

# 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 – March 09, 2023

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **March 09, 2023** at **7:00 PM** in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side). **There will be an Attorney-Client Session, pursuant to RSA 91-A:2.I.(b) (not open to the public) 6:30 p.m.** The regular meeting will begin immediately after the Attorney-Client Session.

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ATTENDANCE

#### IV. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 101-004 (03-09-23):** Vital Delivery Solutions LLC, represented by Mateusz Kozlowski, Manager, 57 Harvey Rd., Londonderry, NH requests a Variance for **21 West Rd., Hudson, NH** to allow a warehouse use in the Business Zone where it is not an allowed use. [Map 101, Lot 004-000; Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses (E-8).]
2. **Case 216-026 (03-09-23):** David Doherty, **8 Hunter Lane, Hudson, NH** requests a Home Occupation Special Exception to operate a machine shop as an accessory use in his detached garage to fabricate firearms and accessories for a class 7 Federal Firearms License (FFL). [Map 216, Lot 026-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]
3. **Case 168-018 (03-09-23):** Michael Pruitt, **20 Madison Dr., Hudson, NH** requests two (2) Equitable Waivers of Dimensional Requirement [Map 168, Lot 018-000; Zoned Residential-Two (R-2)] as follows:
  - a. To allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the sideyard setback leaving 3 ft. where 15 ft. is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
  - b. To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving approx. 11 ft. where 15 ft. is required in both setbacks. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

#### V. OTHER

#### VI. ADJOURN

Bruce Buttrick  
Zoning Administrator

## Legal Notice

### Town of Merrimack Public Hearing

Residents of Merrimack are hereby advised that the Town Council will hold a public hearing to consider the recommended changes to Chapter 180, Temporary Sales Locations and Vendors, of the Town Code, pursuant to Charter Article V. Copies of the proposed changes are available at the Town Manager's office, Town Clerk's office, the Merrimack Public Library and also on the Town's website. All interested parties are invited to attend. The public hearing will be held on **Thursday, March 9, 2023, at 7:00 PM** in the Matthew Thornton Room located at 8 Baboosic Lake Road in Merrimack. (UL - Feb. 27)

## Legal Notice

### PUBLIC NOTICE

Pursuant to RSA 31:95-b and in accordance with Article 36 of the March 12, 1994 Town Meeting, the Hudson Board of Selectmen shall hold a public hearing in conjunction with its regularly scheduled meeting on Tuesday, March 7, 2023 which starts at 7:00 p.m. and is held in the Selectmen's Meeting Room at Town Hall, 12 School Street, Hudson, NH, to accept the FY2021 Assistance to Firefighters Grant in the amount of \$179,012.73 from the Assistance to Firefighters Grant Program (AFG). Any Hudson, NH resident who wishes to speak on this matter is invited to attend.

-Stephen Malizia,  
Town Administrator  
(UL - Feb. 27)

## Legal Notice

### REQUEST FOR QUALIFICATIONS (RFQ)

Hackett Hill Road/Rte. 3A and Main Street/Rte. 3A intersection project State Project #43851  
Federal Number No. X-A005(241)  
RFP No. 23-05  
February 23, 2023  
The Town of Hooksett, NH, requests interested engineering firms to submit qualification statements for engineering study, preliminary design, final design, bid phase services, and engineer of record services for the Hackett Hill Road/Rte. 3A and Main Street/Rte. 3A intersection projects - State Project #43851.

The purpose of this project is to improve safety and capacity improvements for vehicles, bicycles, and pedestrians through the Hackett Hill Road/Rte. 3A and Main Street/Rte. 3A intersections. Firms listed on the NHDOT LPA Pre-Qualified Preliminary Engineering Firm list are invited to provide a qualification statement which includes the following information:

- Company overview
- Resumes of key staff
- Consultants who may be used
- Experience with similar projects including roundabouts, traffic signalization, bridge design, drainage design, and ROW acquisition
- NHDOT LPA certification
- Experience with State and Federally funded projects
- Availability to perform the work within the desired timeframe
- References

A technical proposal including project understanding and project approach is not required at this time and will not be reviewed if submitted.

A shortlist of firms will be developed, and those firms will be interviewed. The Town will rank firms based on qualifications and past experience only.

The Town of Hooksett intends to proceed under the NHDOT LPA program with funds approved by the Town, State, and Federal governments. Design is to be completed by September 2025.

Qualification packages (5 copies) are to be delivered to the Town no later than 3:00 p.m., Thursday, March 16, 2023. Packages are to be addressed to:

Andre L. Garron,  
Town Administrator  
35 Main Street  
Hooksett, NH 03106  
(UL - Feb. 27)

## Public Notices

They're how you know!  
Public Notices help citizens to stay alert to what is happening in the community.

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain Mortgage given by **Brenda Wygant** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for HarborOne Mortgage LLC, dated July 3, 2019 and recorded in the Hillsborough County Registry of Deeds in Book 9185, Page 1225, (the "Mortgage"), which mortgage is held by Freedom Mortgage Corporation, the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction  
on  
April 26, 2023  
at  
10:00 AM

Said sale being located on the mortgaged premises and having a present address of 4 Juniper Street, Hudson, Hillsborough County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor's(s) title see deed recorded with the Hillsborough County Registry of Deeds in Book 9185, Page 1223.

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

The address of the mortgagee for service of process is 9 Capitol Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is C T Corporation.

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

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

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

Dated at Newton, Massachusetts, on February 23, 2023.

Freedom Mortgage Corporation  
By its Attorney,  
Autumn Sarzana  
Harmon Law Offices, P.C.  
PO Box 610389  
Newton Highlands, MA 02461  
617-558-0500  
23060

(UL - Feb. 27; Mar. 6, 13)

## Legal Notice

### SCHOOL ADMINISTRATIVE UNIT 17

**Sanborn Regional School District**  
51 Church Street, PO Box 429  
Kingston, NH 03848  
(603) 642-3688  
Fax (603) 642-7885

### Request for Proposal CUSTODIAL SERVICES FOR SANBORN REGIONAL SCHOOL DISTRICT

You are cordially invited to submit responses for Custodial for Sanborn Regional School District in accordance with the Request For Proposal (RFP) specifications, terms, and conditions. Prospective submitters are advised to read this information carefully prior to submitting their proposals.

A copy of the RFP is available on the District's website at [www.saul7.org](http://www.saul7.org) or by email to [mangell@saul7.net](mailto:mangell@saul7.net).

Three (3) copies of the proposal must be submitted in a **sealed envelope, plainly marked: REQUEST FOR PROPOSAL - CUSTODIAL SERVICES**

**ATTN: Matthew Angell, Business Administrator Sanborn Regional School District**

**51 Church Street, PO Box 429 Kingston, New Hampshire 03848**

**Responses submitted by facsimile or electronic mail will not be considered.**

**All RFP's must be received no later than March 31, 2023, at 2:00pm.**

(UL - Feb. 27)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by **Derek C. McDormand** (the "Mortgagor") to Community Bank & Trust Company, dated June 16, 2005 and recorded in the Carroll County Registry of Deeds in Book 2426, Page 535 (the "Mortgage") of which mortgage the undersigned is present holder, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purpose of foreclosing same will be sold at:

**Public Auction on March 6, 2023 at 11:00 AM**  
Said sale being located on the mortgaged premises and having a present address of **174 Dorrs Corner Road, Ossipee (Center Ossipee), Carroll County, NH.** The premises are more particularly described in the Mortgage.

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

The mortgagor's name and address for service of process is U.S. BANK NATIONAL ASSOCIATION at 4801 Frederica Street, Owensboro, KY, 42301. The name and address of the mortgagee's agent for service of process is U.S. Bank at 800 Nicollet Mall, Mail Code BC-MN-H21n, Minneapolis, MN 55402. You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.

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

TERMS OF SALE:  
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check, or money order will be required to be delivered at or before the time the bid is offered. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

M&T Bank, successor in interest to People's United Bank, N.A.,

F/K/A People's United Bank, successor in interest by merger to People's United Bank D/B/A Ocean Bank, successor in interest by merger to Ocean Bank, successor in interest by merger to Community Bank and Trust Company c/o M&T Bank, 1 Fountain Plaza, Buffalo, NY, 14203. The name and address of the mortgagee's agent for service of process is M&T Bank, successor in interest to People's United Bank, N.A., F/K/A People's United Bank, successor in interest by merger to People's United Bank D/B/A Ocean Bank, successor in interest by merger to Ocean Bank, successor in interest by merger to Community Bank and Trust Company c/o M&T Bank, 1 Fountain Plaza, Buffalo, NY, 14203. You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

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M&T Bank, successor in interest to People's United Bank, N.A., F/K/A People's United Bank, successor in interest by merger to People's United Bank D/B/A Ocean Bank, successor in interest by merger to Ocean Bank, successor in interest by merger to Community Bank and Trust Company  
Present Holder of said Mortgage,  
By Its Attorneys,  
Orlans PC  
PO Box 540540  
Waltham, Massachusetts 02454  
Phone: (781) 790-7800  
(UL - Feb. 13, 21, 27)

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by **Betty A. Hendrickson and Nathan R. Hendrickson** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc., as nominee for Sage Bank, its successors and assigns, dated November 4, 2013 and recorded in the Cheshire County Registry of Deeds in Book 2847, Page 545 and as affected by a Loan Modification Agreement recorded on June 3, 2016 in said Registry of Deeds in Book 2947, Page 247 (the "Mortgage") of which mortgage the undersigned is present holder by assignment, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purpose of foreclosing same will be sold at:

**Public Auction on March 6, 2023 at 2:00 PM**  
Said sale being located on the mortgaged premises and having a present address of **253 Hale Hill Road, Swanzey, Cheshire County, NH.** The premises are more particularly described in the Mortgage.

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

The mortgagor's name and address for service of process is U.S. BANK NATIONAL ASSOCIATION at 4801 Frederica Street, Owensboro, KY, 42301. The name and address of the mortgagee's agent for service of process is U.S. Bank at 800 Nicollet Mall, Mail Code BC-MN-H21n, Minneapolis, MN 55402. You can contact the New Hampshire Banking Department by e-mail at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.

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TERMS OF SALE:  
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check, or money order will be required to be delivered at or before the time the bid is offered. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

M&T Bank, successor in interest to People's United Bank, N.A.,

DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check, or money order will be required to be delivered at or before the time the bid is offered. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

U.S. BANK  
NATIONAL ASSOCIATION  
Present Holder of said Mortgage,  
By Its Attorneys,  
Orlans PC  
PO Box 540540  
Waltham, Massachusetts 02454  
Phone: (781) 790-7800  
(UL - Feb. 13, 21, 27)

## Legal Notice

### NOTICE OF FORECLOSURE SALE

Pursuant to a power of sale contained in a certain mortgage deed given by **RYAN BRANCH** to CMG Mortgage, Inc. dba CMG Financial, its successors or assigns, as lender, dated July 22, 2022, recorded in the Sullivan County Registry of Deeds at Book 2202, Page 0914, assigned to New Hampshire Housing Finance Authority by assignment(s) recorded or to be recorded in said Registry, said assignee, in execution of said power, for mortgage conditions broken, will sell on the mortgaged premises (63 W. Terrace Street) in Claremont, Sullivan County, New Hampshire, at

**PUBLIC AUCTION on April 12, 2023 at 12:30 P.M.** local time, all of said holder's right, title and interest in and to the real estate described in said mortgage deed.

This foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations, or agencies claiming by, from, or under them.

Said premises will be sold "as is" in all respects, including, but not limited to, the physical condition of the premises and the rights, if any, of any occupants of the premises.

To the mortgagor(s) and any and all persons, firms, corporations or others claiming by, from or under them: YOU ARE HEREBY NOTIFIED THAT YOU HAVE THE RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE, TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call. The New Hampshire Banking Department can be contacted at 53 Regional Dr., #200, Concord, NH 03301 at Tel. No. 603.271.3561 and email at [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov).

For Service of Process, Mortgagee's agent is Craig, Deachman & Associates, PLLC and address is 1662 Elm Street, Manchester New Hampshire 03101.

Terms of sale will be Five Thousand Dollars (\$5,000.00) cash or certified check satisfactory to the said holder, to be paid at the time of the sale, and the balance to be paid on delivery of foreclosure deed within forty-five (45) days thereafter. The said holder reserves the right to waive any of the above terms at its discretion. The said holder reserves the right to cancel or postpone the sale to such subsequent dates as the holder may deem necessary or desirable.

NEW HAMPSHIRE HOUSING FINANCE AUTHORITY  
By Its Attorneys,  
CRAIG, DEACHMAN & ASSOCIATES, PLLC  
1662 Elm Street,  
Manchester, NH 03101  
(603) 665-9111  
February 22, 2023  
(UL - Feb. 27; Mar. 6, 13)

## Legal Notice

### MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Sean T. Brewer and Samantha A. Brewer** to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Regency Mortgage Corp., dated March 16, 2015 and recorded with the Cheshire County Registry of Deeds in Book 2898, Page 0488, as affected by Loan Modification Agreement as recorded in said Deeds in Book 2985, Page 0812, and as further affected by Extension Modification Agreement as recorded in said Deeds in Book 3215, Page 241, of which mortgage J.P. Morgan Mortgage Acquisition Corp. is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **110 Musterfield Heights Road, Marlow, Cheshire County, New Hampshire** will be sold at a Public Auction at **4:00 PM on March 27, 2023**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Cheshire County Registry of Deeds in Book 2898, Page 486

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

THE AGENTS FOR SERVICE OF PROCESS ARE:  
J.P. MORGAN MORTGAGE ACQUISITION CORP., c/o CT Corporation System, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee)

CARRINGTON MORTGAGE SERVICES, LLC, C/O C T CORPORATION SYSTEM, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee Servicer)

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

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

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

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

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

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

Other terms to be announced at sale.

J.P. Morgan Mortgage Acquisition Corp. Present holder of said mortgage, by its Attorneys Susan W. Cody Korde & Associates, P.C. 900 Chelmsford Street, Suite 3102 Lowell, MA 01851 (978) 256-1500 CCG 23-042031 Brewer

THE AGENTS FOR SERVICE OF PROCESS ARE:

J.P. MORGAN MORTGAGE ACQUISITION CORP., c/o CT Corporation System, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee)

CARRINGTON MORTGAGE SERVICES, LLC, C/O C T CORPORATION SYSTEM, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee Servicer)

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

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

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

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J.P. Morgan Mortgage Acquisition Corp. Present holder of said mortgage, by its Attorneys Susan W. Cody Korde & Associates, P.C. 900 Chelmsford Street, Suite 3102 Lowell, MA 01851 (978) 256-1500 CCG 23-042031 Brewer

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

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

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

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

Other terms to be announced at sale.

## Legal Notice

### MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain Mortgage given by **Alice S. Bacon, Trustee of the Bacon Trust of 1993** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for American Advisors Group, dated August 15, 2020 and recorded in the Merrimack County Registry of Deeds in Book 3697, Page 1566, (the "Mortgage"), which mortgage is held by Carrington Mortgage Services, LLC, the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction  
on  
April 19, 2023  
at  
12:00 PM



# 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: March 9, 2023

**Case 101-004 (03-09-23):** Vital Delivery Solutions LLC, represented by Mateousz Kozlowski, Manager, 57 Harvey Rd., Londonderry, NH requests a Variance for **21 West Rd., Hudson, NH** to allow a warehouse use in the Business Zone where it is not an allowed use. [Map 101, Lot 004-000; Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses (E-8)]

**Address:** 21 West Rd  
**Zoning district:** Business (B)

#### Summary:

Applicant requests a variance to change/convert to an existing non-conforming use, to a use that is not permitted. From manufacturing/machine shop (E4) to warehousing distribution (E-8).

#### Property description:

Our records indicate this parcel is an existing lot of record with an existing non-conforming use as a manufacturing/machine shop (E-4) in The Table of Permitted Principal Uses §334-21.

#### History:

Site Plan dated Dec 19, 2000 - HCRD #31247.  
Orig Building Permit issued 8-24-01: Construct a 95' x 120' storage building (R & S Carpet).  
Change of Tenant – (C.O.) B.P.# 2010-00539 : “PTP Machining”.

#### In-House comments:

Town Engineer: no comment  
Inspectional Services/Fire Dept: yes see attachment  
Town Planner: *Comments attached (TG)*

#### Attachments:

- A:** Site Plan dated Dec 19, 2000 - HCRD #31247.
- B:** Orig Building Permit issued 8-24-01: Construct a 95' x 120' storage building (R & S Carpet).
- C:** Change of Tenant – (C.O.) B.P.# 2010-00539 : “PTP Machining”.
- D:** In-House comment – Inspectional Services, Fire Marshal

**ABUTTERS**

MAP 41/LOT 4-2  
ROBERT & PEGGY ST. ONCE  
7 BELLO ROAD  
HUDSON, N.H. 03087  
BK. 6248/PG. 770

MAP 41/LOT 4-1  
BERNARD FELCH  
3 GREELEY ROAD  
LONDONDERRY, N.H. 03053  
BK. 6101/PG. 1818

MAP 41/LOT 4A  
CROWN ATLANTIC COMPANY, LLC  
PMB 303  
4017 WASHINGTON ROAD  
MCURRAY, PA. 15317

MAP 41/LOT 4B  
BELL ATLANTIC  
400 FRINGERS PARKWAY  
WESTBOROUGH, MA. 01581

MAP 41/LOT 3-2  
MERRIMACK VALLEY KENNEL CLUB  
481 MAIN STREET  
FREDRICK, N.H. 03044

**INDIRECT ABUTTERS:**

MAP 41/LOT 3-1  
CONTINENTAL PAVING, INC.  
1 CONTINENTAL DRIVE  
LONDONDERRY, N.H. 03053

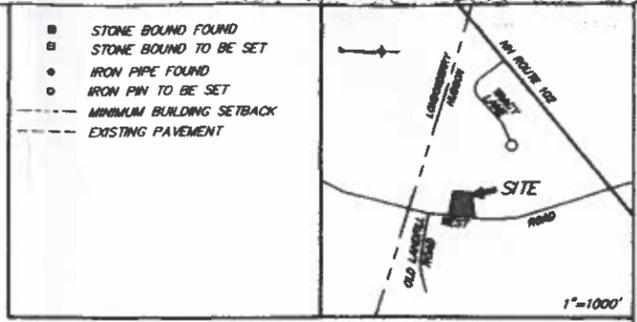
MAP 41/LOT 3-3  
DONALD & GLADYS SIROIS  
32 DOERING DRIVE  
LOWELL, MA. 01853

MAP 41/LOT 3-5  
HOW-LEB, LLC  
18 WEST ROAD  
HUDSON, N.H. 03051

ENGINEER:  
MAYNARD & PAQUETTE  
ENGINEERING ASSOCIATES, LLC  
23 EAST PEARL STREET  
NASHUA, N.H. 03080

**WAIVERS**

HTC 275-9C NOISE STUDY  
HTC 289-289(10) HIGH INTENSITY SOIL SURVEY  
HTC 275-9D FISCAL IMPACT



**LEGEND**

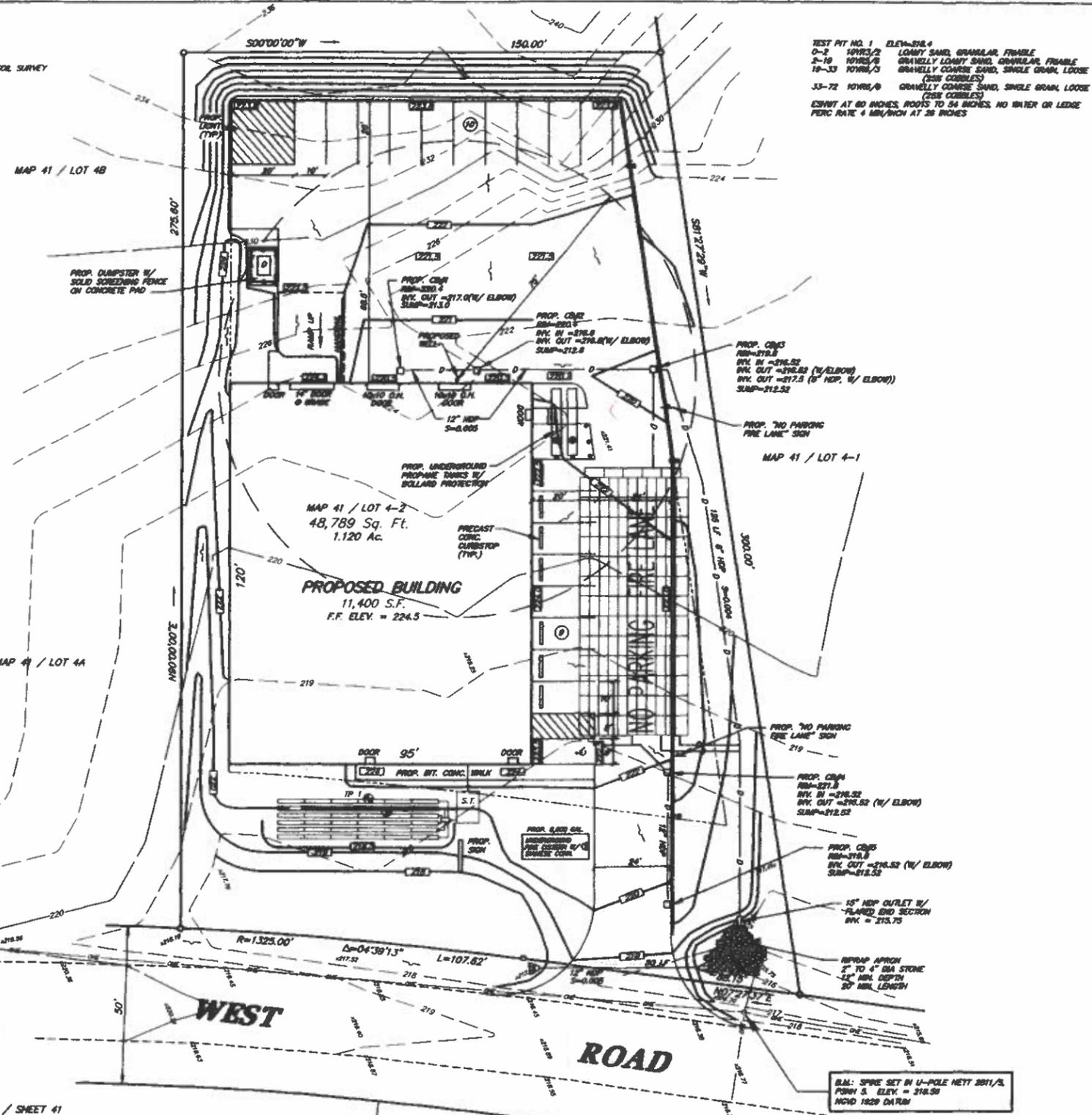
- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIPE FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT

**VICINITY**

1"=1000'

**NOTES**

1. PRESENT ZONING: "B" BUSINESS
2. EXISTING USE: VACANT.
3. PROPOSED USE: WAREHOUSE / GENERAL LIGHT INDUSTRIAL (NO SHOWROOM/RETAIL USE)
4. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 11,400 S.F. WAREHOUSE BUILDING WITH ASSOCIATED PARKING AND LOADING AREAS.
5. TOTAL AREA OF PARCEL: 48,789 SQ. FT. OR 1.120 AC.
6. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 41.
7. IRON PINS TO BE SET AT ALL CORNERS BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. LOT SHALL BE SERVED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
9. STREET ADDRESS TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. DEVELOPMENT AGREEMENT DATED \_\_\_\_\_ IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE H.C.R.D.
11. A C.A.P. IMPACT FEE OF \$ 6,498 TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY.
12. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
13. MINIMUM BUILDING REQUIREMENTS:  
LOT SIZE = 43,560 SQ. FT.  
ROAD FRONTAGE = 150 FT.  
BUILDING SETBACKS: FRONT YARD = 50 FT.  
SIDE AND REAR YARD = 15 FT.
14. SOIL CONSERVATION SERVICE MAP 24 LISTS SOILS AS:  
"CpC" - Chatham-Hollis-Canton complex, 8 to 15% slopes  
"HsC" - Hinsdale loamy sand, 8 to 15% slopes
15. GREEN SPACE REQUIRED: 40%  
GREEN SPACE PROVIDED: 40%
16. PARKING REQUIREMENTS:  
WAREHOUSE: 1 SP / 1000 SF x 11,400 SF = 12 SPACES  
ALTERNATE: LIGHT INDUSTRIAL, 1 SP / 600 SF x 11,400 SF = 19 SPACES  
TOTAL PARKING PROVIDED = 19 SPACES, INCLUDING 1 H/C SPACE
17. APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
18. ALL DISBURBED AREAS SHALL BE LOAMED AND SEEDING UPON COMPLETION OF SITE GRADING.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
20. ALL SITE LIGHTING TO BE HOODED AND DIRECTED ON SITE.
21. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER: SA2000001806.
22. N.H.D.E.S. SEPTIC APPROVAL NUMBER: CA 2001034789
23. A \$10,000 CONTRIBUTION TO THE ROUTE 102/WEST ROAD INTERSECTION FUND SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.



