibility of
149 advertising and cost possibility.

150

151

152 Motion made by Mr. Nicolas, seconded by Mr. Fauvel and unanimously voted to
153 adjourn the meeting. The 9/23/2021 ZBA meeting adjourned at 7:23 PM.

154

155 Respectfully submitted,

156 Louise Knee, Recorder

157

AS EDITED



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

YEAR 2022 ZBA MEETING SCHEDULE

The Town of Hudson Zoning Board of Adjustment regularly meets on the **fourth Thursday** of every month in the “Buxton Community Development Conference Room”. All meetings begin at **7:00 p.m.** ***The November and December meetings will be held on an alternate Thursday of the month due to the Thanksgiving and Christmas Holidays. **Final (complete) Application Submission Deadline are due by 12:00 p.m.**

Year 2022 ZBA Schedule

Application Review for Completeness Deadline	Final Application Submission Deadline (12:00 Noon)	Meeting Date
January 4 th	January 11 th	January 27th
February 1 st	February 8 th	February 24th
March 1 st	March 8 th	March 24th
April 5 th	April 12 th	April 28th
May 3 rd	May 10 th	May 26th
May 31 st	June 7 th	June 23rd
July 5 th	July 12 th	July 28th
August 2 nd	August 9 th	August 25th
August 30 th	September 6 th	September 22nd
October 4 th	October 11 th	October 27th
October 25 th	November 1 st	***November 17th
November 15 th	November 22 nd	***December 8th