**PLAN REFERENCES:**

- 1) SUBDIVISION PLAN MAP 41/LOT 4 HANN II SUBDIVISION, 2 WEST ROAD HUDSON, NEW HAMPSHIRE, DATED DECEMBER 6, 1999 BY MAYNARD AND PAQUETTE ENGINEERING ASSOC., LLC. FILED HCRD AS PLAN No. 30416.

*Robert St. Onge* 7-18-01  
OWNER DATE

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
DATE OF MEETING: \_\_\_\_\_  
*Gregory R. Miller* SIGNATURE DATE: 8/1/01  
*Donald E. Paquette* SIGNATURE DATE: 8/1/01  
SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND ON MARCH 27, 2000 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.

SITE PLAN MAP 41/LOT 4-2  
**R & S CARPET**  
**WEST ROAD**  
**HUDSON, NEW HAMPSHIRE**  
PREPARED FOR:

ROBERT ST. ONCE  
325 CHERRY STREET  
HUDSON, NEW HAMPSHIRE 03051  
(603) 889-3867

SCALE: 1"=20' DATE: DECEMBER 19, 2000

**MP** **Maynard & Paquette**  
Engineering Associates, LLC  
Consulting Engineers and Land Surveyors  
23 East Pearl Street, Nashua, NH 03060  
Phone: (603)889-0433 Fax: (603)889-7127

M41, L4-2

App'd Plan HCRD # 31247

JST	JST	CHANGED	APPROVED	BOOK & PAGE	4	D	106.32
DESIGNED	DRAWN	CHECKED	APPROVED	REVISION	NO.	DATE	BY

ALL RIGHTS RESERVED 2000-2001  
 MAYNARD & PAQUETTE ENGINEERING ASSOCIATES, LLC  
 23 EAST PEARL STREET, NASHUA, NH 03060  
 TEL: (603) 889-0433 FAX: (603) 889-7127

**A Certificate of Occupancy is required.  
Please apply for the CO a minimum of 3  
weeks prior to the date it is required.**

Amount Paid

**B (Framing)**

Date **02-Aug-2001** Permit# **2002-8**

Applicant **Flynn Construction** **145 Temple Street, Nashua** Contractor's License  
Permit To **New Building** **0 Story Commercial** # of Dwelling Units **0**

At (Location) **21 West Road** Zoning District  
Between **Derry Street** And **Tracy Lane**

Subdivision Map **41** Lot **4** Sublot **2** Lot Size **0**  
Building is to be **0** ft. Wide by **0** ft. Long by **0** ft. in Height and Shall Conform in Construction  
to Type **Structural Steel** Use Group Foundation Type

Remarks **All construction must conform to Hudson Town Codes.  
Construct a 95' x 120' storage building.**

Area or Volume **0** Estimated Cost \$  
Owner **Bob St. Onge c/o Flynn Construction**  
Address **145 Temple Street, Nashua, NH 03060**

\$**280,000.00** Permit Fee \$ **\$1,832.00**

Approved *William J. Clark*  
Date *8-24-01*

pd

B

Town of Hudson, NH  
**Certificate of Occupancy**



Community Development Department  
12 School Street  
Hudson, NH 03051  
603-886-6005

**Owner, Lessee or Occupant:** PTP Machining, Inc.

**Location of Work:** 21 WEST RD (Unit or Building)  
(No. and Street)

**Desc of Work:** New Tenant - PTP Machining, Inc.

**Map\Lot:** 101-004-000

**IBC Bldg Code Edition:** 2009

**District:** B

**Permit(s):** 2010-00539, 2010-00539-1-EL, 2010-00539-2-EL

**Use Group:** F-1

**Fire Sprinkler System Required:** NO

**Fire Alarm System Required:** NO

This is to certify that PTP Machining, Inc. has obtained all final inspections and has been found to substantially conform to all regulations and codes and is hereby approved for occupancy and use, as limited or otherwise noted below.

This Certificate of Occupancy is issued prior to occupancy. Any change of occupant, use or modification to the structure shall require a new Certificate of Occupancy.

**Date of Issue:** 2/14/2011

**Signed:** *William A. O'Leary*

C

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 101-004 (03-09-23) (VARIANCE)

Property Location: 21 West Rd

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

DRH \_\_\_\_\_ Name: David Hebert Date: 02/24/2023  
(Initials)

DEPT:  Town Engineer  Fire/Health Department  Town Planner

See Attached

D,



# TOWN OF HUDSON

FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION



---

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Scott Tice  
Chief of Department

TO: Bruce Buttrick  
Zoning Administrator

FR: David Hebert  
Fire Marshal

DT: 2/23/23

RE: 21 West Road

Automatic sprinkler system shall be required for storage in excess of 12 feet in height. High Pile Storage [NFPA 1 13.3.2.27.1]

The description on the variance application of what is to be stored is very vague. Storage of any hazardous, combustible materials or flammable liquids or solids will require additional review

David Hebert  
Fire Marshall

D<sub>2</sub>

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 101-004 (03-09-23) (VARIANCE)

Property Location: 21 West Rd

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

EZD \_\_\_\_\_ Name: Elvis Dhima, P.E. Date: 02/24/2023  
(Initials)

DEPT:  Town Engineer  Fire/Health Department  Town Planner

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 101-004 (03-09-23) (VARIANCE)

Property Location: 21 West Rd

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments     I have comments (see below)

BG Name: Brian Groth Date: 02/27/2023  
(Initials)

DEPT.  Town Engineer     Fire/Health Department     Town Planner

It is important that the applicant define exactly what they are proposing to do. While the Zoning Determination dated December 15, 2022 indicates the request to change to category E.8 it is noted that there is currently a zoning amendment on the FY 2024 Town Warrant that directly affects this category (attached). The amendment proposes to split E.8 into four distinct categories: Distribution Facility; Warehouse; Wholesale, and; Self-Storage.

In light of the amendment, the Planning Department requests that the applicant and the ZBA consider the specific use intended, rather than a category-based definition.



# TOWN OF HUDSON

## Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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

### ZONING AMENDMENT PUBLIC HEARING JANUARY 11, 2023

The Town of Hudson Planning Board will hold a public hearing on Wednesday, **January 11, 2023 at 7:00 p.m** in the **Community Center at 12 Lions Ave**, Hudson, NH for proposed Zoning Amendment for the 2023 Ballot. The text of the amendment are listed below with deletions in ~~strikethrough~~ and addition in **bold**. The general purpose of the amendment is as follows:

At the November 30, 2022 & December 28, 2022 Planning Board meetings the Board reviewed an amendment to the Table of Permitted Principal Uses to “dissect” the use category E.8 into multiple new categories. The concern is that the current E.8 category includes use with very different land use characteristics into one use classification. For instance, a self-storage facility has different land use impacts than a distribution facility. However, since they are the same category (E.8), site plan approval would not necessarily be required if a self-storage facility changed into a distribution facility. §334-16.1 “Site Plan Approval” change of use requires site plan approval from the Planning Board, where a change of use occurs when the use of land or building is changed from one category to another. Conversely, if there is no category change, site plan approval is not required under §334-16.1.

**Proposed Amendment by Planning Board** (additions in **bold/underline**, deletions in ~~strikethrough~~):

	Districts						
	R-1	R-2	TR	B	I	G	G-1
<b>E. INDUSTRIAL USES</b>							
<del>8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boats</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>N</del>	<del>P</del>	<del>P</del>	<del>P</del>
<b><u>8. Distribution facility</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>9. Warehouse</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>10. Wholesale</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>11. Self-storage; includes commercial parking of recreational vehicles, buses and/or boats</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>12. Heating fuel storage and sales</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>13. Contractor’s yard or landscaping business</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>
<b><u>14. Transportation or freight terminal</u></b>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>



TOWN OF HUDSON

FEB 03 REC'D  
2023 (76)

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. 101-004 (02-23-23)  
Date Filed 2/3/23

Name of Applicant Vital Delivery Solutions LLC Map: 101 Lot: 4 Zoning District: B  
Mateusz Kozlowski, Manager

Telephone Number (Home) 802-324-0901 (Work) 802-324-0901

Mailing Address 57 Harvey Road, Londonderry, NH 03053

Owner 16 Republic Road, LLC

Location of Property 21 West Road, Hudson, New Hampshire  
(Street Address)

  
Signature of Applicant

1/31/23  
Date

  
Signature of Property-Owner(s)

1/31/23  
Date

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 Variance.

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

Date received: 2/3/23

**COST:**

Application fee (processing, advertising & recording) ( <b>non-refundable</b> ):	\$	<u>185.00</u>
<u>7</u> Abutter Notice:		
<u>7</u> Direct Abutters x Certified postage rate	\$ <u>4.78</u> =	\$ <u>33.46</u>
<u>1</u> Indirect Abutters x First Class postage rate	\$ <u>0.63</u> =	\$ <u>0.63</u>
<b>Total amount due:</b>		\$ <u>219.09</u>
Amt. received:		\$ <u>219.09</u>
Receipt No.:		<u>717, 202</u>

Received by: 

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

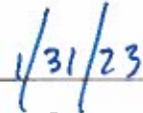
check #1081

**Owner's Authorization**

I, Peter F. Norton, President of 16 Republic Road LLC, owner of Map 104 Lot 4, located at 21 West Road in Hudson, New Hampshire, hereby authorize Matt Kozlowski, Manager of Vital Delivery Solutions LLC, The Dubay Group, Inc., and their assigns, to make applications for all required Federal, State, and Town permitting and approvals for the referenced property.



Peter F. Norton, President  
16 Republic Road LLC



Date

# TOWN OF HUDSON, NH

## Variance 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>ML</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>ML</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with <del>10</del> <b>(ten)</b> <u>single-sided</u> copies of the assembled application packet. (Paper clips, no staples) <sup>12</sup>	<u>TG</u>
<u>ML</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 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>ML</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>ML</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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (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>ML</u>	<b>GIS LOCATION PLAN:</b> 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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>ML</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>ML</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>ML</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or <b>(N)</b> (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) ML 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. TG
- b) ML The plot plan shall be up-to date and dated, and shall be no more than three years old. |
- c) ML The plot plan shall have the signature and the name of the preparer, with his/her/their seal. |
- d) ML 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) ML 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) ML 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) ML The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. |
- h) ML The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. |
- i) ML 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 of Applicant(s)

  
Signature of Property Owner(s)

1/31/23  
Date

1/31/23  
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.

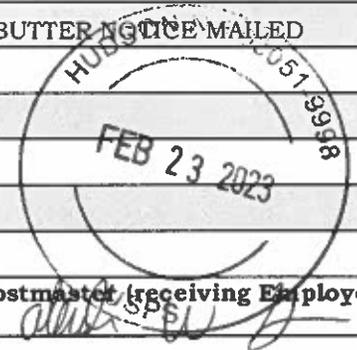
(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
Surveyor		*Include Applicant & Owner(s) Joel A. Connolly, LLS	136 Harvey Road, Bldg B101 Londonderry, NH 03053
Applicant		Vital Delivery Solutions LLC	57 Harvey Road Londonderry, NH 03053
Owner		15 Republic Road, LLC	25 Sullivan Road North Billerica, Ma 01862
101	6	Bosowski Properties, LLC	40 Temple Street Nashua, NH 03060
101	5	All-new Development. LLC	2 West Road Hudson, NH 03051
101	2	Michael A. Pettengill Assoc.	20 West Road Hudson, NH 03051
101	3	Meglin Realty, LLC	22 West Road Hudson, NH 03051



**USPS-Verified Mail**

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 101-004 21 West Road Map 101/Lot 004-000 <b>VARIANCE</b> 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/09/2023 ZBA Meeting</b>
1	7022 3330 0000 3692 8118	Vital Delivery Solutions LLC; Mateusz Kozlowski, Manager 57 HARVEY ROAD, Londonderry, NH 03053	APPLICANT NOTICE MAILED
2	7022 3330 0000 3692 8125	Joel A Connolly, LLS 136 Harvey Rd., Bldg B101, Londonderry, NH 03053	APPLICANT NOTICE MAILED
3	7022 3330 0000 3692 8132	16 REPUBLIC ROAD, LLC 25 SULLIVAN RD. , NORTH BILLERICA, MA 01862	APPLICANT/OWNER NOTICE MAILED
4	7022 3330 0000 3692 8149	BOSOWSKI PROPERTIES, LLC 40 TEMPLE ST., NASHUA, NH 03060	ABUTTER NOTICE MAILED
5	7022 3330 0000 3692 8156	ALL-NEW DEVELOPMENT, LLC 2 WEST ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 3330 0000 3692 8163	MICHAEL A. PETTENGILL ASSOC. 20 WEST ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	7022 3330 0000 3692 8170	MEGLIN REALTY LLC 22 WEST ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class (Indirect abutter)	SIX ABLE STREET, LLC 18 WEST RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9			
10			
	<b>Total Number of pieces listed by sender 8</b>	<b>Total number of pieces rec'vd at Post Office</b> 8	<b>Postmaster (receiving Employee)</b> <i>[Signature]</i>





# 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

February 24, 2023

### 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, **03/09/2023** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 101-004 (03-09-23): Vital Delivery Solutions LLC, represented by Mateusz Kozlowski, Manager, 57 Harvey Rd., Londonderry, NH requests a Variance for 21 West Rd., Hudson, NH to allow a warehouse use in the Business Zone where it is not an allowed use. [Map 101, Lot 004-000; Zoned Business (B); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses (E-8).]**

Please be advised, the above notice is being sent to all abutters listed on the application. You, or an authorized 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

February 24, 2023

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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for providing information or comments on the proposal. If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Bruce Buttrick, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

A full copy of this application is available for your review on the Hudson Town Hall website: [www.hudsonnh.gov](http://www.hudsonnh.gov) or in the Land Use Department located at the 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 V \_\_\_\_\_ of HZO Section(s) 334-21 Table of Permitted Principle Uses in order to permit the following:

To allow a warehouse use in Zone B (Business).

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**FACTS SUPPORTING THIS REQUEST:**

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

**I.(a) "The Zoning Board of Adjustment shall have the power to: ....**

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

- (A) The variance will not be contrary to the public interest;**
- (B) The spirit of the ordinance is observed;**
- (C) Substantial justice is done;**
- (D) The values of surrounding properties are not diminished; and**
- (E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.**

**(b)(1) For purposes of this subparagraph I(a)(2)(E), "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:**

- (A) 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**
- (B) The proposed use is a reasonable one.**

**(2) If the criteria in subparagraph (1) 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.**

**(3) The definition of "unnecessary hardship" set forth in subparagraphs (1) and (2) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.**

**FACTS SUPPORTING THIS REQUEST:**

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (a). New Hampshire case law has established on the basis of this statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement. Do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

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

This use fits with the current uses of the abutting properties. There will be no physical change to this property as it relates to the variance being requested.

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.”)

With the understanding that the spirit of the ordinance is to keep certain uses separated, we believe the proposed use is doing that. This property abuts properties across West Road that are in the Industrial Zone and have uses listed as being "warehouse", as the other abutting lots do. The granting of this variance would maintain the similar separation of uses as currently exist. (see Exhibit A)

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.)

Substantial justice would be done to the property-owner because the current site was approved and constructed based on site plans approved by the planning board stating that the proposed use would be "Warehouse / General Light Industrial (no showroom/retail use)". See note 3 on Site Plan recorded at the Hillsborough County Registry of Deeds as Plan 31247 and attached here as Exhibit B.

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 use will be consistent with the other uses in the neighborhood and therefor not have a negative effect on the abutting parcels.

**FACTS SUPPORTING THIS REQUEST: (Continued)**

5. Special conditions exist such that literal enforcement of the ordinance results in **unnecessary hardship**, because: (Answer either A(1 and 2) or B according to which applies to your situation)

A. Explain why you believe this to be true—keeping in mind that you must establish that:

1) 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***

The current conditions of the property (the existing structure was built as a warehouse) make a warehouse the most reasonable use and forcing another use would be unfair. The current machine shop use could revert to the use for which the site was originally designed and permitted.

2) Explain how the special conditions of the property cause the proposed use to be reasonable.

The subject parcel property was designed and developed in accordance with the Site Plan the was approved by the planning board and recorded at the Hillaborough County as Plan 31247 for Warehouse and General Light Industrial use. With the exception of a small concrete pad that will be used in conjunction with an allowed use, there are no proposed changes to the property.

B. 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.

# GIS Map

Continental Paving  
Use: Continental Paving

Meglin Realty LLC  
Use: Industrial Warehouse  
"Tamarack Landscaping"

Michael A. Pettengill Assoc.  
Use: Commercial Warehouse  
"Fleet Ready Corporation and Hino of Hudson"  
(Truck Repair Shop)

Six Able Street, LLC  
Use: Industrial Warehouse

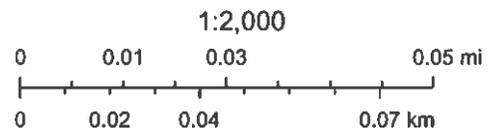
All-New Development, LLC  
Use: Vacant Commercial Development Land  
"Hamm Septic Service, Inc."

Subject Parcel

Cell Tower

Bosowski Properties, LLC  
Use: Vacant Commercial Development Land  
(Misc. Storage)

1/24/2023



**ABUTTERS**

MAP #1/LOT 4-3  
 ROBERT ST. ONGE  
 315 DERRY ROAD  
 HUDSON, N.H. 03057  
 BR. 604/607-700

MAP #1/LOT 4-1  
 BERNARD PLAN  
 2 GREENLEY ROAD  
 LONGMONT, N.H. 03053  
 BR. 604/607-1818

MAP #1/LOT 4A  
 CORING PLANNING COMPANY, LLC  
 PUB. 323  
 4075 BRIDGEWAY ROAD  
 WACHSNETT, N.H. 03212

MAP #1/LOT 4B  
 BEA ULLMANN  
 400 PUBLIC PARKWAY  
 WETHERSBORO, N.H. 03091

MAP #1/LOT 3-3  
 MERRIMACK VALLEY HENNEL CLUB  
 481 MAIN STREET  
 FRENCHTOWN, N.H. 03044

**ADJACENT ABUTTERS:**

MAP #1/LOT 3-1  
 CONCRETEAL PAVING, INC.  
 1 CONCRETEAL DRIVE  
 LONGMONT, N.H. 03053

MAP #1/LOT 3-2  
 DONALD & CLAYTON BRADY  
 33 DORLAND DRIVE  
 LONDONDERRY, N.H. 03053

MAP #1/LOT 3-3  
 BOW-COLE, LLC  
 18 WEST ROAD  
 HUDSON, N.H. 03051

**ENGINEER:**  
 MAYNARD & PAQUETTE  
 ENGINEERING ASSOCIATES, LLC  
 23 EAST PEARL STREET  
 HUDSON, N.H. 03051

**WAIVERS**

N.T.C. 275-82  
 N.T.C. 285-287(A)  
 N.T.C. 275-80

FIELD SURVEY  
 HIGH INTENSITY SOL SURVEY  
 PROCK. MARCH

**PLAN REFERENCES:**

1) SUBDIVISION PLAN MAP #1/LOT 4 HANN & SUBDIVISION, 2 WEST ROAD HUDSON, NEW HAMPSHIRE, DATED DECEMBER 6, 1998 BY MAYNARD AND PAQUETTE ENGINEERING ASSOC., LLC. FILED HERE AS PLAN NO. 20416.

*Robert St. Onge*  
 DATE: 7-18-01

APPROVED BY THE HUDSON, N.H. PLANNING BOARD  
 DATE OF MEETING: May 23, 2001

*Robert St. Onge*  
 SIGNATURE DATE: 4/1/01

*Robert St. Onge*  
 SIGNATURE DATE: 4/1/01

SITE PLANS ARE VALID FOR ONE YEAR FROM THE DATE OF PLANNING BOARD MEETING UNLESS FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE (1) YEAR FROM DATE OF APPROVAL

I CERTIFY THAT THIS PLAN WAS PREPARED FROM BOUNDARY INFORMATION SHOWN ON PLAN REFERENCE 1 AND A FIELD SURVEY LAST MADE ON THE GROUND ON MARCH 27, 2000 HAVING A MAXIMUM ERROR OF CLOSURE OF 1:10,000.



**LEGEND**

- STONE BOUND FOUND
- STONE BOUND TO BE SET
- IRON PIN FOUND
- IRON PIN TO BE SET
- MINIMUM BUILDING SETBACK
- EXISTING PAVEMENT

**VICINITY**

- NOTES**
1. PRESENT ZONING: "B" BUSINESS
  2. EXISTING USE: VARIOUS
  3. PROPOSED USE: WAREHOUSE / GENERAL LIGHT INDUSTRIAL (NO SHOWROOM/RETAIL USE)
  4. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 11,400 S.F. WAREHOUSE BUILDING WITH ASSOCIATED PARKING AND LOADING AREAS
  5. TOTAL AREA OF PARCEL: 48,789 SQ. FT. OR 1.120 AC.
  6. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP #1.
  7. IRON PINS TO BE SET AT ALL CORNERS BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
  8. LOT SHALL BE SERVICED BY INDIVIDUAL WELL AND SEWER SYSTEM
  9. STREET ADDRESS TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  10. DEVELOPMENT AGREEMENT (DATED \_\_\_\_\_) IS ON FILE WITH THE TOWN OF HUDSON AND IS REFERRED AT THE M.C.P.D.
  11. A C.A.P. IMPACT FEE OF \$ 6,458 TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY
  12. ALL UTILITIES TO BE INSTALLED UNDERGROUND
  13. MINIMUM BUILDING REQUIREMENTS:  
 LOT SIZE = 43,500 SQ. FT.  
 ROAD FRONTAGE = 150 FT.  
 BUILDING SETBACKS: FRONT YARD = 50 FT.  
 SIDE AND REAR YARD = 15 FT.
  14. SOIL CONSERVATION SERVICE MAP 24 LISTS SOILS AS:  
 "C" - Chittenden-Hallow-Canter complex, 8 to 15% slopes  
 "T" - moderately heavy sand, 8 to 15% slopes
  15. GREEN SPACE REQUIRED: 40%  
 GREEN SPACE PROVIDED: 40%
  16. PARKING REQUIREMENTS:  
 WAREHOUSE: 1 SP / 1000 SF X 11,400 SF = 12 SPACES  
 ALTERNATE: LIGHT INDUSTRIAL, 1 SP / 800 SF X 11,400 SF = 19 SPACES  
 TOTAL PARKING PROVIDED = 19 SPACES INCLUDING 1 H/V SPACE
  17. APPROPRIATE EROSION CONTROL MEASURES (MAY BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
  18. ALL DISTURBED AREAS SHALL BE LOADED AND SEEDED UPON COMPLETION OF SITE GRADING.
  19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
  20. ALL SITE LIGHTING TO BE HOUSED AND DIRECTED ON SITE.
  21. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER: S-2000009806
  22. N.H.D.E.S. SEPTIC APPROVAL NUMBER: CA 2001034789
  23. A \$10,000 CONTRIBUTION TO THE ROUTE 102/WEST ROAD INTERSECTION FUND SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN MAP #1/LOT 4-2  
**R & S CARPET**  
**WEST ROAD**  
**HUDSON, NEW HAMPSHIRE**

PREPARED FOR:  
 ROBERT ST. ONGE  
 325 DERRY STREET  
 HUDSON, NEW HAMPSHIRE 03051  
 (603) 689-3087

SCALE: 1" = 30'  
 DATE: DECEMBER 18, 2000

**Maynard & Paquette**  
**Engineering Associates, LLC**  
 Consulting Engineers and Land Surveyors  
 23 East Pearl Street, Hudson, N.H. 03051  
 Phone: (603) 883-6433 Fax: (603) 883-7227

DATE	12	18	2000
REVISION	NO.	DESCRIPTION	DATE
1	0		

SEE NEXT SHEET FOR "EXHIBIT B NOTES"

Exhibit B

Plan 31247 Dwr 144

17 0416 C-070 1002

4510601

PLAN 31247 DWR 144

1 of 2

# NOTES

1. PRESENT ZONING: "B" BUSINESS
2. EXISTING USE: VACANT.
3. PROPOSED USE: WAREHOUSE / GENERAL LIGHT INDUSTRIAL (NO SHOWROOM/RETAIL USE)
4. THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN 11,400 S.F. WAREHOUSE BUILDING WITH ASSOCIATED PARKING AND LOADING AREAS.
5. TOTAL AREA OF PARCEL: 48,789 SQ. FT. OR 1.120 AC.
6. LOT NUMBERS REFER TO HUDSON ASSESSOR'S MAP 41.
7. IRON PINS TO BE SET AT ALL CORNERS BY A LICENSED LAND SURVEYOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
8. LOT SHALL BE SERVICED BY INDIVIDUAL WELL AND SEPTIC SYSTEM.
9. STREET ADDRESS TO BE ACQUIRED FROM THE HUDSON FIRE DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
10. DEVELOPMENT AGREEMENT DATED \_\_\_\_\_ IS ON FILE WITH THE TOWN OF HUDSON AND IS RECORDED AT THE H.C.R.D.
11. A C.A.P. IMPACT FEE OF \$ 6,498 TO BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY SUBJECT TO ANNUAL INFLATION INDEXING AS PERMITTED BY THE IMPACT FEE METHODOLOGY.
12. ALL UTILITIES TO BE INSTALLED UNDERGROUND.
13. MINIMUM BUILDING REQUIREMENTS:  
LOT SIZE = 43,560 SQ. FT.  
ROAD FRONTAGE = 150 FT.  
BUILDING SETBACKS: FRONT YARD = 50 FT  
SIDE AND REAR YARD = 15 FT.
14. SOIL CONSERVATION SERVICE MAP 24 LISTS SOILS AS:  
"CpC" - Chatfield-Hollis-Canton complex, 8 to 15% slopes  
"HsC" - Hinckley loamy sand, 8 to 15% slopes
15. GREEN SPACE REQUIRED: 40%  
GREEN SPACE PROVIDED: 40%
16. PARKING REQUIREMENTS:  
WAREHOUSE: 1 SP / 1000 SF X 11,400 SF = 12 SPACES  
ALTERNATE: LIGHT INDUSTRIAL, 1 SP / 600 SF X 11,400 SF = 19 SPACES  
TOTAL PARKING PROVIDED = 19 SPACES, INCLUDING 1 H/C SPACE
17. APPROPRIATE EROSION CONTROL MEASURES (HAY BALES, SILT SCREEN FENCE, ETC.) SHALL BE INSTALLED PRIOR TO INITIATION OF ANY SITE WORK AND SHALL BE MAINTAINED BY THE DEVELOPER UNTIL ADEQUATE VEGETATIVE COVER IS ESTABLISHED ON ALL GRADED AREAS.
18. ALL DISURBED AREAS SHALL BE LOAMED AND SEEDED UPON COMPLETION OF SITE GRADING.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING AND DETERMINING THE LOCATION, SIZE, AND ELEVATION OF ALL EXISTING UTILITIES, SHOWN OR NOT SHOWN ON THIS PLAN, PRIOR TO THE START OF ANY CONSTRUCTION. THE ENGINEER SHALL BE NOTIFIED IN WRITING OF ANY UTILITIES FOUND TO BE INTERFERING WITH THE PROPOSED CONSTRUCTION AND APPROPRIATE REMEDIAL ACTION SHALL BE TAKEN BEFORE PROCEEDING WITH THE WORK.
21. ALL SITE LIGHTING TO BE HOODED AND DIRECTED ON SITE.
22. N.H.D.E.S. SUBDIVISION APPROVAL NUMBER: SA2000001806.
23. N.H.D.E.S. SEPTIC APPROVAL NUMBER: CA 2001034769
24. A \$10,000 CONTRIBUTION TO THE ROUTE 102/WEST ROAD INTERSECTION FUND SHALL BE PAID PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

# Google Exhibit

21 West Road



Old Landfill Rd

Continental Paving

Hamm Septic Services Inc

Tamarack Landscaping

21 West Rd

Fleet Ready Corporation & Hino of Hudson



700 ft 102

Google Earth



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #22-158

December 15, 2022

Matt Kozlowski  
Vital Delivery Solutions  
57 Harvey Rd,  
Londonderry, NH 03053

Re: 21 West Road Map 101 Lot 004-000  
District: Business (B)

Dear Mr. Kozlowski,  
Your request, can you set up palletized racking for storage/warehousing?

#### Zoning Review:

Our records indicate this parcel is an existing lot of record with an existing non-conforming use as a manufacturing/machine shop (E-4) in The Table of Permitted Principal Uses §334-21 attached.

#### Determination:

This would be a change to another use (E-8) in The Table of Permitted Principal Uses §334-21, that is not permitted. You would need a Variance from the Zoning Board of Adjustment (ZBA) to §334-21 Table of Permitted Principal Uses and, you would need a site plan approval by the Planning Board per §334-16.1 site plan approval.

Sincerely,

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

encl: Table of Permitted Principal Uses §334-21  
cc: Public Folder  
B. Groth, Town Planner  
Owner  
File

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

# ZONING

## 334 Attachment 1

### Town of Hudson

#### Table of Permitted Principal Uses

[Amended 3-8-1994 by Amdt. No. 5; 3-9-1999; 3-13-2001 by Amdt. No. 3;  
3-13-2001 by Amdt. No. 7; 3-12-2002 by Amdt. No. 3; 3-9-2004; 3-13-2007 by Amdt. No. 5;  
3-13-2018 ATM by Amdt. No. 5; 2-2-2019 ATM, Art. 07, adopted 3-12-2019]

USE	Districts						
	R-1	R-2	TR	B	I	G	G-1
<b>A. RESIDENTIAL USES</b>							
1. Single-family detached dwelling	P	P	P	N	N	P	P
2. Two-family dwelling	N	P	N	N	N	P	P
3. Multifamily dwelling	N	N	N	P <sup>1</sup>	N	N	N
4. Manufactured housing parks/subdivisions	N	N	N	N	N	P	P
5. Older persons housing developments	N	P <sup>1</sup>	P <sup>1</sup>	N	N	P <sup>1</sup>	N
6. Assisted living facility	P	P	P	P	N	P	P
<b>B. AGRICULTURAL USES</b>							
1. Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area	P	P	P	P	P	P	P
2. Facilities for the sale of produce, and wine and dairy products	P	P	P	P	P	P	P
<b>C. COMMUNITY FACILITIES USES</b>							
1. Use of land or structures for religious purposes	S	P	S	P	N	P	P
2. Child daycare facility and group daycare facility, public/private	N	N	N	P	P	P	P
3. Cemeteries, public/private	S	S	N	N	N	S	S
4. Municipal services and facilities	P	P	P	P	P	P	P
5. Water towers, reservoirs and sewer and water pumping stations	P	P	P	P	P	P	P
6. Hospital, public/private	N	N	N	P	P	P	P
7. Schools, public/private	P	P	P	P	P	P	P
<b>D. COMMERCIAL USES</b>							
1. Seasonal farm stand for retail sale of produce or Christmas trees	P	P	P	P	N	P	P
2. Animal clinic or hospital; kennel	N	N	N	S	P	P	P
3. Personal service establishment, per definition provided in § 334-6	N	N	N	P	P	P	P
4. Funeral home	N	N	N	P	P	P	P
5. Hotel/motel	N	N	N	S <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>
6. Bed-and-breakfast	N	N	N	N	N	P	P
7. Retail food or drug store	N	N	N	P	P	P	P
8. Retail sale of beer and wine and state liquor stores	N	N	N	P	P	P	P

HUDSON CODE

USE	Districts						
	R-1	R-2	TR	B	I	G	G-1
<b>D. COMMERCIAL USES (cont'd)</b>							
9. Motor vehicle, motorcycle, trailer, snowmobile, or boat sales and rental	N	N	N	P	P	P	P
10. Motor vehicle light service; motor vehicle general and body repair	N	N	N	P	P	P	P
11. Automotive fuel station	N	N	N	P	P	P	P
12. Automotive fuel station with general retail	N	N	N	P	P	P	P
13. Car wash	N	N	N	P	P	P	P
14. Limousine, taxicab or livery business	N	N	N	P	P	P	P
15. Restaurant	N	N	N	P	P	P	P
16. Restaurant, fast-food or drive-in	N	N	N	P	P	P	P
17. Business or professional office	N	N	N	P	P	P	P
18. Convalescent or nursing home	N	S	N	P	N	P	P
19. Adult, child and group child daycare facilities	N	N	N	P	P	P	P
20. Indoor commercial recreation	N	N	N	P	P	P	P
21. Outdoor commercial recreation	N	N	N	S	P	P	P
22. Membership club, civic, social, professional or fraternal organization	N	N	N	P	P	P	P
23. Adult use establishment, per definitions provided in § 334-6	N	N	N	N	S	N	N
24. Wireless communications facility, per Article XVIII, §§ 334-91 – 334-107	N	N	N	N	S	S	S
25. Mobile parked food service	N	N	N	N	P	N	N
26. Itinerant roadside vending	N	N	N	N	P	N	N
27. (Reserved)							
28. Massage therapy (licensed)	N	N	N	P	P	P	P
29. General retail	N	N	N	P	P	P	P
30. Retail sale of agriculture horticulture, floriculture and viticulture products	N	N	N	P	N	P	P
31. Tattoo parlor	N	N	N	P	N	N	N
32. Body art/piercing	N	N	N	P	N	N	N
<b>E. INDUSTRIAL USES</b>							
1. Removal of loam, sand or gravel	N	N	N	N	P	P	P
2. Research laboratories, manufacture of equipment, electronics industry, assembling of electrical appliances	N	N	N	N	P	P	P
3. Welding shop	N	N	N	N	P	P	P
4. Machine shop	N	N	N	N	P	P	P
5. Stone or monument works	N	N	N	N	P	P	P
6. Manufacturing	N	N	N	N	P	P	P
7. Retail sale of products manufactured on the premises	N	N	N	N	P	P	P
<b>E. INDUSTRIAL USES (cont'd)</b>							
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boats	N	N	N	N	P	P	P
9. Heating fuel storage and sales	N	N	N	N	P	P	P

Current →

Proposed →

## ZONING

USE	Districts						
	R-1	R-2	TR	B	I	G	G-1
10. Contractor's yard or landscaping business	N	N	N	N	P	P	P
11. Transportation or freight terminal	N	N	N	N	P	N	N

**NOTES:**

I = Permitted only if serviced by Town water and sewer

S = Special Exception Required (see article VI)

P = Permitted Use

N = Not an Allowed Use

#22-158



LAND USE DEPARTMENT  
12 School Street  
Hudson, NH 03051  
(603) 886-6008  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 12/07/22  
Property Location 21 WEST RD  
Map 101 Lot 004 Sublot 000  
Zoning District if known B

Type of Request

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

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

STORAGE/WAREHOUSING. LOOKING TO SETUP PALLETIZED  
RACKING AND USE BUILDING FOR WAREHOUSING.  
WAREHOUSING STORAGE OF FOOD PRODUCTS AND  
GENERAL ITEMS. NO COMBUSTIBLE LIQUIDS OR HAZMAT  
MATERIALS.

Applicant Contact Information:

Name: MATT KOZLOWSKI  
Address: 57 HARVEY RD, LEANDERSBURG, NH  
Phone Number: (603) 324-0901  
Email: MATT@SHIPVDS.COM

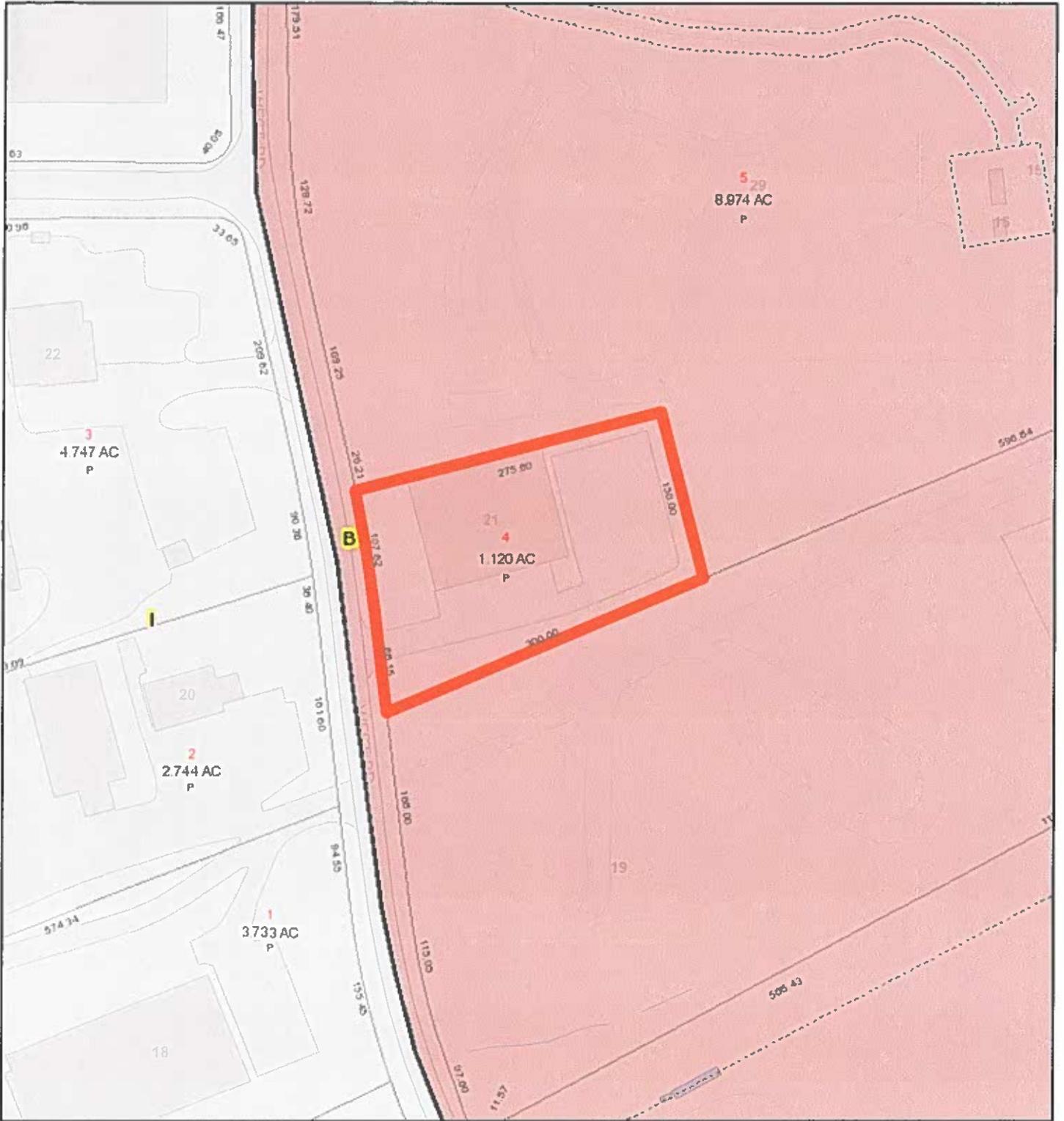
For Office use

ATTACHMENTS: TAX CARD  GIS

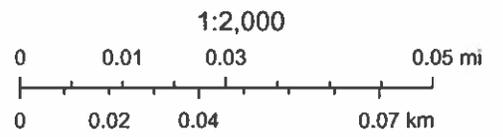
NOTES: \_\_\_\_\_

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

# GIS Map



1/24/2023



CURRENT OWNER				ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
16 REPUBLIC ROAD, LLC  25 SULLIVAN RD.  NORTH BILLERIC MA 01862				Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				IG		Ind-General		2022	4000	649,000	2022	4000	531,600	2021	4000	531,600
				TOPO		UTILITIES			4000	190,400		4000	224,000		4000	224,000
				01	Level	09	Priv Water		4000	29,400		4000	35,300		4000	35,300
						00	Septic									
								Total	868,800		Total	790,900		Total	790,900	

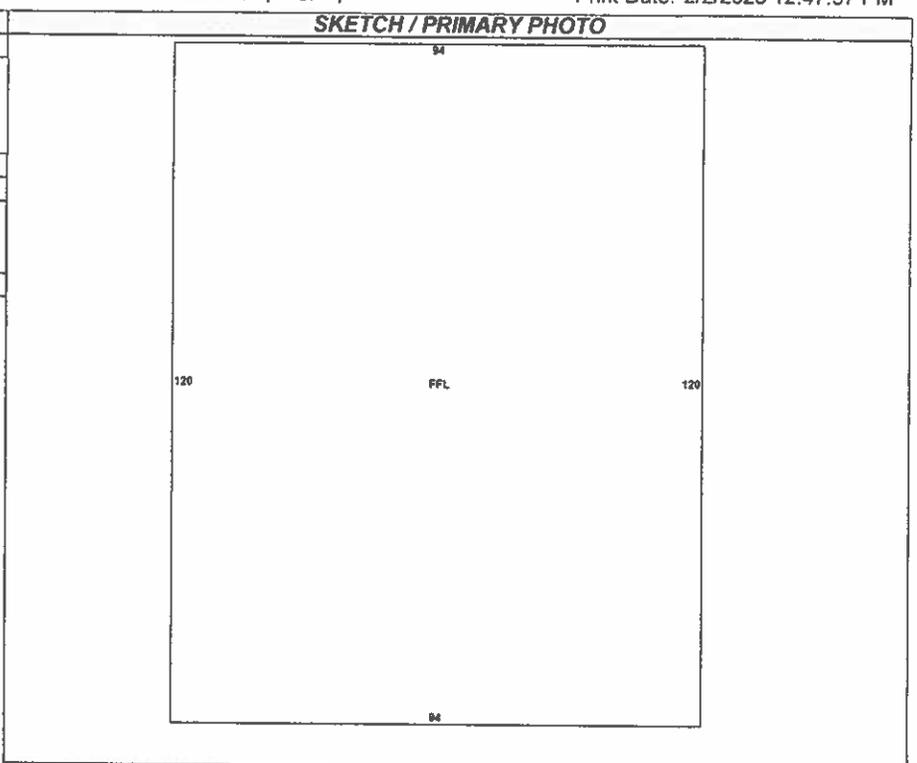
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY					
16 REPUBLIC ROAD, LLC ST. ONGE, ROBERT H.				8234	1865	08-27-2010	Q	I	725,000	00	Grantor: ST. ONGE, ROBERT H., Grantor: HAMM, CARLTON E.	Appraised Bldg. Value (Card)				609,400
				6248	0770	06-02-2000	Q	V	77,533	00		Appraised Xf (B) Value (Bldg)				39,600
												Appraised Ob (B) Value (Bldg)				29,400
												Appraised Land Value (Bldg)				190,400
												Special Land Value				0
												Total Appraised Parcel Value				868,800
												Valuation Method				C

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES				VISIT / CHANGE HISTORY									
Parcel ID 101-004-000 Zoning ID: IND DISTRICT Flood Hazard C Neigh/Abut1 Neigh/Abut2 Neigh/Abut3 GIS ID 101-004-000				PREV 0041-0004-0002 Assoc Pid#				Descript	Code	Appraised	Assessed					Date	Id	Type	Is	Cd	Purpost/Result
								BLDG	4000	649,000	649,000					05-03-2022	24			45	Field Review
								LAND	4000	190,400	190,400					08-02-2019	18			02	Measured
								OB	4000	29,400	29,400					06-08-2017	09			45	Field Review
								<b>Total:</b>		868,800	868,800					03-09-2017	07			811	I&Erefused
																02-24-2017	07			80	Income And Expense Requ
																05-07-2012	09			45	Field Review
																03-08-2012	09			03	Meas/Inspect
																03-01-2012	01			80	Income And Expense Requ

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit	Description	Amount	Status	Applicant	SQ ft	Comments	
2014-00900	11-12-2014	MECH	Mechanical	0	C			Visit Notes: Convert From Lp To Ng;	
2010-539-2EL	02-07-2011	ELEC	Electrical	1,800	C			Visit Notes: Electrical Wrk New Tenant;	
2010-539-1EL	10-22-2010	ELEC	Electrical	4,000	C			Visit Notes: New Tenant/Electrical Wrk;	
2002-8	08-02-2001	DW	Dwelling	280,000	C			Visit Notes: New Bldg;	

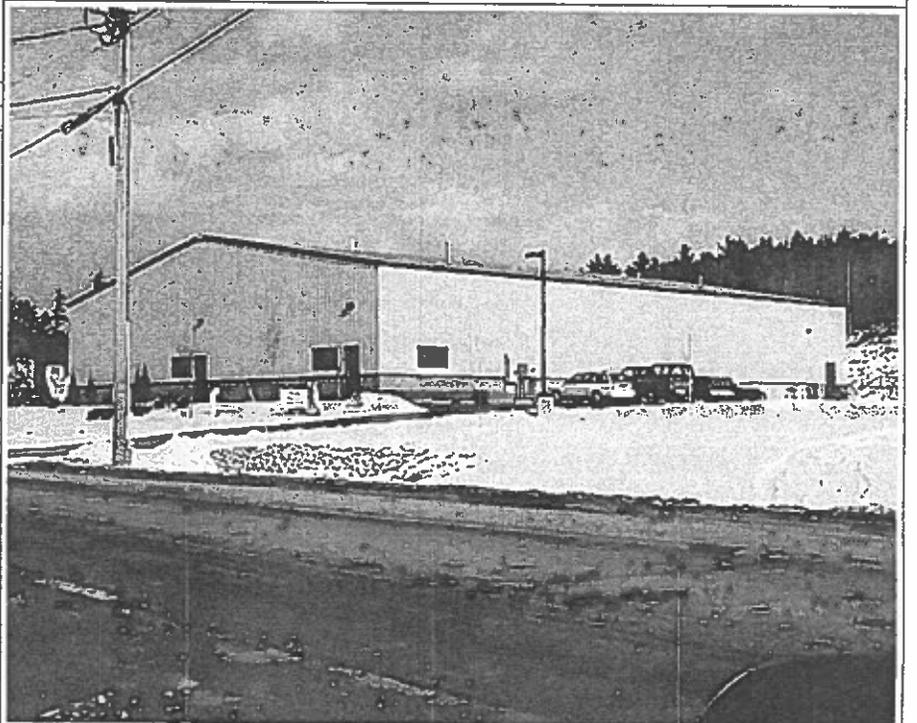
LAND LINE VALUATION SECTION																
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value
1	4000	MANF PLANT	Comm Site	1.120 AC	170,000		1.00	5	1.00	IG	1.00					190,400
Total Card Land Units:				1.120 AC	Parcel Total Land Area:				1.120	AC	Total Land Value:			190,400		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Com/Ind	% Sprinkler	100	
Style:	40	Industrial	Frame	02	
Grade	C+	Avg/Good	Foundation	06	
Stories:	1		<b>MIXED USE</b>		
# of Units	1		Code	Description	Percentage
Wall Height	18.00		4000	MANF PLANT	100
Exterior Wall 1	18	Corr Steel			0
Exterior Wall 2					0
Roof Structure	01	Gable	<b>COST / MARKET VALUATION</b>		
Roof Cover	09	Metal	RCN		781,332
Interior Wall 1	05	Minimal	Year Built		2001
Interior Wall 2			Effective Year Built		2000
Interior Floor 1	12	Concrete	Depreciation Code		GD
Interior Floor 2			Remodel Rating		
Heat Fuel	02	Gas	Year Remodeled		
Heat Type	07	Unit Heaters	Depreciation %		22
2nd Heat Type			Functional Obsol		
AC Percent	100		External Obsol		
Heat/AC			Trend Factor		1.000
Full Baths	0		Condition		
Half Baths	1		Condition %		
3/4 Baths	0		Percent Good		78
Baths/Plumbing	02	AVERAGE	RCNLD		609,400
Kitchens	0		Dep % Ovr		
Kitchen Rating			Dep Ovr Comment		
Rooms/Partition	L	Light	Misc Imp Ovr		
Ceiling/Wall			Misc Imp Ovr Comment		
Bath Rating			Cost to Cure Ovr		
% Comn Wall	0.00		Cost to Cure Ovr Comment		
% Heated	100				
# Heat Systems	4				
% Sprinkler	100				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Price	Yr Bilt	Cond.	% Gd	Assd. Value
FENC4	Fence-4ft	L	20	UNITS	13.00	2001	AV	60	200
LITESN	Exterior Light On Pole	L	2	UNITS	1100.00	2001	AV	60	1,300
PAVASP	Asphalt Paving	L	15,000	UNITS	2.00	2001	AV	60	18,000
TANKIG	Tank/In-Ground	L	5,000	UNITS	3.30	2001	AV	60	9,900
XFOFC	Office	B	564	SQ. FT	90.00	2001	AV	78	39,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	First Floor, Finished	11,280	11,280	11,280	69.27	781,332
Total SQFT / Sketched Area / Eff Area		11,280	11,280	11,280	Total Value	781,332



MAP 101 LOT 5  
 N/F ALL-NEW DEVELOPMENT, LLC  
 2 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 9587 PAGE 2984  
 USE: VAC COMM DEVEL LAND

MAP 101 LOT 2  
 N/F MEGLIN REALTY, LLC  
 22 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 7088 PAGE 2277  
 USE: IND WAREHOUSE MDL-94

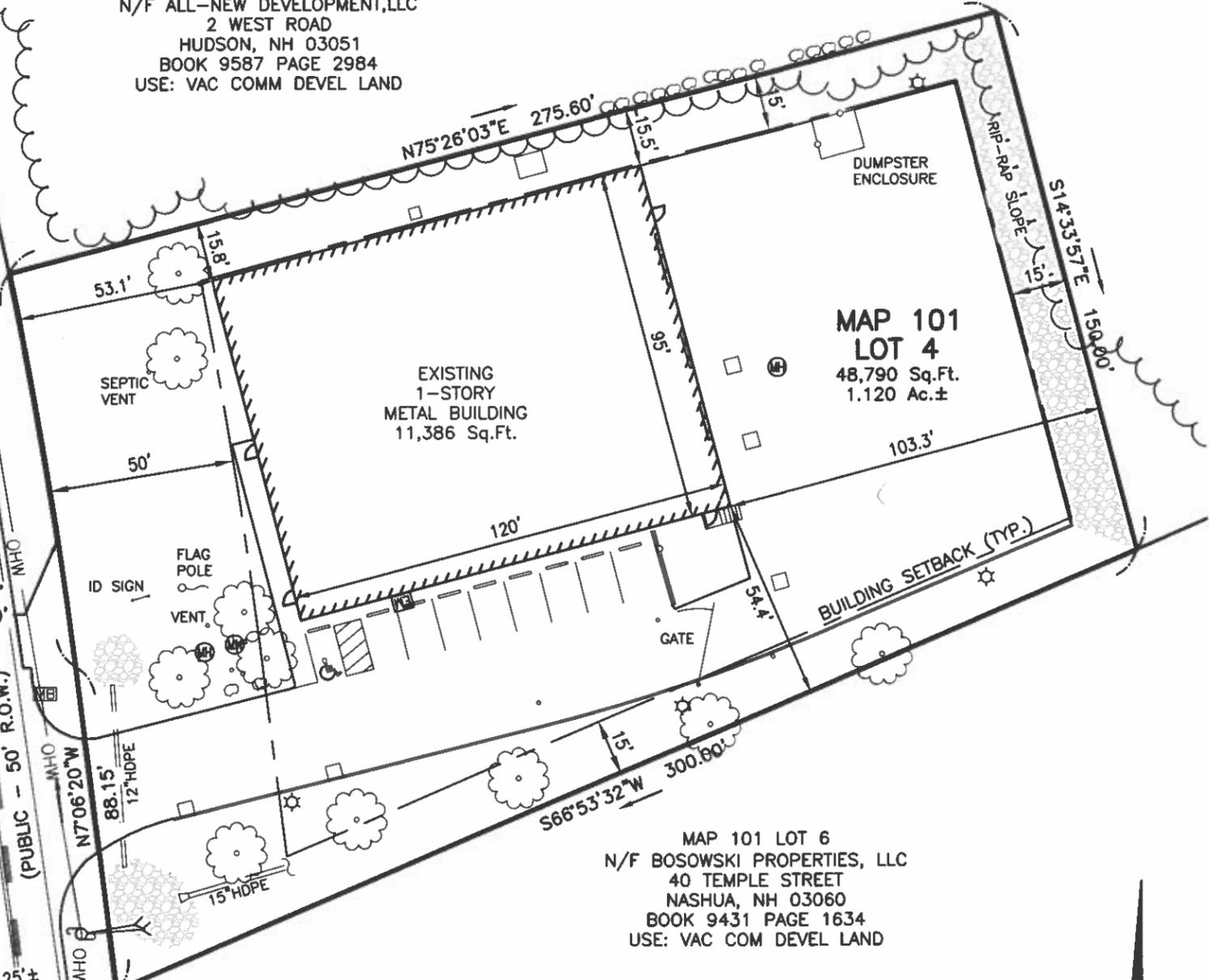
INDUSTRIAL DISTRICT (I)  
 BUSINESS (B)

$\Delta = 4^{\circ}39'13''$   
 $R = 1,325.00'$   
 $L = 107.62'$

WEST ROAD  
 (PUBLIC - 50' R.O.W.)

MAP 101 LOT 2  
 N/F MICHAEL A. PETTENGILL ASSOC.  
 20 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 6322 PAGE 1450  
 USE: COMM WAREHOUSE

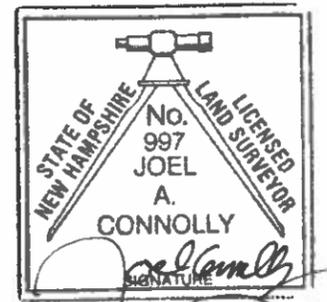
MAP 101 LOT 1  
 N/F SIX ABLE STREET, LLC  
 18 WEST ROAD  
 HUDSON, NH 03051  
 BOOK 8507 PAGE 2287  
 USE: IND WAREHOUSE



MAP 101 LOT 6  
 N/F BOSOWSKI PROPERTIES, LLC  
 40 TEMPLE STREET  
 NASHUA, NH 03060  
 BOOK 9431 PAGE 1634  
 USE: VAC COM DEVEL LAND

**CERTIFICATION:**

I CERTIFY THAT THIS SURVEY AND PLAN WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION AND THAT THIS PLAN IS THE RESULT OF AN ACTUAL SURVEY PERFORMED ON THE GROUND WITH AN ERROR OF CLOSURE OF NOT MORE THAN ONE PART IN TEN THOUSAND.



JOEL A. CONNOLLY, LLS 997

2/2/2023  
 DATE

**NOTES:**

1. THE INTENT OF THIS PLAN IS TO ACCOMPANY A VARIANCE APPLICATION.
2. THE EXISTING CONDITIONS SHOWN HEREON ARE BASED ON A SURVEY PERFORMED BY THIS OFFICE ON JANUARY 30, 2023 AND AERIAL IMAGES COLLECTED VIA UAS (DRONE) ON JANUARY 27, 2023.
3. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON A SURVEY PERFORMED BY THIS OFFICE ON JANUARY 30, 2023 AND PLANS REFERENCED HEREON.
4. HORIZONTAL DATUM IS NAD83 PER GPS OBSERVATIONS PERFORMED BY THIS OFFICE ON JANUARY 27, 2023.
5. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON RECORD DESIGN PLANS AND ABOVE GROUND FEATURES LOCATED BY THIS OFFICE. SAID UNDERGROUND UTILITIES ARE NOT WARRANTED TO BE EXACT OR INCLUSIVE OF ALL EXISTING UTILITIES.
6. MAP 101 LOT 4 IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA (100 YEAR FLOOD) PER FLOOD INSURANCE RATE MAP 33011C0508D, WITH AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
7. MAP 101 LOT 4 IS ZONED BUSSINESS (B) PER THE TOWN OF HUDSON ZONING MAP;

MIN LOT SIZE:	43,560
SF±	
MIN LOT FRONTAGE:	150
FT	
MIN FRONT YARD:	50 FT
MIN SIDE YARD:	15 FT
MIN REAR YARD:	15 FT

REFER TO THE TOWN OF HUDSON ZONING ORDINANCE FOR ADDITIONAL INFORMATION AND RESTRICTIONS.

**REFERENCE PLANS:**

1. HILLSBOROUGH COUNTY REGISTRY OF DEEDS (H.C.R.D.) PLAN 12594.
2. H.C.R.D. PLAN 13925.
3. H.C.R.D. PLAN 15594.
4. H.C.R.C. PLAN 29576.
5. H.C.R.D. PLAN 30048.
6. H.C.R.D. PLAN 30321.
7. H.C.R.D. PLAN 30416.
8. H.C.R.D. PLAN 31247.



**The Dubai Group, Inc.**

136 Harvey Road, Bldg 101B  
 Londonderry, NH 03053  
 603-458-6462

Engineers  
 Planners  
 Surveyors

TheDubayGroup.com

DRAWN BY: JAC  
 CHECKED BY: JAC  
 DATE: JAN. 31, 2023  
 SCALE: 1"=40'  
 FILE: 615-ws

PROJECT:

**MAP 101 LOT 4**

21 WEST ROAD  
 HUDSON, NEW HAMPSHIRE

PREPARED FOR

**VITAL DELIVERY SOLUTIONS LLC**

57 HARVEY ROAD  
 LONDONDERRY, NH 03053

OWNER

16 REPUBLIC ROAD, LLC  
 25 SULLIVAN ROAD  
 NORTH BILLERICA, MA 01862  
 BOOK 8234 PAGE 1865

SHEET TITLE:

**PROPOSED PLOT PLAN**

PROJECT #615 SHEET 1 of 1

Printed  
2/03/2023  
4:20PM  
Created  
2/03/2023  
4:14 PM

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

Receipt# 717,202  
tgoodwyn

Description	Current Invoice	Payment	Balance Due
1.00 Zoning Application-2/23/23 ZBA Mtg. 21 West Road Map/Lot 101-004-000 Zone-B Variance Application	0.00	219.0900	0.00
		<b>Total:</b>	<b>219.09</b>

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
57 Harvey Road LLC	CHECK	CHECK# 1081	219.09	0.00	219.09
			<b>Total Due:</b>		<b>219.09</b>
			<b>Total Tendered:</b>		<b>219.09</b>
			<b>Total Change:</b>		<b>0.00</b>
			<b>Net Paid:</b>		<b>219.09</b>

57 HARVEY ROAD LLC

1081

TOWN OF HUDSON			2/2/2023			
Date	Type	Reference	Original Amt.	Balance Due	Discount	Payment
2/2/2023	Bill	21 WEST RD	219.09	219.09		219.09
					Check Amount	219.09

People's United Bank

219.09



# 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: March 9, 2023

**Case 216-026 (03-09-23):** David Doherty, 8 Hunter Lane, Hudson, NH requests a Home Occupation Special Exception to operate a machine shop as an accessory use in his detached garage to fabricate firearms and accessories for a class 7 FFL license. [Map 216, Lot 026-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

**Address:** 8 Hunter Lane  
**Zoning district:** Residential Two (R-2)

#### Summary:

Applicant requests a Home Occupation Special Exception to run a machine shop to fabricate firearms. For a FFL license.

#### Property description:

Our records indicate this parcel is an existing lot of record with conforming use as residential single family.

#### History:

Original Building Permit # 148-75 issued April 8, 1975 : "2500 sqft w/garage under".  
Building Permit # 258-01 issued Oct 5, 2000: "construct a 26 30 garage".  
Building Permit # 2011-00625 issued 12/09/2011: "construct 12' x 18' shed".  
Building Permit # 2020-01208 issued 2/08/2021: " 36 x 40 detached garage 1440 sq ft."

#### In-House comments:

Town Engineer: no comment  
Inspectional Services/Fire Dept: ~~no comment~~ Revised - attached @ 3/1/23  
Town Planner: no comment (TG)  
Zoning Administrator: yes attached

**Attachments:**

A: Original Building Permit # 148-75 issued April 8, 1975: 2500 sqft w/garage under.

B: Building Permit # 258-01 issued Oct 5, 2000: "construct a 26' x 30' garage".

C: Building Permit # 2011-00625 issued 12/09/2011: "construct 12' x 18' shed.

D: Building Permit # 2020-01208 issued 2/08/2021: "36 'x 40' detached garage 1440 sq ft.

E: Zoning Administrator comments: DTB Fabrication LLC, has been operating at this property for 3 yrs since registration.



# Town of Hudson, N. H.

Office of Town Building Inspector

## BUILDING PERMIT

No. 148-75

April 8, 1975

This certifies that Roger P. Pelletier Name of Owner

is granted permission to <sup>erect</sup> ~~alter~~ 2500 sq ft living area, gas heat, electric Description  
<sup>repair</sup>  
<sup>move</sup>

and fireplace garage under  
of Building

on premises located at and known as  
to

4340-022  
Number

Hunter Lane 11-9  
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.

P. A. Metherell  
Administrative Officer

\$66.00

WP 20686

A



Town Of Hudson, N. H.

Application for a Permit to Build

Date APRIL 2 19 75

Table with categories: Residential, Commercial, Industrial, Garage, Breezeway, No. Of Units

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, Alter, Addition, Repair, Pool, Fence, Other

PERMIT NUMBER 148-75

NAME OF OWNER Roger Pelletier ADDRESS 67 Chandler TELE 8838243

LAND PURCHASED FROM Robert Cardinal LOCATION OF LAND Hudson Ave

AREA OF LOT 74,368 sq ft PROPERTY TAX NO. 4340-022

NAME OF GENERAL CONTRACTOR Owner ADDRESS AND TELE

NAME OF HEATING CONTRACTOR Owner NAME OF ELECTRICAL CONTRACTOR Robert D. Pathy

NAME OF MASONRY CONTRACTOR Granite State NAME OF PLUMBING CONTRACTOR Joney

NAME OF FIRE PLACE CONTRACTOR Granite State NAME OF FIRE PLACE MASON Jim NO. OF STORIES 1

MATERIAL OF BUILDING Wood STYLE OF ROOF Hip ROOF COVERING asphalt

SIZE OF FOUNDATION 74x98 - 16x20 (L) LIVING FLOOR AREA 2500 TYPE OF HEAT Gas

CONSTRUCTION FOR OWN USE yes WATER well SEWER septic

FOUNDATION MATERIAL Concrete WIDTH 16" HEIGHT 8 FOOTINGS 18x12

FIREPLACE 2 NUMBER OF FLUES 2 SIZE 8x12 CHIMNEY MATERIAL Clay Tissue

GARAGE LOCATION IF ANY on side under TYPE OF BUSINESS IF ANY none

BRIEF DESCRIPTION OF REPAIR, ALTER, OR OTHER

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 HE WILL NOTIFY THE BUILDING INSPECTOR WHEN FOUNDATION BEFORE BACKFILLING, FRAME, CHIMNEYS, FIRE-STOPS AND HEATER-PIPES, ELECTRICAL WIRING, FIREPLACE BEFORE FLUES AND PLUMBING ARE READY FOR INSPECTION. I ALSO CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO APPLY FOR THIS PERMIT.

OWNER'S SIGNATURE Roger Pelletier

CONTRACTORS SIGNATURE Roger Pelletier

ADDRESS 67 Chandler Hudson

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

A2

# BUILDING PERMIT

DEPT. FILE COPY

AMOUNT PAID

Paid 10/12/00  
MAP 11, LOT 27

VALIDATION

APPLICANT ROGER PELLETIER DATE OCTOBER 5, 2000 YEAR XXXX PERMIT NO. 0258-01  
ADDRESS 9 HUNTER LANE (NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO CONSTRUCT GARAGE (TYPE OF IMPROVEMENT) 1 (NO.) STORY RESIDENTIAL ACCESSORY (PROPOSED USE) NUMBER OF DWELLING UNITS \_\_\_\_\_

AT (LOCATION) 9 (NO.) HUNTER LANE (STREET) ZONING DISTRICT \_\_\_\_\_

BETWEEN \_\_\_\_\_ (CROSS STREET) AND \_\_\_\_\_ (CROSS STREET)

SUBDIVISION \_\_\_\_\_ LOT 7 BLOCK 11 LOT SIZE \_\_\_\_\_

BUILDING IS TO BE \_\_\_\_\_ FT. WIDE BY \_\_\_\_\_ FT. LONG BY \_\_\_\_\_ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: CONSTRUCT A 26' X 30' GARAGE. ALL CONSTRUCTION TO BE DONE TO HUDSON TOWN CODES.

AREA OR VOLUME \_\_\_\_\_ (CUBIC/SQUARE FEET) ESTIMATED COST \$ 10,000.00 PERMIT FEE \$ 40.00

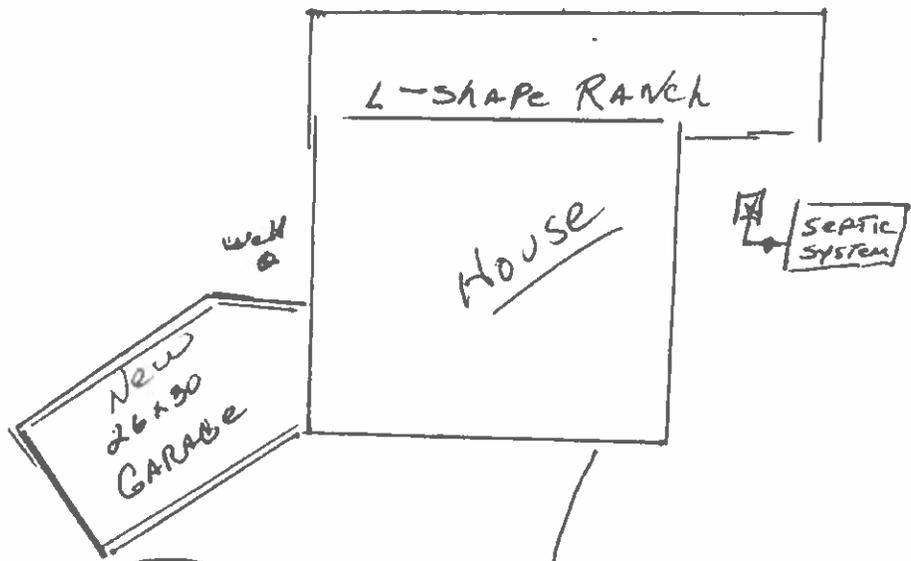
OWNER ROGER & CINDY PELLETIER  
ADDRESS 9 HUNTER LANE BUILDING BY [Signature]

FORM NO. BOCA - BP 1994

10

(Affidavit on reverse) side of application to be completed by authorized agent of owner)

40792



9

B<sub>2</sub>



Town of Hudson, NH  
**Building Permit**  
 Community Development Department  
 12 School Street  
 Hudson, NH 03051  
 603-886-6005

Permit Number  
 2011-00625  
 Date of Issue  
 12/09/2011  
 Expiration Date  
 12/08/2012

Owner: BOLDUC, TOMMY R. DROUIN, MYLENE  
 Applicant: BOLDUC, TOMMY R. DROUIN, MYLENE  
 Location of Work: 8 HUNTER LANE (Unit or Building)  
 (No. and Street)

Description of Work: Construct a 12' x 18' shed

**ZONING DATA:** District: R-2 Map/Lot: 216-026-000

**REMARKS:**

**Required Inspections**

**Sheds:**

- Generally a single inspection of the completed shed will be performed after the basic structure is up and complete. This will include supports and placement relative to setbacks. The property line closest should be clearly marked for setback determinations.
- Per the Hudson Zoning Ordinance Section 334-27-1 (C) "Accessory structures (sheds) shall be placed to the rear of the main building."

ALL CONSTRUCTION MUST BE LOCATED 15 FEET FROM THE SIDE AND REAR PROPERTY LINES

**Building Permit Issuance Conditions are as follows:**

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

Page 1 of 2

Permit Holder: BOLDUC, TOMMY R. DROUIN, MYLENE (Taking Responsibility for the Work)	
Company/Affiliation: Owner	Job Site Phone Number:

Constr Cost: \$2 800	Permit Fee: \$50 00	Check No.:	Cash: \$0.00
----------------------	---------------------	------------	--------------

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

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

<i>Julie Kennedy</i> Code Official	<i>Tommy R. Drouin</i> Permit Holder	12/09/2011 Date
---------------------------------------	---	--------------------

C1



**BUILDING PERMIT APPLICATION**  
**COMMUNITY DEVELOPMENT DEPARTMENT**  
 Town of Hudson  
 12 School Street  
 Hudson, New Hampshire  
 Phone (603) 886-6005 Fax (603) 594-1142

2011-00635



Address: 8 Hunter Lane Unit # \_\_\_\_\_  
 Cross Roads: \_\_\_\_\_ and \_\_\_\_\_  
 Site/Sub Plan: \_\_\_\_\_

Map 216  
 Lot 026  
 Zone R-2  
 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 \_\_\_\_\_

Deck  
 Shed  
 Swim Pool  
 Garage  
 Carport

**Commercial**

Office / Bank / Professional  
 Hospital / Medical  
 Industrial / Warehouse  
 Restaurant  
 Other \_\_\_\_\_

Garage  
 School  
 Store  
 Utility

**Type of Improvement**

New Building  
 Addition  
 Alteration / Renovation  
 Repair / Replacement  
 Conversion from residential to commercial space  
 Other \_\_\_\_\_

Deck  
 Shed  
 Swim Pool  
 Interior Demo

**Total Cost of Project Excluding**  
 plumbing, electrical, mechanical, fire suppression, elevator, etc.  
 \$ 2,800

**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.

Shed 12x18 feet new building wood frame vinyl siding

**Square Footage** Footprint 60 Renovated/added \_\_\_\_\_ Number of stories 1  
 Living area of new home (exclude unfinished areas and garage) \_\_\_\_\_ Total area of bldg 216

**Principal Type of Frame**

Masonry (wall bearing)  Wood Frame  Structural steel  
 Reinforced concrete  Other-Specify \_\_\_\_\_

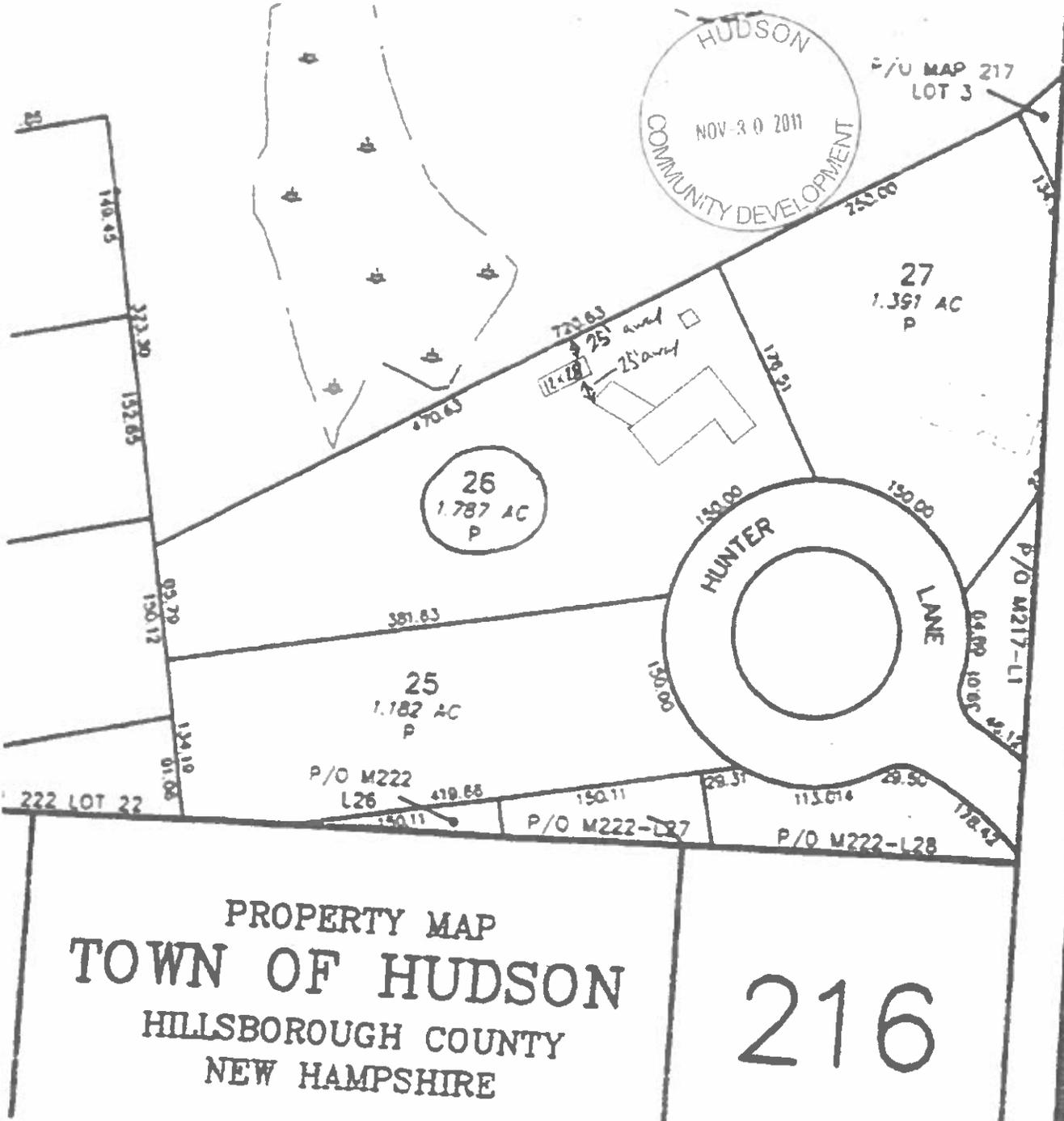
**Type of Sewage Disposal**

Town or private company (requires Town permit)  
 Private (septic tank, etc.)

**Type of Water Supply**  Town  Private (well, cistern)

**Type of Heat Source**  Gas  Oil  Electric  Other \_\_\_\_\_

C2



PROPERTY MAP  
 TOWN OF HUDSON  
 HILLSBOROUGH COUNTY  
 NEW HAMPSHIRE

216

CG



Town of Hudson, NH
Building Permit

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

Permit Number
2020-01208
Date of Issue
2/08/2021
Expiration Date
8/07/2021

Owner: DOHERTY, DAVID F. DOHERTY, KIMBERLY V.

Applicant: DOHERTY, DAVID F. DOHERTY, KIMBERLY V.

Location of Work: 8 HUNTER LANE (Unit or Building)
(No. and Street)

Description of Work: 36 x 40 detached garage Morton Building per construction drawings. 1440 sq. ft.

ZONING DATA: District: R-2 Map/Lot: 216-026-000

CONTRACTOR: Owner

REMARKS:

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

INSPECTION APPROVALS

Building / / Date
Plumbing / / Date
Electrical / / Date
Fire Sprinklers (rough) (final)
Other / / Date

Permit Holder: DOHERTY, DAVID F. DOHERTY, KIMBERLY V.
(Taking Responsibility for the Work)
Company/Affiliation: Owner Job Site Phone Number: 978-375-3063

Constr Cost: \$75,000 Permit Fee: \$636.00 Check No.: 4004 Cash: \$0.00

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

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

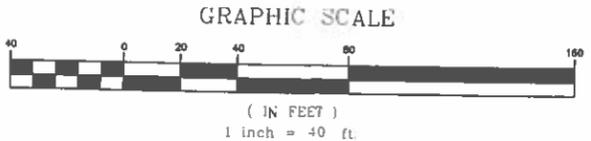
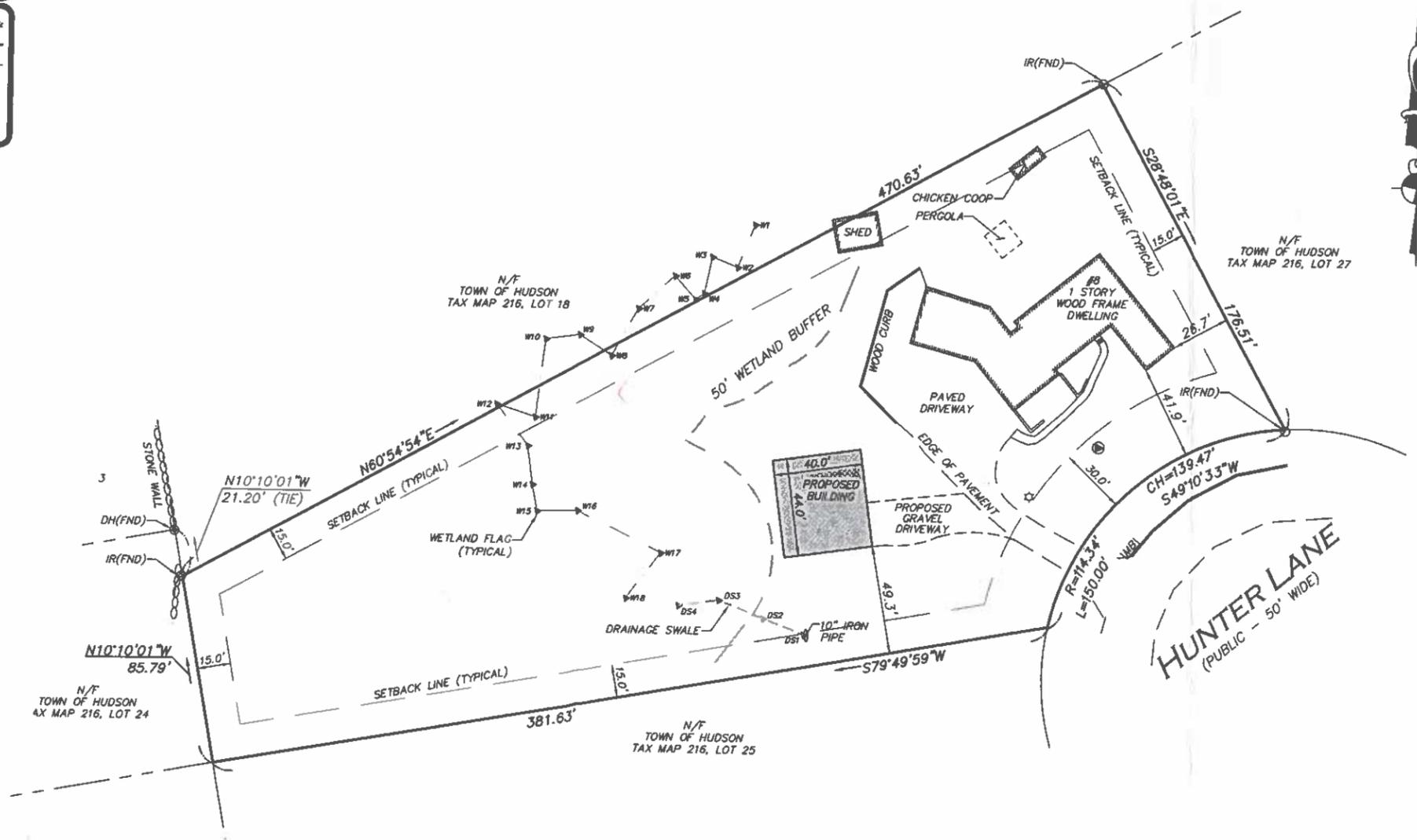
Code Official (Signature) Permit Holder (Signature) Date: 2/08/2021

Red handwritten mark

LEGEND	
BUILDING	
PROPERTY LINE	
ABUTTERS LINE	
NOW OR FORMERLY	N/F
BOOK	BK.
PAGE	PG.

**NOTES**

- OWNERS OF RECORD:  
DAVID & KIMBERLY DOHERTY  
8 HUNTER LANE  
HUDSON, NH 03051  
BK: 8967 PG: 553
- THE SUBJECT PARCEL IS ZONED R-2.  
THE SETBACKS ARE AS FOLLOWS:  
  
FRONT = 30'  
REAR = 15'  
SIDE = 15'
- THE INTENT OF THIS PLAN IS TO  
SHOW THE EXISTING AND PROPOSED  
IMPROVEMENTS ON THE SUBJECT  
PARCEL.
- THIS PLAN IS THE RESULT OF A  
SURVEY ON THE GROUND IN  
SEPTEMBER AND OCTOBER 2020.
- HORIZONTAL DATUM IS NAD '83, NH  
STATE PLANE COORDINATES, BASED ON  
RTK GPS OBSERVATIONS.
- WETLANDS SHOWN ON THIS PLAN WERE  
DELINEATED ON OCTOBER 2, 2020 BY  
ALDEN BEAUCHEMIN, N.H. CERTIFIED  
WETLAND SCIENTIST #29, OF KEYLAND  
ENTERPRISES, LLC, 412 WEST RIVER  
ROAD, HOOKSETT, NH 03106, (603)  
485-5125.



**PLOT PLAN**  
FOR  
**8 HUNTER LANE**  
IN  
**HUDSON, NEW HAMPSHIRE**  
SCALE: 1"=40' DATED: NOVEMBER 12, 2020  
PREPARED FOR  
**DAVID DOHERTY**  
PREPARED BY  
**ROBERT DEGAN**  
LICENSED LAND SURVEYOR  
**(603)554-6224**  
CALCULATIONS BY: KAC DRAFTED BY: KAC CHECKED BY: RD

D2

DTB FABRICATION LLC was registered on Feb 02 2020 as a domestic limited liability company type with the address 8 hunter lane, Hudson, NH, 03051, USA . The business id is 835840. The agent name for this business is: David Doherty. The business status is Good Standing now.

Dtb Fabrication Llc has been operating for 3 years 0 months, and 15 days since it registered.

Business ID:

835840

Business Name:

**DTB FABRICATION LLC**

Business Type:

Domestic Limited Liability Company

Date of Formation:

Feb 02 2020

Status:

Good Standing

Website

**Website**

Management Style:

Member Managed

Date of Formation in Jurisdiction:

N/A

Principal Office Address:

8 hunter lane, Hudson, NH, 03051, USA

Mailing Address:

8 hunter lane, Hudson, NH, 03051, USA

Citizenship / State of Formation:

Domestic/New Hampshire

Last Annual Report Year:

N/A

Next Report Year:

2021

Duration:

Perpetual

Email:

Dtbfabrication@gmail.com

Notification Email:

Dtbfabrication@gmail.com

Registered Agent Name:

David Doherty

Registered Office Address:

8 hunter lane, Hudson, NH, 03051, USA

Registered Mailing Address:

8 hunter lane, Hudson, NH, 03051, USA

updated on

2020-07-29



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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 216-026 (03-09-23) (HOME OCCPATION  
Property Location: 8 Hunter Lane SPECIAL EXCEPTION)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

DRH Name: David Hebert Date: 02/28/2023  
(Initials)

DEPT:  Town Engineer  Fire/Health Department  Town Planner



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



---

12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Scott Tice  
Chief of Department

TO: Bruce Buttrick  
Zoning Administrator

FR: David Hebert  
Fire Marshal

DT: 2/28/23

RE: 8 Hunter

The detached garage building permit has the following outstanding items

- 1) The detached garage building permit 2020-01208 is still open with no final inspection scheduled or performed
- 2) No electrical permit applied for or issued for the garage
- 3) No electrical inspection performed or approved
- 4) No propane tank permit applied for or issued for the garage
- 5) No gas boiler inspection scheduled or performed

David Hebert  
Fire Marshall

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

REQUEST FOR REVIEW/COMMENTS:

Case: 216-026 (03-09-23) (HOME OCCPATION  
Property Location: 8 Hunter Lane SPECIAL EXCEPTION)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 02/24/2023  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

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

REQUEST FOR REVIEW/COMMENTS:

Case: 216-026 (03-09-23) (HOME OCCPATION  
Property Location: 8 Hunter Lane SPECIAL EXCEPTION)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments     I have comments (see below)

BG Name: Brian Groth Date: 2/27/23  
(Initials)

DEPT.  
 Town Engineer     Fire/Health Department     Town Planner

[Empty box for comments]

# HUDSON ZONING BOARD OF ADJUSTMENT

## Home Occupation Special Exception Decision Worksheet

On **03/09/2023**, the Hudson Zoning Board of Adjustment heard **Case 216-026**, being a request by **David Doherty, 8 Hunter Lane, Hudson, NH** requests a **Home Occupation Special Exception to operate a machine shop as an accessory use in his detached garage to fabricate firearms and accessories for a class 7 Federal Firearms License (FFL)**. [Map 216, Lot 026-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

After reviewing the petition, and after hearing all testimony and documentary evidence supplied by the Applicant(s) and any other interested citizens, and after taking into consideration personal knowledge of the property in question, the undersigned member of the Hudson Zoning Board of Adjustment, sitting for this case, made the following determinations.

The intended use for which a Home Occupation Special Exception has been requested complies with the definition of a home occupation as an accessory use which by custom has been carried entirely within a dwelling unit, which is incidental and subordinate to the dwelling use, and which complies with the requirements of §334-24 as follows:

- |   |   |  |
|---|---|--|
| Y | N | The proposed use is a sales / service operation for goods produced or services provided on-site.   |
| Y | N | The proposed use shall be secondary to the principal use of the home as the business owner's residence.  |
| Y | N | The proposed use shall be carried on within the residence and / or accessory structure.  |
| Y | N | Other than the home occupation sign(s) permitted under Article XII, Section 334-67, there shall not be any exterior display nor other exterior indication of the home occupation, and there shall not be any variation from the primarily residential character of the principal or accessory building.  |
| Y | N | There shall not be any exterior storage, unless permitted by a special exception (if permitted, must be screened from neighboring views by a solid fence or by evergreens of adequate height and bulk at the time of planting to effectively screen the area, unless this requirement is waiver by the Board because of existing foliage and / or long distances). |
| Y | N | There shall not be any objectionable circumstances (such as noise, vibrations, dust smoke, electrical disturbances, odors, heat or glare) produced as the result of this proposed use.   |
| Y | N | Traffic generated by the proposed home occupation activity shall not be substantially greater in volume than would normally be expected in the neighborhood.   |
| Y | N | Parking provided for the home occupation activity shall be off-street, located outside of the setback areas and / or the front yard, in driveways or paved areas, and limited to no more than two vehicles at one time.  |
| Y | N | The home occupation shall be conducted only by residents of the dwelling.  |
| Y | N | Excluding any personal vehicle that can also be used for business purposes, parking of no more than one business vehicle (limited to no more than 13,000 pounds with adequate screening in the B, G. and I zones) shall occur.   |

Signed: \_\_\_\_\_ Date \_\_\_\_\_  
Sitting Member of the Hudson ZBA

TOWN OF HUDSON

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

ORIGINAL

FEB 06 REC'D  
2023  
Zoning Department

To: Zoning Board of Adjustment  
Town of Hudson

Entries in this box are to be filled out by  
Land Use Division personnel  
Case No. 216-026 (02-23-23)  
Date Filed 2/6/23

Name of Applicant David Doherty Map: 216 Lot: 026 Zoning District: R-2

Telephone Number (Home) 978-375-3063 (Work) \_\_\_\_\_

Mailing Address 8 Hunter lane Hudson NH 03051

Owner David Doherty

Location of Property 8 Hunter lane  
(Street Address)

Signature of Applicant [Signature] Date 2-3-23

Signature of Property-Owner(s) [Signature] Date 2-3-23

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 Home Occupation Special Exception.

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

Date received: 2/6/23

COST:

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

1 Abutter Notice:  
Direct Abutters x Certified postage rate \$ 4.78 = \$ 33.46  
6 Indirect Abutters x First Class postage rate \$ 0.63 = \$ 28.68

Total amount due: \$ 247.14

Amt. received: \$ 247.14

Receipt No.: 717,366

Received by: [Signature]

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

Engineering \_\_\_\_\_ Fire Dept. \_\_\_\_\_ Health Officer \_\_\_\_\_ Planner \_\_\_\_\_ Other \_\_\_\_\_

check  
140

# 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.

<b>Applicant Initials</b>		Staff Initials
	Please review the application with the Zoning Administrator or staff.	TG
	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with <b>10 (ten) single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	TG
<u>DFD</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 Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	TG
<u>DFD</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>DFD</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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (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.)	TG
<u>DFD</u>	<b>GIS LOCATION PLAN:</b> 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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	TG
<u>DFD</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	TG
<u>DFD</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.	TG
<u>DFD</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.	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 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
		*Include Applicant & Owner(s)	
216	026	David Doherty Kimberly Doherty	8 Hunter lane Hudson NH 03051
216	027	Theodore You Sokphy Bun	7 Hunter lane Hudson NH 03051
216	025	Thomas McFadden Rachel M Ferris	6 Hunter lane Hudson NH 03051
216	024	Gary A Christianson Kristen M Crocker	7 Holly lane Hudson NH 03051
216	018	Compass Point Condo c/o Great North Property mgmt	636 Daniel Webster Hwy Merrimack NH 03054
217	001	Robert Gauthier Kayla Elizabeth Graham	5 Hunter lane Hudson NH 03051
		Brittany N Durand	
222	028	Spencer Leone	4 Hunter lane Hudson NH 03051

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

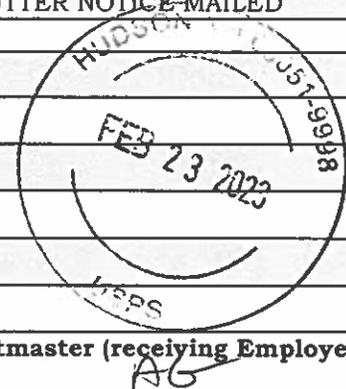
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
222	027	David W Deneault Deneault Irrevocable trust	22 Wason Rd Hudson NH 03051
222	026	Patrick F Shea Robin T Shea Shea Family Rev trust	20 Wason Rd Hudson NH 03051
222	025	Jennifer Roeschlaub Michael Roeschlaub	18 Wason Rd Hudson NH 03051
222	022	Paul R Johnson	5 Holly lane Hudson NH 03051
216	023	Cristabel Patino Alvaro Ramirez Gonzalez	9 Holly lane Hudson NH 03051
216	022	Jeffery Anderson Sara Anderson	11 Holly lane Hudson NH 03051

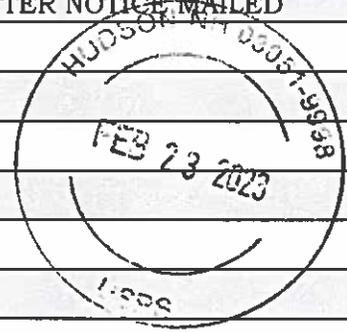
USPS-Verified Mail

<b>SENDER:</b>		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 216-026 HOME OCCUPATION SPECIAL EXCEPTION 8 Hunter Lane Map 216/Lot 026-000	1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>		<b>03/09/2023 ZBA Meeting</b>	
1	7022 3330 0000 3692 8187	DOHERTY, DAVID; DOHERTY, KIMBERLY 8 HUNTER LANE, HUDSON, NH 03051		APPLICANT NOTICE MAILED	
2	7022 3330 0000 3692 8194	YOU, THEODORE; BUN, SOKPHY 7 HUNTER LANE, HUDSON, NH 03051		ABUTTER NOTICE MAILED	
3	7022 3330 0000 3692 8200	MCFADDEN IV, THOMAS; FERRIS, RACHEL M. 6 HUNTER LANE, HUDSON, NH 03051		ABUTTER NOTICE MAILED	
4	7022 3330 0000 3692 8217	CHRISTIENSEN, GARY A.; CROOKER, KRISTEN M. 7 HOLLY LANE, HUDSON, NH 03051		ABUTTER NOTICE MAILED	
5	7022 3330 0000 3692 8224	COMPASS POINT CONDOMINIUM; C/O GREAT NORTH PROPERTY MGMT 636 DANIEL WEBSTER HWY, MERRIMACK, NH 03054		ABUTTER NOTICE MAILED	
6	7022 3330 0000 3692 8231	GAUTHIER, ROBERT; GRAHAM, KAYLA; DURAND, BRITTANY 5 HUNTER LANE, HUDSON, NH 03051		ABUTTER NOTICE MAILED	
7	7022 3330 0000 3692 8248	LEONE, SPENCER 4 HUNTER LANE, HUDSON, NH 03051		ABUTTER NOTICE MAILED	
8					
9					
10					
<b>Total Number of pieces listed by sender 7</b>		<b>Total number of pieces rec'vd at Post Office</b> 7		<b>Postmaster (receiving Employee)</b> AG	



**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 216-026 HOME OCCUPATION SPECIAL EXCEPTION 8 Hunter Lane Map 216/Lot 026-000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/09/2023 ZBA Meeting</b>
1	Mailed First Class	DENEALT, DAVID W., TR.; DENEALT IRREVOCABLE TRUST 22 WASON ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	SHEA, PATRICK F., TR.; SHEA, ROBIN T., TR.; SHEA FAMILY REV LIVING TRUST 20 WASON ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	ROESCHLAUB, JENNIFER; ROESCHLAUB, MICHAEL 18 WASON ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	JOHNSON, PAUL R. 5 HOLLY LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	PATINO, CRISTABEL; GONZALEZ, ALVARO RAMIREZ 9 HOLLY LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	ANDERSON, JEFFREY; ANDERSON, SARA 11 HOLLY LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7			
8			
9			
	<b>Total # of pieces listed by sender 6</b>	<b>Total # of pieces rec'vd at Post Office</b> 6	<b>Postmaster (receiving Employee)</b> AG





# 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

February 24, 2023

### 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, **03/09/2023** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 216-026 (03-09-23): David Doherty, 8 Hunter Lane, Hudson, NH requests a Home Occupation Special Exception to operate a machine shop as an accessory use in his detached garage to fabricate firearms and accessories for a class 7 Federal Firearms License (FFL). [Map 216, Lot 026-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]**

Please be advised, the above notice is being sent to all abutters listed on the application. You, or an authorized 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

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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for providing information or comments on the proposal. If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Bruce Buttrick, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

A full copy of this application is available for your review on the Hudson Town Hall website: [www.hudsonnh.gov](http://www.hudsonnh.gov) or in the Land Use Department located at the Hudson Town Hall.

Respectfully,

Bruce Buttrick  
Zoning Administrator

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

A home occupation is a wholesale sales or service operation for goods produced or services provided on-site and is permitted only as a special exception upon approval by the Zoning Board of Adjustment. In granting such an exception, the Board must find the home occupation to be in full compliance with the requirements listed below. Per Hudson Zoning Ordinance Article VI, Special Exceptions; §334-24 F, **On-site retail sales are an expressly prohibited home occupation special exception use.**

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

Prototyping, designing and machining of firearms and accessories of very small custom quantity, 4-5 a year  
Following all laws pertaining to ATF regulations and registration

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

Yes, the home is my residence

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

Yes inside a detached 36x40 garage

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

No exterior signs or modifications

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION (CONTINUED)

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

No exterior storage

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

No noise, vibrations, dust, smoke or disturbances of any kind will be produced

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

No traffic

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

Driveway, if required there are 3 parking spaces located in front of detached garage  
Expectation would be no more than 1 car per month  
Hours of operation would be afternoons and Saturdays 8-3

Who will be conducting the home occupation? Please explain.

Myself, the Homeowner David Daberty

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

No



Hunter Ln

150.00

50.00

179.00

parking

AC



1.150 AC  
28

13014

Hunter Ln

1.182 AC  
33

381.63

1.787 AC  
26

470.63

176.51

120.63

1.391 AC  
27

150.00



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #23-010

January 31, 2023

David Doherty  
8 Hunter Lane  
Hudson, NH 03051

Re: **8 Hunter Lane Map 216 Lot 026-000**  
**District: Residential Two (R-2)**

#### Zoning Review / Determination:

If you can operate a machine shop to fabricate firearms for a class 7 FFL license.

As long as you can satisfy and comply with the requirements for a home occupation special exception from the Zoning Board of Adjustment (ZBA),

Please be mindful of the prohibition of onsite retail sales, A home occupation is: " *a wholesale sales or service operation for goods produced or services provided on site...* "

A variance would be needed from the ZBA, if your proposal does not meet the Home Occupation Special Exception requirements, to allow a mixed use: Residential [A-1] and Machine Shop [E-4] §334-10A and §334-21 Table of Permitted Principal Uses.

Sincerely,

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

cc: Public Folder  
B. Groth, Town Planner  
File

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

Property Location: 8 HUNTER LN  
 Vision ID: 1286 Account #: 3925

Parcel ID: 216/026/000/1

Card Address: Card #: 1 of 1

LUC: 1010  
 Print Date: 1/26/2023 2:54:28 PM

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)								
		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
DOHERTY, DAVID F.		RF	Residential Good		2022	1010	565,300	2022	1010	328,300	2021	1010	328,300
DOHERTY, KIMBERLY V.		<b>TOPO</b>	<b>UTILITIES</b>			1010	183,500		1010	125,200		1010	125,200
8 HUNTER LANE		Rolling	Town Water			1010	37,800		1010	44,200		1010	44,200
HUDSON NH 03051			Septic										
					Total		786,600	Total		497,700	Total		497,700

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
DOHERTY, DAVID F.			8967 0553	05-11-2017	U	I	430,000	25	Grantor: BOLDUC, TOMMY R. Grantor: DOVALE, ROY. Grantor: PELLETIER, CYNTHIA L. Grantor: N/A	Appraised Bldg. Value (Card)			504,800
BOLDUC, TOMMY R.			8109 1967	07-01-2009	Q	I	338,400	00		Appraised Xf (B) Value (Bidg)			60,500
DOVALE, ROY			7349 0822	10-28-2004	Q	I	445,000	00		Appraised Ob (B) Value (Bidg)			37,800
PELLETIER, CYNTHIA L.			2475 0637	08-20-1976	U	I		38		Appraised Land Value (Bidg)			183,500
										Special Land Value			0
										Total Appraised Parcel Value			786,600
										Valuation Method			C
										Total Appraised Parcel Value			786,600

SUPPLEMENTAL DATA				CURRENT ASSESSMENT								
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Descrpt	Code	Appraised	Assessed		
216-026-000	R2:RESD TWO	C				216-026-000	BLDG	1010	565,300	565,300		
							LAND	1010	183,500	183,500		
							OB	1010	37,800	37,800		
							<b>Total:</b>		786,600	786,600	Total Appraised Parcel Value	
PREV 0011-0007-0000							Assoc Pid#					

NOTES				VISIT / CHANGE HISTORY			
				Date	Id	Cd	Purpost/Result
HEATED GARAGE. PATS & WDK = EST (FENCE).				07-12-2022	26	45	Field Review
4/19 EXT=G4/21-pu high bay gar/steel bld				06-17-2022	21	15	Permit Visit
g//no slab, elec ck 22, pc to 100 on gar				04-26-2021	21	15	Permit Visit
and Int to				04-11-2019	19	02	Measured
				06-26-2017	12	30	Sales Data Verification
				09-24-2012	12	15	Permit Visit
				03-19-2012	12	15	Permit Visit
				08-10-2009	08	30	Sales Data Verification

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2020-01208-2-	11-30-2021	MECH		400	C	DOHERTY DAVID F. D	0	Gas piping and boiler for detached garage	
2020-01208	02-08-2021	GA	Garage	75,000	C				
2020-01208-1	12-14-2020	FD	Foundation		C				
2020-01222	12-09-2020	DRV	Driveway		C				
2011-00625	12-09-2011	SH	Shed	2,800	C			Visit Notes: Const 12x18 Shed;	

LAND LINE VALUATION SECTION															
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment		Notes	Land Value
1	1010	SINGLE FAMILY DWEL	Site	1.000	AC	170,000	1.00	5	1.00	RF	1.05				178,500
1	1010	SINGLE FAMILY DWEL	Excess	0.787	AC	6,000	1.00	0	1.00	RF	1.05				5,000
Total Card Land Units:				1.787 AC		Parcel Total Land Area:				1.787 AC		Total Land Value:		183,500	

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



# 8 Hunter Lane (Map/Lot 216-026-000)

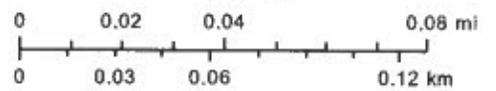


January 26, 2023

Legend

 Parcels

1:2,382



Printed  
2/06/2023  
4:01PM  
Created  
2/06/2023  
3:56 PM

# Transaction Receipt

Receipt# 717,366  
tgoodwyn

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

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application- 2/23/23 ZBA Mtg 8 Hunter Lane Map 216 Lot 026-000 (R-2) Zone Home Occ Spcl Excptn	0.00	247.1400	0.00
			Total:	247.14

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
David F Doherty	CHECK	CHECK# 140	247.14	0.00	247.14
			Total Due:		247.14
			Total Tendered:		247.14
			Total Change:		0.00
			Net Paid:		247.14



# 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: March 9, 2023

**Case 168-018 (03-09-23):** Michael Pruitt, 20 Madison Dr., Hudson, NH requests two (2) Equitable Waivers of Dimensional Requirement [Map 168, Lot 018-000; Zoned Residential-Two (R-2)] as follows:

- a. To allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the sideyard setback leaving 3 ft. where 15 ft. is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
- b. To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving 11 ft. where 15 ft. is required in both setbacks. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]

**Address:** 20 Madison Dr

**Zoning district:** Residential Two (R-2)

#### Summary:

Two requests:

- a. To allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the sideyard setback leaving 3 ft. where 15 ft. is required. Should have had a building permit.
- b. To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving 11 ft. where 15 ft. is required in both setbacks. Should have had a building permit.

#### Property description:

Our records indicate this parcel is an existing lot of record with non-conforming area of 20,473 SF where 43,560 SF is required, and use is as residential single family.

#### In-House comments:

Town Engineer: no comment

Inspectional Services/Fire Dept: yes, see attachment

Town Planner: *no comment* (T&)

**History/Attachments:**

**A:** B.P. # 904-74 dated April 19, 1974: " 20 x 30 Garage and breezeway"

**B:** B.P. # 31-76 dated July 24, 1975: "4 ft wire fence"

**C:** ZBA Aug 8, 1975 Variance request for 100 ft of stockade fence – Denied

**D:** Septic plan 2007

**E:** B.P # 2016-00299 issued: 4/11/2016: *Construct a 416 SF addition (dining room).*

**F:** Zoning Determination/Inquiry June 28, 2022 noted encroachments of existing structures.

**G:** B.P. # 2022-01319 issued 12/28/2022: "Construct 26 x 26 ADU addition."

**H:** 2020, 2017, 2005 aerials

**I:** In house comments from Inspectional Services, Fire Marshal



Town of Hudson, N. H.  
Office of Town Building Inspector  
BUILDING PERMIT

No. 204-74

April 19, 1974

This certifies that Douglas H. Evans Name of Owner

is granted permission to <sup>erect</sup> ~~alter~~ Basement <sub>repair</sub> basement <sub>move</sub> Description

of Building

on premises located at and known as

300.5-010  
Number

Dr. Melvin  
Street or Avenue

62-11

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 90 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.

16800

L.A. Hutton, Jr.  
Administrative Officer

A1



Town Of Hudson, N. H.

Application for a Permit to Build

Date April 19 19 74

Table with 2 columns: Category (Residential, Commercial, Industrial, Garage, Breezeway, No. Of Units) and Checkmark/Value.

Table with 3 columns: Category (Subdivision, Planning Bd. Approval, Water Pollution Approval, Septic Construction Permit, Necessary Bonds Posted, Bd. of Adj. Variance) and Yes/No.

Table with 2 columns: Category (New, Alter, Addition, Repair) and Checkmark/Value.

PERMIT NUMBER 204-74

NAME OF OWNER DOUGLAS H. ENMAN ADDRESS 20 MADISON DR TELE. 589-4966
LAND PURCHASED FROM ROYCRRAFT HOMES LOCATION OF LAND 20 MADISON DR
AREA OF LOT 120' X 170' PROPERTY OF LAND PROPERTY TAX NO. 3005-010
NAME OF GENERAL CONTRACTOR RONALD HOUSEMAN ADDRESS AND TELE. DANIEL WEBSTER DRIVE
NAME OF HEATING CONTRACTOR NAME OF ELECTRICAL CONTRACTOR
NAME OF MASONRY CONTRACTOR NAME OF PLUMBING CONTRACTOR
NAME OF FIRE PLACE CONTRACTOR NAME OF FIREPLACE MASON NO. OF STORIES 1
MATERIAL OF BUILDING WOOD FRAME STYLE OF ROOF A ROOF COVERING ASPHALT
SIZE OF FOUNDATION 20' X 30' LIVING FLOOR AREA 10' X 14' TYPE OF HEAT
HEIGHT OF FOUNDATION ABOVE STREET 18 inches WATER SEWER
FOUNDATION MATERIAL Concrete WIDTH HEIGHT FOOTINGS 18 inches
FIREPLACE NO NUMBER OF FLUES SIZE CHIMNEY MATERIAL
BRIEF DESCRIPTION OF REPAIR; ALTER, OR OTHER CONSTRUCTION OF GARAGE AND BREEZWAY

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 HE WILL NOTIFY THE BUILDING INSPECTOR WHEN FOUNDATION BEFORE BACKFILLING, FRAME, CHIMNEYS, FIRE-STOPS AND HEATER-PIPES, ELECTRICAL WIRING, FIREPLACE BEFORE FLUES AND PLUMBING ARE READY FOR INSPECTION. I ALSO CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO APPLY FOR THIS PERMIT.

OWNER'S SIGNATURE Douglas H. Enman

CONTRACTORS SIGNATURE

ADDRESS A2

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



# Town of Hudson, N. H.

Office of Town Building Inspector  
BUILDING PERMIT

No. 21171

July 21, 1975

This certifies that Douglas & Frances E. ... Name of Owner

is granted permission to alter ca. 11' fence Description  
erect  
repair  
move

.....  
of Building

.....  
on premises located at and known as  
to

3005-010 20 Madison St 62-11  
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.

*No Chy*

[Signature]  
Administrative Officer

**B.**



Town Of Hudson, N. H.

# Application for a Permit to Build

Date 7-23 19 25

Residential	<input type="checkbox"/>
Commercial	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Breezeway	<input type="checkbox"/>
No. Of Units	<input type="checkbox"/>

Subdivision	Yes	No
Planning Bd. Approval Sub Div.	Yes	No
Water Pollution Approval Sub Div.	No	
Septic Construction Permit No.		
Necessary Bonds Posted	Yes	No
Bd. of Adj. Variance Granted If Nec.		

New	<input type="checkbox"/>
Alter	<input type="checkbox"/>
Addition	<input type="checkbox"/>
Repair	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Fence	<input type="checkbox"/>
Other	<input type="checkbox"/>

PERMIT NUMBER

31-16

NAME OF OWNER Douglas + Frances Enman ADDRESS 20 Madison Dr TELE 889-4966

LAND PURCHASED FROM Dick Pay LOCATION OF LAND \_\_\_\_\_

AREA OF LOT \_\_\_\_\_ PROPERTY TAX NO \_\_\_\_\_

NAME OF GENERAL CONTRACTOR \_\_\_\_\_ ADDRESS AND TELE \_\_\_\_\_

NAME OF HEATING CONTRACTOR \_\_\_\_\_ NAME OF ELECTRICAL CONTRACTOR \_\_\_\_\_

NAME OF MASONRY CONTRACTOR \_\_\_\_\_ NAME OF PLUMBING CONTRACTOR \_\_\_\_\_

NAME OF FIRE PLACE CONTRACTOR \_\_\_\_\_ NAME OF FIRE PLACE MASON \_\_\_\_\_ NO OF STORIES \_\_\_\_\_

MATERIAL OF BUILDING \_\_\_\_\_ STYLE OF ROOF \_\_\_\_\_ ROOF COVERING \_\_\_\_\_

SIZE OF FOUNDATION \_\_\_\_\_ LIVING FLOOR AREA \_\_\_\_\_ TYPE OF HEAT \_\_\_\_\_

CONSTRUCTION FOR OWN USE \_\_\_\_\_ WATER \_\_\_\_\_ SEWER \_\_\_\_\_

FOUNDATION MATERIAL \_\_\_\_\_ WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ FOOTINGS \_\_\_\_\_

FIREPLACE \_\_\_\_\_ NUMBER OF FLUES \_\_\_\_\_ SIZE \_\_\_\_\_ CHIMNEY MATERIAL \_\_\_\_\_

GARAGE LOCATION IF ANY \_\_\_\_\_ TYPE OF BUSINESS IF ANY \_\_\_\_\_

BRIEF DESCRIPTION OF REPAIR, ALTER, OR OTHER \_\_\_\_\_

4' Wire Fence to be set in on property line - To keep children in the yard

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 HE WILL NOTIFY THE BUILDING INSPECTOR WHEN FOUNDATION BEFORE BACKFILLING, FRAME, CHIMNEYS, FIRE-STOPS AND HEATER-PIPES, ELECTRICAL WIRING, FIREPLACE BEFORE FLUES AND PLUMBING ARE READY FOR INSPECTION. I ALSO CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO APPLY FOR THIS PERMIT.

OWNER'S SIGNATURE Francis J Enman

CONTRACTORS SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

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

B<sub>2</sub>

Robert Rowell 18 Madison  
Roland Riny 22 "  
Dennis Gouley 3 with Ai

Aug 28, 1975 #1

Pd. Send Receipt with Return

This application to be returned to the Selectmen's Office accompanied by \$5.00 and a complete list of abutters.

Stamp area with illegible text and a box.

STATE OF CONNECTICUT DEPT. OF REVENUE

Frances E Enman  
20 Madison

Same

Same

residential

TAX NO 3005-010

Residential

no chg.

3(a)

6' stockalt

I

Frances E Enman

P.A. Nutting

C1

No. 1

8-28-75

7:30

G. Baucher  
F. Klose  
R. Sedsbury  
R. Pearce

Francis Enman  
20 Madison Dr.  
Douglas Enman

Sedsbury  
Klose

To deny variance as stated

04

X

C2

AUG. 27, 1975

MUZ

L 11

DEAR MR. BOUCHER:

I HAVE READ A COPY OF  
THE NOTICE RELATIVE TO THE  
VARIANCE REQUESTED AT 20 MARISCAN  
DRIVE. I HAVE NO OBJECTION  
TO THE ERECTION OF THE 6 FT.  
STOCKADE FENCE.

W. D. Howley

C3

NOTICE OF DECISION

BOARD OF ADJUSTMENT, TOWN OF HUDSON, NEW HAMPSHIRE

You are hereby notified that the request of FRANCIS ENMAN  
20 MADISON DR. for an exception under/ a variance to the  
terms of Article I Section 3(a) of the Zoning Ordinance has been  
~~granted~~/denied as stated in the following resolution passed by a majority of  
the appointed members of the Board of Adjustment:

Resolved,

*TO DENY.*

Resolved, that the following conditions shall be attached to such use:

The variance remains in effect for six months and expires when and if the  
building permit expires.

Signed G. Boucher  
Chairman,  
Board of Adjustment

Date: 8/28/75 Case No. 1 Tax No. 3005-01A

Note: application for rehearing on any question of the above determination may  
be taken within 25 days of said determination by any party to the action or  
person affected thereby.

Notice: The Building Inspector is hereby notified to hold all building permits  
relative to this case for which variances have been granted for a period of  
25 days. After said period, the Building Inspector may release said permits  
unless otherwise notified by the Board of Adjustment of an application for  
rehearing.

c.c File  
Building Inspector  
Board of Selectmen

C4



Town Of Hudson, N. H.

# Application for a Permit to Build

Date Aug 18 19 75

Residential	<input checked="" type="checkbox"/>
Commercial	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Garage	<input type="checkbox"/>
Breezeway	<input type="checkbox"/>
No. Of Units	<input type="checkbox"/>

Subdivision	Yes	No
Planning Bd. Approval Sub Div.	Yes	No
Water Pollution Approval Sub Div. No.		
Septic Construction Permit No.		
Necessary Bonds Posted	Yes	No
Bd. of Adj. Variance Granted If Nec		

New	<input type="checkbox"/>
Alter	<input type="checkbox"/>
Addition	<input type="checkbox"/>
Repair	<input type="checkbox"/>
Pool	<input type="checkbox"/>
Fence	<input checked="" type="checkbox"/>
Other	<input type="checkbox"/>

PERMIT NUMBER \_\_\_\_\_

NAME OF OWNER Frances I. Enman ADDRESS 20 Madison Dr. TELE 889-4966

LAND PURCHASED FROM \_\_\_\_\_ LOCATION OF LAND \_\_\_\_\_

AREA OF LOT \_\_\_\_\_ PROPERTY TAX NO. 3005-010

NAME OF GENERAL CONTRACTOR \_\_\_\_\_ ADDRESS AND TELE \_\_\_\_\_

NAME OF HEATING CONTRACTOR \_\_\_\_\_ NAME OF ELECTRICAL CONTRACTOR \_\_\_\_\_

NAME OF MASONRY CONTRACTOR \_\_\_\_\_ NAME OF PLUMBING CONTRACTOR \_\_\_\_\_

NAME OF FIRE PLACE CONTRACTOR \_\_\_\_\_ NAME OF FIRE PLACE MASON \_\_\_\_\_ NO. OF STORIES \_\_\_\_\_

MATERIAL OF BUILDING \_\_\_\_\_ STYLE OF ROOF \_\_\_\_\_ ROOF COVERING \_\_\_\_\_

SIZE OF FOUNDATION \_\_\_\_\_ LIVING FLOOR AREA \_\_\_\_\_ TYPE OF HEAT \_\_\_\_\_

CONSTRUCTION FOR OWN USE \_\_\_\_\_ WATER \_\_\_\_\_ SEWER \_\_\_\_\_

FOUNDATION MATERIAL \_\_\_\_\_ WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ FOOTINGS \_\_\_\_\_

FIREPLACE \_\_\_\_\_ NUMBER OF FLUES \_\_\_\_\_ SIZE \_\_\_\_\_ CHIMNEY MATERIAL \_\_\_\_\_

GARAGE LOCATION IF ANY \_\_\_\_\_ TYPE OF BUSINESS IF ANY \_\_\_\_\_

BRIEF DESCRIPTION OF REPAIR, ALTER. OR OTHER Apprx. 100' Stockade Fence - side yard

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 HE WILL NOTIFY THE BUILDING INSPECTOR WHEN FOUNDATION BEFORE BACKFILLING, FRAME, CHIMNEYS, FIRE-STOPS AND HEATER-PIPES, ELECTRICAL WIRING, FIREPLACE BEFORE FLUES AND PLUMBING ARE READY FOR INSPECTION. I ALSO CERTIFY THAT I HAVE BEEN AUTHORIZED BY THE OWNER TO APPLY FOR THIS PERMIT.

OWNER'S SIGNATURE Frances I Enman

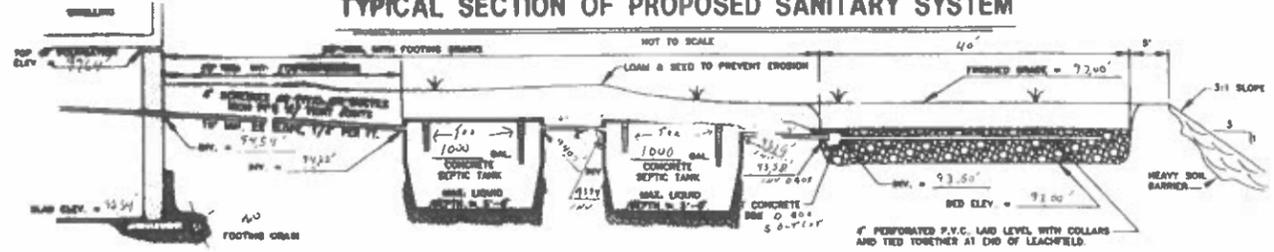
CONTRACTORS SIGNATURE \_\_\_\_\_

ADDRESS \_\_\_\_\_

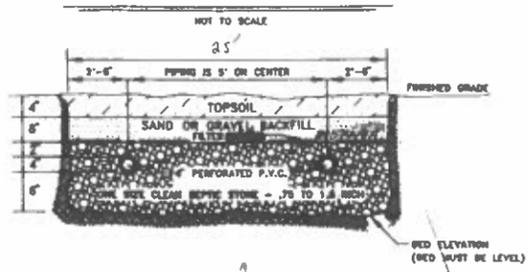
OVER  
Sketch of building, show streets  
set back from property lines on  
all sides on other side.

C5

TYPICAL SECTION OF PROPOSED SANITARY SYSTEM



TYPICAL CROSS SECTION

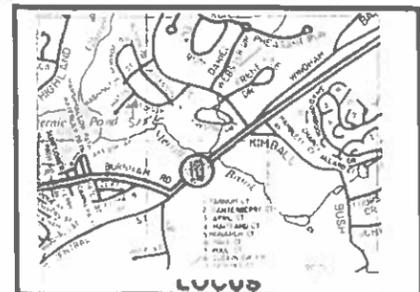
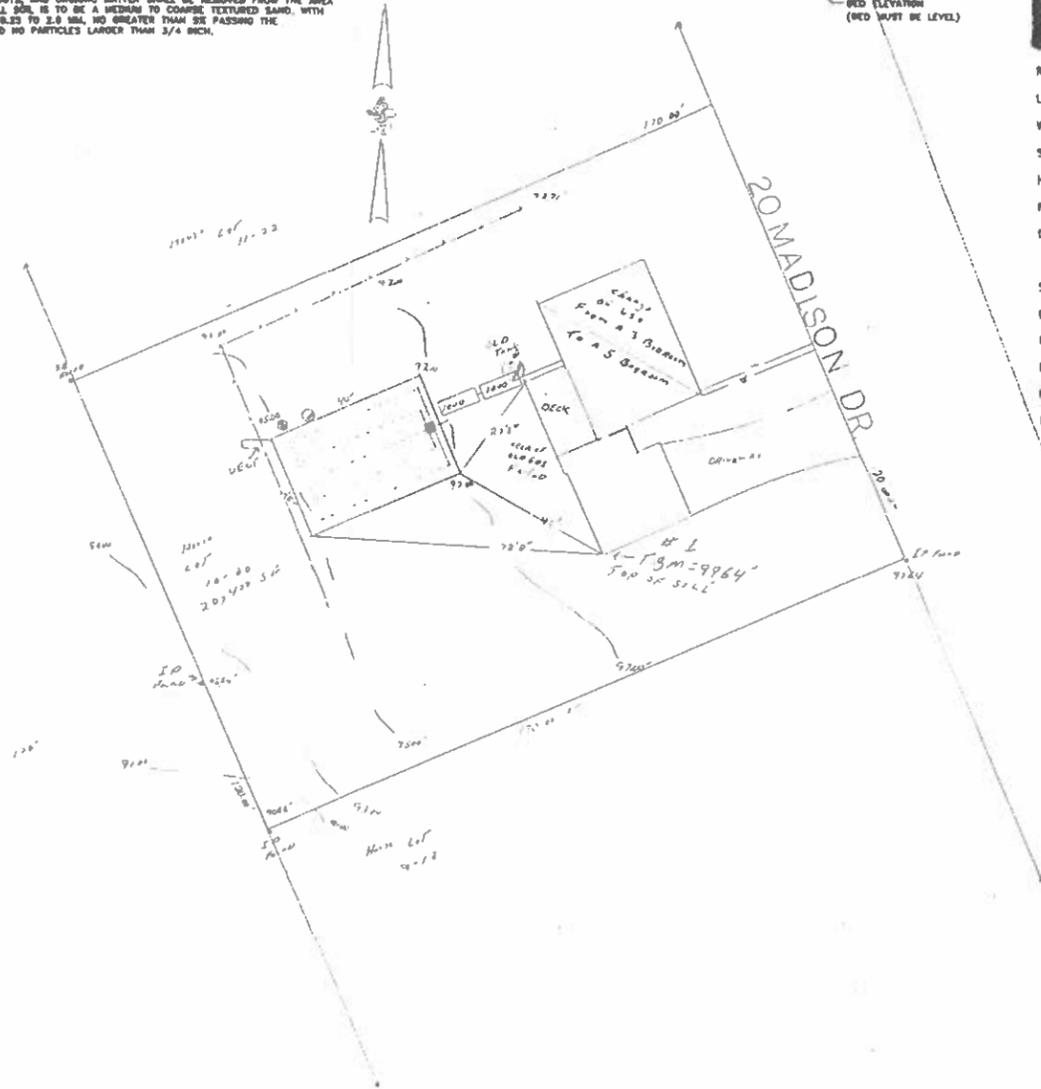


TEST PIT DATA

1' 20'-07		NOT TO SCALE	
10' 3 1/4' Depth	10'		
13' 2 1/2' Depth	23'		
18' 0 1/4' Depth	37'		
ROOTS	60'	ROOTS	
LEDGE	N.O.	LEDGE	
WATER	N.O.	WATER	
S.H.W.T.	N.O.	S.H.W.T.	
HARDPAN	N.O.	HARDPAN	
PERC. TEST	2 MIN./IN. AT 22"	PERC. TEST	MIN./IN. AT
DATE	11-20-07	DATE	

SOIL DATA: Windsor loamy sand 8-15/6 slopes  
 DESIGN DATA: 5 BEDROOMS AT 2 MIN. IN. REQUIRES 718 SQ. FT.  
 PROPOSED IS A 25 BY 40 LEACHFIELD PROVIDING 1000 SQ. FT.  
 DESIGN INTENT: DUE TO SLOPE AT 92.2' LEACHFIELD ELEVATION IS TO BE 4.8'  
BELOW ORIGINAL GRADE OF 92.20' AT HIGH SIDE OF LEACHFIELD.  
 LEACHFIELD IS TO BE REBUILT IN PLACE IF REPLACEMENT BECOMES NECESSARY.  
 SUBDIVISION APPROVAL NO. \_\_\_\_\_ PREVIOUS CONST. APPROVAL NO. \_\_\_\_\_

- NOTES:
1. HOLES AND EXPOSED TO SEPTIC TANK ARE TO BE GRADED WITH A NON-EROSIVE SURFACE.
  2. ALL OPEN DRAINAGE AND GRADES ARE PERM. S.D.B.
  3. SEPTIC TANKS AND DISTRIBUTION BOX ARE TO BE SUPPLIED BY CENTRAL OR LOCAL SUPPLY, REFERENCE TO BE MADE.
  4. SEPTIC TANKS ARE TO BE CONCRETE OR FIBERGLASS. ALL TANKS ARE TO BE INSTALLED ON A CONCRETE OR FIBERGLASS FOUNDATION. THE SEPTIC TANKS ARE TO BE INSTALLED ON A CONCRETE OR FIBERGLASS FOUNDATION.
  5. SEPTIC TANKS ARE TO BE COVERED AND GRADED TO MATCH SURROUNDING GRADE. THE COVER IS TO BE 18" ABOVE FINISHED GRADE.
  6. THIS SYSTEM IS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF THE SEPTIC SYSTEMS OR FLUSH TOILETS.
1. NO H2O WITHIN 75 FEET OF THIS SYSTEM
  2. NOT IN THE AQUIFER AREA
  3. NO FLOW EQUALIZERS IN D-BOX
  10. LOADING FOR CHANGE OF USE FROM 1-3 BEDROOM TO A (5) BEDROOM THIS LOT CONTAINS 47 ACRES OR 20,400 SQ. FT. OF GROUP 1 SOILS AND IS CAPABLE OF SUPPORTING (5) BEDROOMS 2001 @ 2000 X 47 956 GALLONS (5) bedroom loading is 750gpd.
  11. When installing this new system remove the old F.D.S. as needed
  12. PUMP AND FULL OLD TANK
  13. THIS IS A FAILED F.D.S.
  14. USE A S OUTLET D-BOX
  15. Install 2 - 1000 gallon septic tanks
  - 16.



PROPOSED SEWAGE DISPOSAL SYSTEM PLAN



THIS PLAN AND ALL INFORMATION HEREON ARE THE PROPERTY OF THE DESIGNER AND ARE TO BE USED ONLY FOR THE PROJECT AND PARCEL IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS STRICTLY PROHIBITED. THE DESIGNER ASSUMES NO LIABILITY FOR ANY DAMAGE TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS PLAN.



REVIEWED AND APPROVED  
 IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HUDSON HEALTH OFFICER  
 SIGNED: M. J. Smith  
 DATE: 11-28-07

SCALE: 1" = 20'  
 OWNER: Mike Pruitt  
20 MADISON DR Hudson NH



REV. DATE	DESCRIPTION	INIT.

A-Bee Septic, LLC  
 534 D W Highway, Suite 41, Merrimack, New Hampshire 03054  
 (800) 422-3305  
 (603) 424-0022

DESIGNER'S STAMP  
 PARCEL: 10-20 FIELD BOOK: PROJECT: J4





Town of Hudson, NH
Building Permit

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

Permit Number
2016-00299
Date of Issue
4/11/2016
Expiration Date
5/02/2017
Renewal
11/02/2016

Owner: SMITH, RAYMOND E. SMITH, PATRICIA J.

Applicant: Mike Pruitt

Location of Work: 20 MADISON DR (No. and Street) (Unit or Building)

Description of Work: Construct a 416 square foot addition on sonotubes to be a dining room

ZONING DATA: District: R-2 Map\Lot: 168-018-000

REMARKS:

A FINAL INSPECTION IS REQUIRED BY THE BUILDING DEPARTMENT PRIOR TO OCCUPANCY

Building Permit Issuance Conditions are as follows:

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

INSPECTION APPROVALS

Building / / Date
Plumbing / / Date
Electrical / / Date
Fire Sprinklers (rough) (final)
Other / / Date

Permit Holder: Mike Pruitt (Taking Responsibility for the Work)
Company/Affiliation: Job Site Phone Number:

Constr Cost: \$15,000 Permit Fee: \$50.00 Check No.: Cash: \$0.00

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

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

Code Official Permit Holder Date 4/11/2016

Handwritten initials in red

November 2, 2016

Attn: Dave Hebert, Inspector  
Town of Hudson, NH  
Inspectional Services Division  
12 School Street  
Hudson, NH 03051

**RECEIVED**  
NOV 02 2016  
HUDSON FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION

My name is Michael Pruitt, and at this time, I would like to request an extension on my building permit for 20 Madison Drive, Hudson, NH 03051.



A handwritten signature in black ink, appearing to read "Michael Pruitt", is written over a horizontal line.

*Approved  
180 day extension  
DRH 11-2-16*



A red handwritten mark, possibly initials or a signature, is located in the bottom right corner of the page.





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #22-081

June 28, 2022

Mike Pruitt  
20 Madison Dr  
Hudson, NH 03051

Re: **20 Madison Dr Map 168 Lot 018**  
**District: Residential Two (R-2)**

Dear Mike,

**Request:** Your submitted proposal as shown on the submitted plot plan, indicating the addition of an "A" frame roof over the existing front steps.

**Zoning Review / Determination:**

This proposal is an addition/alteration that is subject to setback requirements of the Hudson Zoning Ordinance §334-27 Table of Minimum Dimensional Requirements. This project will need a Variance from section §334-27, as your plan indicates there is 28 ft of setback remaining, where 30 ft is required.

**Property Review:** Existing non-conforming lot of record with 20,400 sqft where 43,560 sqft is required, and 120 ft of frontage.

Existing structures: A/G pool and associated deck, 240 sqft patio and grill gazebo, and existing shed, all appear to be installed w/o permits/approvals in violation of §334-16 Building Permits.

**A/G pool and associated deck:** obtain the required building permits.

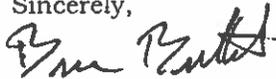
**240 sqft patio and grill gazebo:** obtain a variance to §334-27 Table of Minimum Dimensional Requirements as this structure is located within the side yard setback, if successful with variance, then a building permit will be required.

**Shed:** the shed appears to be located in the rear and side setbacks, and will need a variance to §334-27 Table of Minimum Dimensional Requirements to remain, if the shed is > 200 sqft a building permit would also be required.

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

F<sub>1</sub>

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

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

encl: proposed plot plan  
cc: Public Folder  
B. Groth, Town Planner  
D. Hebert, Fire Marshal  
File

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

*F<sub>2</sub>*



LAND USE DEPARTMENT

# 22-31

12 School Street  
Hudson, NH 03051  
(603) 886-6008  
[www.hudsonnh.gov](http://www.hudsonnh.gov)



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request

6-23-22

Property Location

38 Madison Dr

Map 16B Lot 017 Sublot

Zoning District if known

R-2

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)

5/8' A FRAME ROOF  
OVER EXISTING STEPS

Applicant Contact Information:

Name: Mike Pruitt  
 Address: 20 Madison Dr.  
 Phone Number: 603-521-5710  
 Email: Pruittscapes@gmail.com

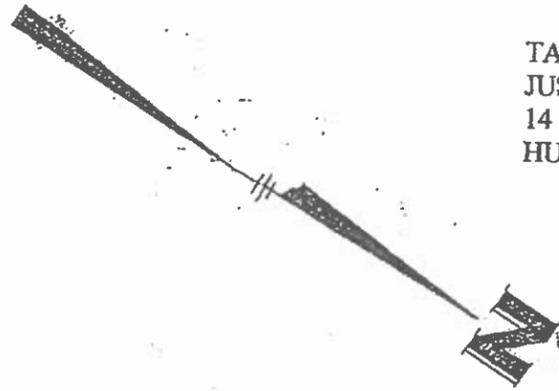
For Office use

ATTACHMENTS: TAX CARD  GIS

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

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

R<sub>3</sub>



TAX MAP 167 / LOT 077  
JUSTIN HATEM  
14 WASHINGTON DRIVE  
HUDSON, NH 03051

TAX MAP 167 / LOT 070  
CHRISTOPHER & KAYLA GRAHAM  
4 WATTS CIRCLE  
HUDSON, NH 03051

OWNER OF RECORD: MICHAEL & S  
20 MADISON  
HUDSON,

DEED REFERENCE: BOOK 9156 PA

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2 - RESIDENTIAL

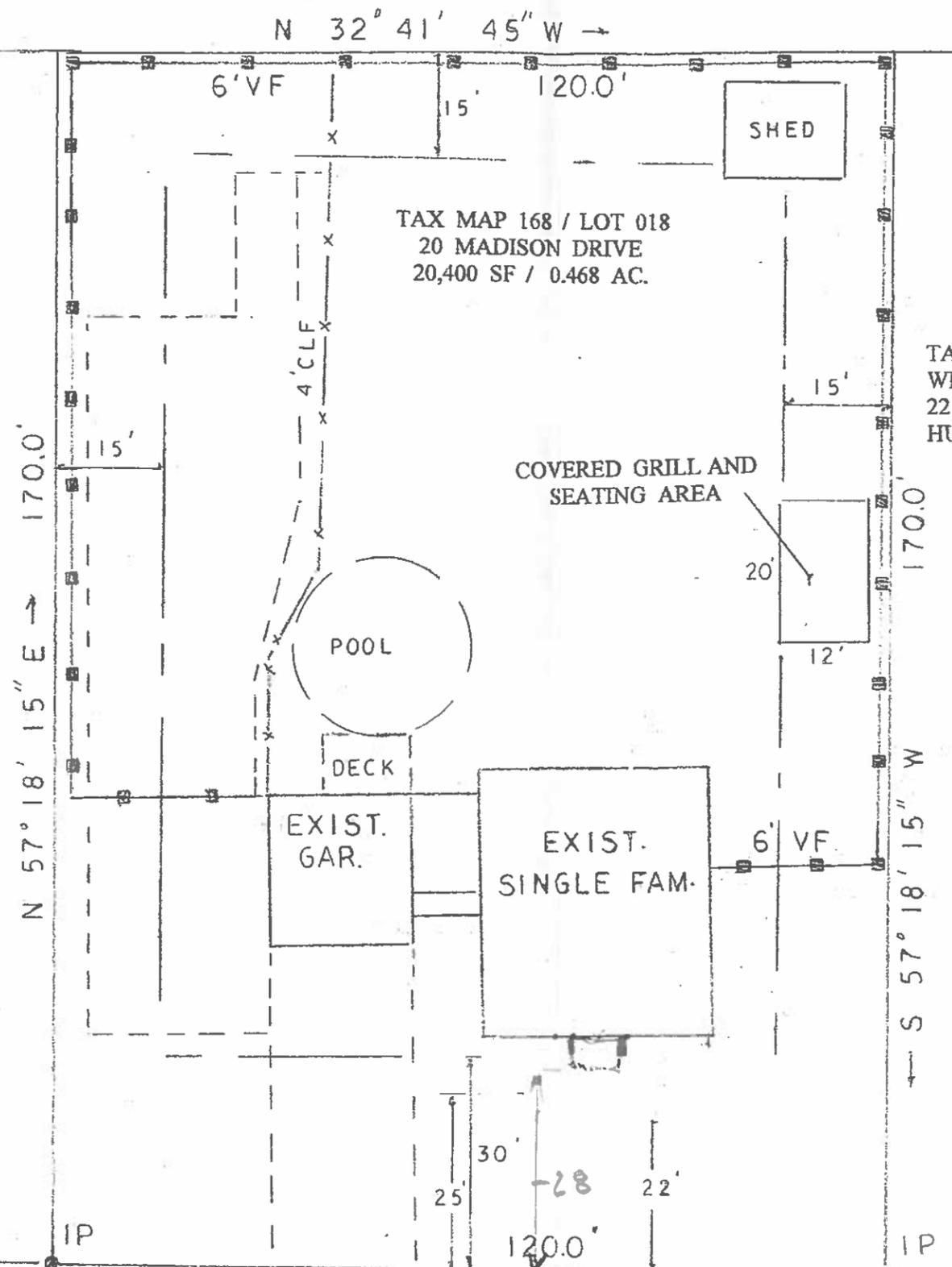
MINIMUM SETBACKS: FRONT -  
SIDE -  
REAR -  
WETLAND

THE PURPOSE OF THIS PLAN IS TO SH  
A PROPOSED FARMER'S PORCH 8' X 3  
WITH STAIRS.

- LEGEND**
- ⊙ - IRON PIPE FOUND
  - - - - - EDGE OF PAVEMENT
  - 6' VINYL FENCE
  - x-x- 4' CHAIN LINK FENCE

TAX MAP 168 / LOT 017  
EDWARD & BEVERLY FELTEN  
18 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 019  
WILLIAM & SUSAN SCOVILLE  
22 MADISON DRIVE  
HUDSON, NH 03051



CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2021 & JANUARY 2022, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

OWNER SIGNATURE: MAP 168 LOT 0  
\_\_\_\_\_  
DATE \_\_\_\_\_

APPROVED BY THE HUDSON, NH ZONING COMMISSION  
ON \_\_\_\_\_ CERTIFIED \_\_\_\_\_

CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PROPOSED PLOT PLAN

TAX MAP 168 / LOT 018 **F4**

CERTIFIED PLOT PLAN



Town of Hudson, NH
Building Permit

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

Permit Number
2022-01319
Date of Issue
12/28/2022
Expiration Date
6/26/2023

Owner: SMITH, RAYMOND E. SMITH, PATRICIA J.

Applicant: Graham Contracting

Location of Work: 20 MADISON DR
(No. and Street) (Unit or Building)

Description of Work: Construct 26 x 26 ADU addition to consist of living space, kitchen, bathroom, living room, bedroom, laundry area.

ZONING DATA: District: R-2 Map\Lot: 168-018-000

CONTRACTOR: Graham Contracting 603-521-5330

REMARKS:

A CERTIFICATE OF OCCUPANCY IS REQUIRED. PLEASE APPLY FOR THE CERTIFICATE OF OCCUPANCY A MINIMUM OF TWO WEEKS PRIOR TO THE DESIRED DATE OF OCCUPANCY.

Building Permit Issuance Conditions are as follows:

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

INSPECTION APPROVALS

Building / / Date
Plumbing / / Date
Electrical / / Date
Mechanical (rough) (final)

Permit Holder: Graham Contracting
(Taking Responsibility for the Work)
Company/Affiliation: Contractor Job Site Phone Number:

Constr Cost: \$70,000 Permit Fee: \$310.40 Check No.: CC Cash: \$0.00

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

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

Code Official Permit Holder Date 12/28/2022

G1



TAX MAP 167 / LOT 077  
JUSTIN HATEM  
14 WASHINGTON DRIVE  
HUDSON, NH 03051

TAX MAP 167 / LOT 070  
CHRISTOPHER & KAYLA GRAHAM  
4 WATTS CIRCLE  
HUDSON, NH 03051

OWNER OF RECORD: MICHAEL & SARAH FRUIT  
20 MADISON DRIVE  
HUDSON, NH 03051

DEED REFERENCE: BOOK 9156 PAGE 525

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2 - RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FEET  
SIDE - 15 FEET  
REAR - 15 FEET  
WETLANDS - 50 FEET

THE PURPOSE OF THIS PLAN IS TO SHOW  
A PROPOSED 26' X 26' ONE STORY ADDITION  
AND A NEW DECK.

- LEGEND**
- - IRON PIPE FOUND
  - - - - - EDGE OF PAVEMENT
  - - ○ VINYL FENCE
  - — — CHAIN LINK FENCE

TAX MAP 168 / LOT 017  
EDWARD & BEVERLY FELTEN  
18 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 018  
20 MADISON DRIVE  
20,400 SF / 0.466 AC.

TAX MAP 168 / LOT 019  
WILLIAM & SUSAN SCOVILLE  
22 MADISON DRIVE  
HUDSON, NH 03051

OWNER SIGNATURE: MAP 168 LOT 018  
DATE \_\_\_\_\_

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY  
INFORMATION AND A FIELD SURVEY MADE ON THE GROUND  
DURING DECEMBER 2021 & JANUARY 2022, HAVING A MAXIMUM  
ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN  
OF HUDSON REGULATIONS.

NO.	DATE	REVISIONS	BY	APP.
1	12-20-21	ADDITION	MSJ	
2	12-20-21	ADD. DECK	MSJ	



TAX MAP 168 / LOT 024  
RYAN TRULLI  
KRISTEN ADAMKOWSKI  
13 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 025  
MICHAEL & SHEELEY CONSTANTRO  
15 MADISON DRIVE  
HUDSON, NH 03051



“AS-BUILT” FOUNDATION  
12-21-2022

TAX MAP 168 / LOT 018

CERTIFIED PLOT PLAN  
MADISON DRIVE  
HUDSON, NH 03051

PREPARED FOR: MICHAEL FRUIT  
20 MADISON DRIVE  
HUDSON, NH 03051

JANUARY 19, 2022

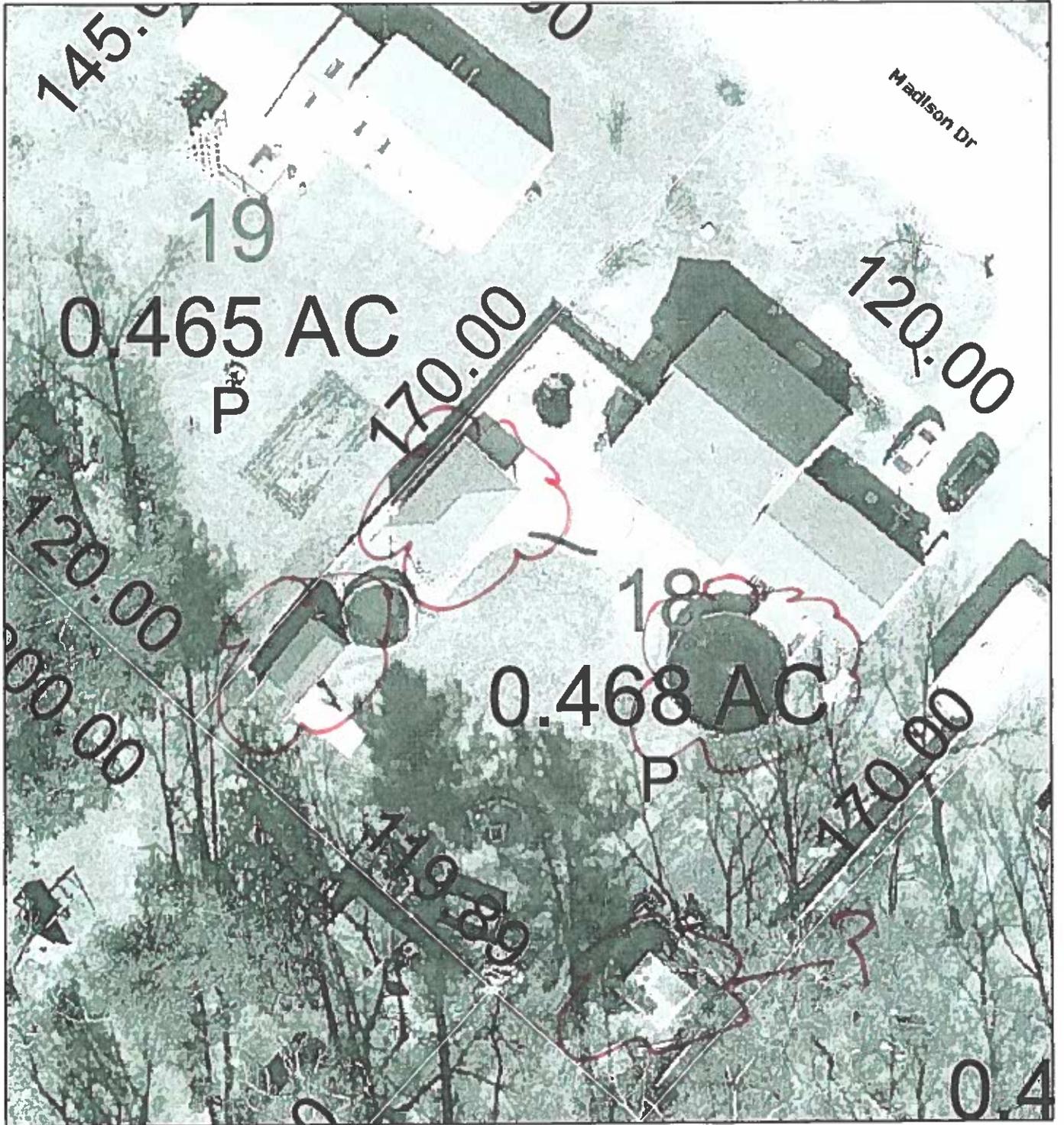
SCALE: 1" = 20'

REVISED 12-21-2022

M. J. GRAINGER ENGINEERING, INC.  
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS  
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4399  
1.N. 21 - 145

G2

2020



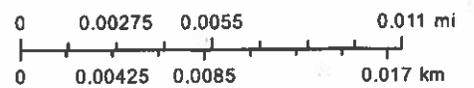
June 28, 2022

1:334

Legend

Parcels - Aerials

Parcels



H,

2017



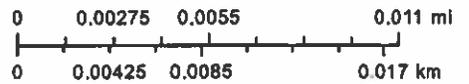
June 28, 2022

Legend

Parcels - Aerials

 Parcels

1:334



H<sub>2</sub>



2005



June 28, 2022

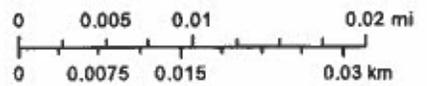
Legend

Parcels - Aerials



Parcels

1:669



H<sub>3</sub>



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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 168-018 a&b (3-9-23) (EQUITABLE WAIVER OF  
Property Location: 20 Madison DIMENSIONAL REQUIREMENT)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

DRH \_\_\_\_\_ Name: David Hebert Date: 02/23/2023  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

a. Pavilion Comments

b. Shed Comments

I,



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



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12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911  
Business 603-886-6005  
Fax 603-594-1142

Scott Tice  
Chief of Department

TO: Bruce Buttrick  
Zoning Administrator

FR: David Hebert  
Fire Marshal

DT: 2/23/23

RE: 20 Madison Drive

Detached accessory structures greater than 200 square feet require a building permit and inspections. The sizes of the shed and pavilion are not listed in the application.

David Hebert  
Fire Marshall

I<sub>2</sub>

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 168-018 a&b (3-9-23) (EQUITABLE WAIVER OF  
Property Location: 20 Madison DIMENSIONAL REQUIREMENT)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments  I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 02/24/2023  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

Empty rectangular box for comments or additional information.

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 168-018 a&b (3-9-23) (EQUITABLE WAIVER OF  
Property Location: 20 Madison DIMENSIONAL REQUIREMENT)

*For Town Use*

Plan Routing Date: 02/17/2023 Reply requested by: 02/24/2023 ZBA Hearing Date: 03/09/2023

I have no comments     I have comments (see below)

BG Name: Brian Groth Date: 2/27/23  
(Initials)

DEPT.  
 Town Engineer     Fire/Health Department     Town Planner

a. Pavilion Comments

b. Shed Comments

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 **03-09-2023**, the Hudson Zoning Board of Adjustment heard Case **168-018**, being a request by **Michael Pruitt, 20 Madison Dr., Hudson, NH for an Equitable Waiver of Dimensional Requirement to allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the side yard setback leaving 3 ft. where 15 ft. is required. [Map 168, Lot 018-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]**

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

APPLICATION FOR AN EQUITABLE WAIVER - Pavilion

FEB 07 REC'D  
2023 (TG)

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. 168-018 (03-09-23)  
Date Filed 2/7/23

Name of Applicant Michael Pruitt Map: 1/08 Lot: 018 Zoning District: R-2

Telephone Number (Home) 603-594-4230 (Work) 603-521-5910

Mailing Address 20 Madison Dr. Hudson NH 03051

Owner Raymond and Patricia Smith, Michael & Sarah Pruitt

Location of Property 20 Madison Dr. Hudson NH 03051  
(Street Address)

Signature of Applicant [Signature] Date 1/26/23

Signature of Property-Owner(s) Raymond E. Smith Patricia Smith Date 1/26/23

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: 2/7/23

**COST:**

Application fee (processing, advertising & recording) (non-refundable):	\$	<u>185.00</u>
<u>7</u> Abutter Notice:		
<u>7</u> Direct Abutters x Certified postage rate	\$ <u>4.78</u> =	\$ <u>33.46</u>
<u>7</u> Indirect Abutters x First Class postage rate	\$ <u>0.63</u> =	\$ <u>4.41</u>
<b>Total amount due:</b>		\$ <u>222.87</u>
* Covers EQ. WVR. - Pavilion & shed *	Amt. received:	\$ <u>407.87</u>
Received by: <u>(TSG)</u>	Receipt No.:	<u>717,489</u>

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

Check # 1683

# 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>M.P.</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>M.P.</u>	The applicant must provide the original (with wet signatures) of the complete filled out application form <u>and</u> all required attachments listed below together with <del>10 (ten)</del> <b>single-sided</b> copies of the assembled application packet. (Paper clips, no staples) <i>12</i>	<u>TG</u>
<u>M.P.</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 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>M.P.</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>M.P.</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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (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.)	<i>pending abutter labels.</i> <u>TG</u>
<u>M.P.</u>	<b>GIS LOCATION PLAN:</b> 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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>M.P.</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>M.P.</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>M.P.</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or <input checked="" type="radio"/> (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

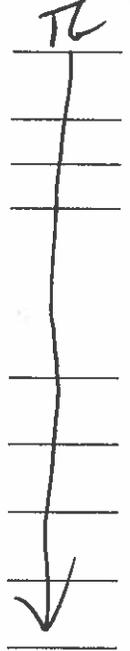
**CERTIFIED PLOT PLAN:**

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).

see  
plan  
dated 4/19/23

- a) M.P. The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) M.P. The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) M.P. The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) M.P. 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) M.P. 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) M.P. 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) M.P. The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) M.P. The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) M.P. 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 of Applicant(s)

Date

Signature of Property Owner(s)

Date

Raymond E. Smith  
Patricia Smith

**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
168	018	*Include Applicant & Owner(s) Smith, Raymond & Patricia Pruitt, Michael & Sarah M	20 Madison Dr. Hudson NH 03051
167	070	Torre, Lawrence S and Tabitha M	4 Watts Circle Hudson NH 03051
167	077	Hatem, Justin	14 Washington Dr Hudson NH 03051
168	017	Felton, Beverly J. TR; Felton Revocable Trust	18 Madison Dr. Hudson NH 03051
168	019	Scoville, William & Susan A, Trustees; Scoville Revocable Trust	22 Madison Dr. Hudson NH 03051
168	023	Costantini, Michael A & Shelley M. Trustees Costantini Family Rev Trust	15 Madison Dr. Hudson NH 03051
168	024	Trulli, Ryan Adamkowski, Kristen	13 Madison Dr. Hudson NH 03051

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

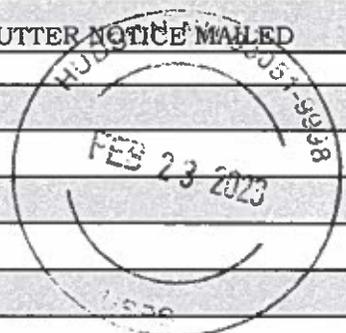
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
167	071	Cordice, Anthony Jr	4 Watts Circle Hudson NH 03051
167	075	Truesdell, Michael; Truesdell Cheryl A	3 Watts Circle Hudson NH 03051
167	076	Charron, Timothy J.; Charron, Louise W	24 Madison Dr Hudson NH 03051
168	016	Cannava, Joseph V & Sheila A Trustees; Cannava Trust	16 Madison Dr Hudson NH 03051
168	021	Canada, Amanda Canada, Leonard Kiel Jr	19 Madison Dr Hudson NH 03051
168	022	Dunning, Clifford M; Scuderi, Angela M	17 Madison Dr Hudson NH 03051
168	025	Horne, David J; Horne Mary Rose	11 Madison Dr Hudson NH 03051

**USPS-Verified Mail**

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 168-018 EQUITABLE WAIVER OF DIM. REQ. (Pavilion Shed) 20 Madison Drive Map 168/Lot 018-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/09/2023 ZBA Meeting
1	7022 3330 0000 3692 8255	PRUITT, MICHAEL D. & SARAH M.; SMITH, RAYMOND E. & PATRICIA J.; 20 MADISON DRIVE, HUDSON, NH 03051	APPLICANT NOTICE MAILED
2	7022 3330 0000 3692 8262	TORRE, LAWRENCE S.; TORRE, TABITHA M. 4 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7022 3330 0000 3692 8279	HATEM, JUSTIN 14 WASHINGTON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 3330 0000 3692 8286	FELTEN, BEVERLY J., TR.; FELTEN REVOCABLE TRUST 18 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 3330 0000 3692 8293	SCOVILLE, WILLIAM & SUSAN A., TRSTEEES; SCOVILLE REVOCABLE TRUST 22 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 3330 0000 3692 8309	COSTANTINI, MICHAEL A. & SHELLEY M., TRSTEEES; COSTANTINI FAMILY REV TRUST 15 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	7022 3330 0000 3692 8316	TRULLI, RYAN; ADAMKOWSKI, KRISTEN 13 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8			
9			
10			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) AG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 168-018 EQUITABLE WAIVER OF DIM. REQ. (Pavilion Shed) 20 Madison Drive Map 168/Lot 018-000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/09/2023 ZBA Meeting</b>
1	Mailed First Class	CORDICE, ANTHONY SR. 6 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	TRUESDELL, MICHAEL; TRUESDELL, CHERYL A. 3 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	CHARRON, TIMOTHY J.; CHARRON, LOUISE N. 24 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	CANNAVA, JOSEPH V. & SHEILA A., TRSTEEES; CANNAVA TRUST 16 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	CANADA, AMANDA; CANADA, LEONARD KIEL, JR. 19 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	DUNNING, CLIFFORD M.; SCUDERI, ANGELA M. 17 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	HORNE, DAVID J.; HORNE, MARY ROSE 11 MADISON DRIVE, HUDSON, NH 03051	Abutter Notice Mailed
8			
9			
	<b>Total # of pieces listed by sender 7</b>	<b>Total # of pieces rec'vd at Post Office</b> 7	<b>Postmaster (receiving Employee)</b> 7/8



# 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

February 24, 2023

### 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, **03/09/2023** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 168-018 (03-09-23): Michael Pruitt, 20 Madison Dr., Hudson, NH requests two (2) Equitable Waivers of Dimensional Requirement [Map 168, Lot 018-000; Zoned Residential-Two (R-2)] as follows:**

- a. **To allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the sideyard setback leaving 3 ft. where 15 ft. is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]**
- b. **To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving approx. 11 ft. where 15 ft. is required in 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 an authorized 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

February 24, 2023

### 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, **03/09/2023** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

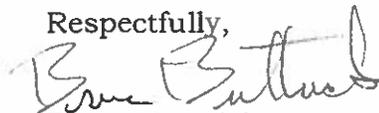
**Case 168-018 (03-09-23): Michael Pruitt, 20 Madison Dr., Hudson, NH requests two (2) Equitable Waivers of Dimensional Requirement [Map 168, Lot 018-000; Zoned Residential-Two (R-2)] as follows:**

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- b. **To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving approx. 11 ft. where 15 ft. is required in 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 providing information or comments on the proposal. If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Bruce Buttrick, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

A full copy of this application is available for your review on the Hudson Town Hall website: [www.hudsonnh.gov](http://www.hudsonnh.gov) or in the Land Use Department located at the 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  
I was unaware of any set backs until I had certified plot plan done for an addition and the surveyor informed me that both the Pavilion and shed are both in the setbacks and that I would probably need to go to the town to correct the problem.
- (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 talking with some buddies one night about building an outdoor kitchen and was led to believe I didn't need a permit because the structure would be open on all sides therefore it was not considered a permanent structure.
- (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 entire back yard is fenced in with 6" vinyl fencing, the only thing visible to the neighbors is the roof. It does not block any views or access to their property. We have actually had many of our neighbors compliment us on the work we have done to our house/property over the year
- (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.  
It would be costly to bring in multiple pieces of equipment to even attempt to move it if at all possible. Some of the material would not be salvagable as the grill Island is glued and mortared together and the main structure is post and beam construction with 4" sonotubes and 6" concrete slab.



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #22-168 Notice of non-conformance

December 30, 2022

M/M Pruitt and/or M/M Smith  
20 Madison Dr  
Hudson, NH 03051

Re: 20 Madison Dr Map 168 Lot 018-000  
District: Residential Two (R-2)

Subject: Shed and pavilion encroachments.

Dear M/M Pruitt and/or M/M Smith,

I am in receipt of a recent certified plot plan that indicates a violation of the Zoning Ordinance.

Your property has a shed and a pavilion located within the required building/structure setbacks. On your property, the required side and rear setback are 15 ft from property lines. The submitted certified plot plan indicates a violation as follows:

Lack of required setback per §334-27 Table of Dimensional Requirements. The shed and pavilion are located within the required setbacks. Please remove/move the shed and pavilion into compliance, or apply for an Equitable Waiver of Dimensional Requirement from the Zoning Board of Adjustment.

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

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

encl: 12/21/22 Certified Plot Plan  
cc: Public Folder  
D. Hebert, Fire Marshal  
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.*

TAX MAP 167 / LOT 077  
JUSTIN HATEM  
14 WASHINGTON DRIVE  
HUDSON, NH 03051

TAX MAP 167 / LOT 070  
CHRISTOPHER & KAYLA GRAHAM  
4 WATTS CIRCLE  
HUDSON, NH 03051

OWNER OF RECORD: MICHAEL & SARAH PRUIT  
20 MADISON DRIVE  
HUDSON, NH 03051

DEED REFERENCE: BOOK 9156 PAGE 525

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2 - RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FEET  
SIDE - 15 FEET  
REAR - 15 FEET  
WETLANDS - 50 FEET

THE PURPOSE OF THIS PLAN IS TO SHOW  
A PROPOSED 26' X 26' ONE STORY ADDITION  
AND A NEW DECK.

**LEGEND**

- - IRON PIPE FOUND
- - - - EDGE OF PAVEMENT
- 6" VINYL FENCE
- x-x-x- 4" CHAIN LINK FENCE

TAX MAP 168 / LOT 017  
EDWARD & BEVERLY FELTEN  
18 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 019  
WILLIAM & SUSAN SCOVILLE  
22 MADISON DRIVE  
HUDSON, NH 03051

OWNER SIGNATURE: MAP 168 LOT 018

DATE \_\_\_\_\_

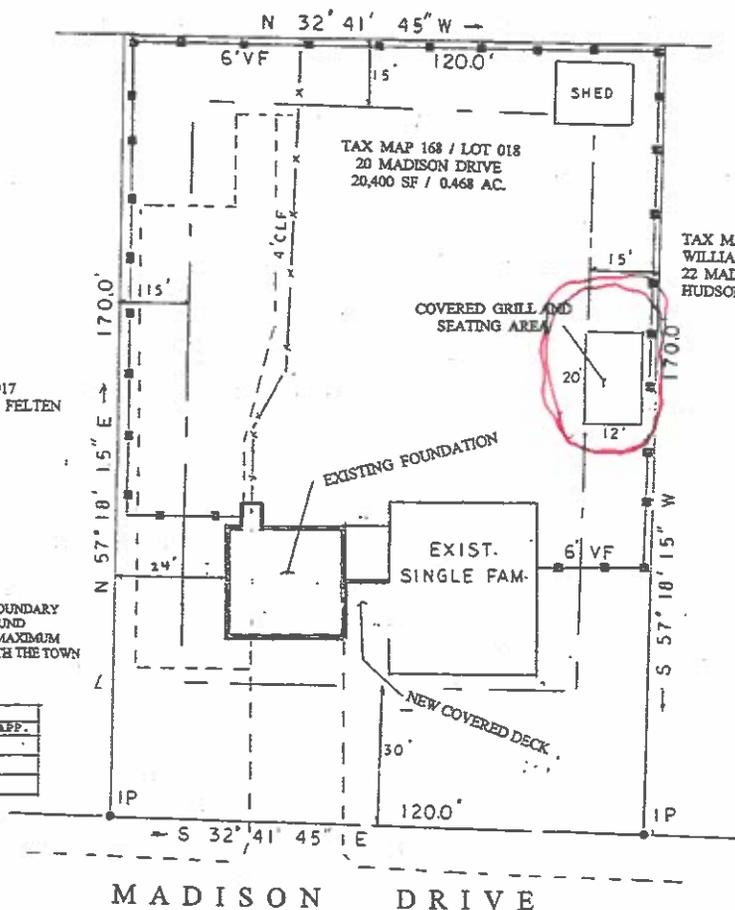
I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2021 & JANUARY 2022, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	12-25-21	ADDITION	MSG	
2	12-27-21	AS-BUILT	MSG	



TAX MAP 168 / LOT 024  
RYAN TRULLI  
KRISTEN ADAMKOWSKI  
13 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 023  
MICHAEL & SHEELEY CONSTANTINI  
15 MADISON DRIVE  
HUDSON, NH 03051



“AS-BUILT” FOUNDATION  
12-21-2022

TAX MAP 168 / LOT 018

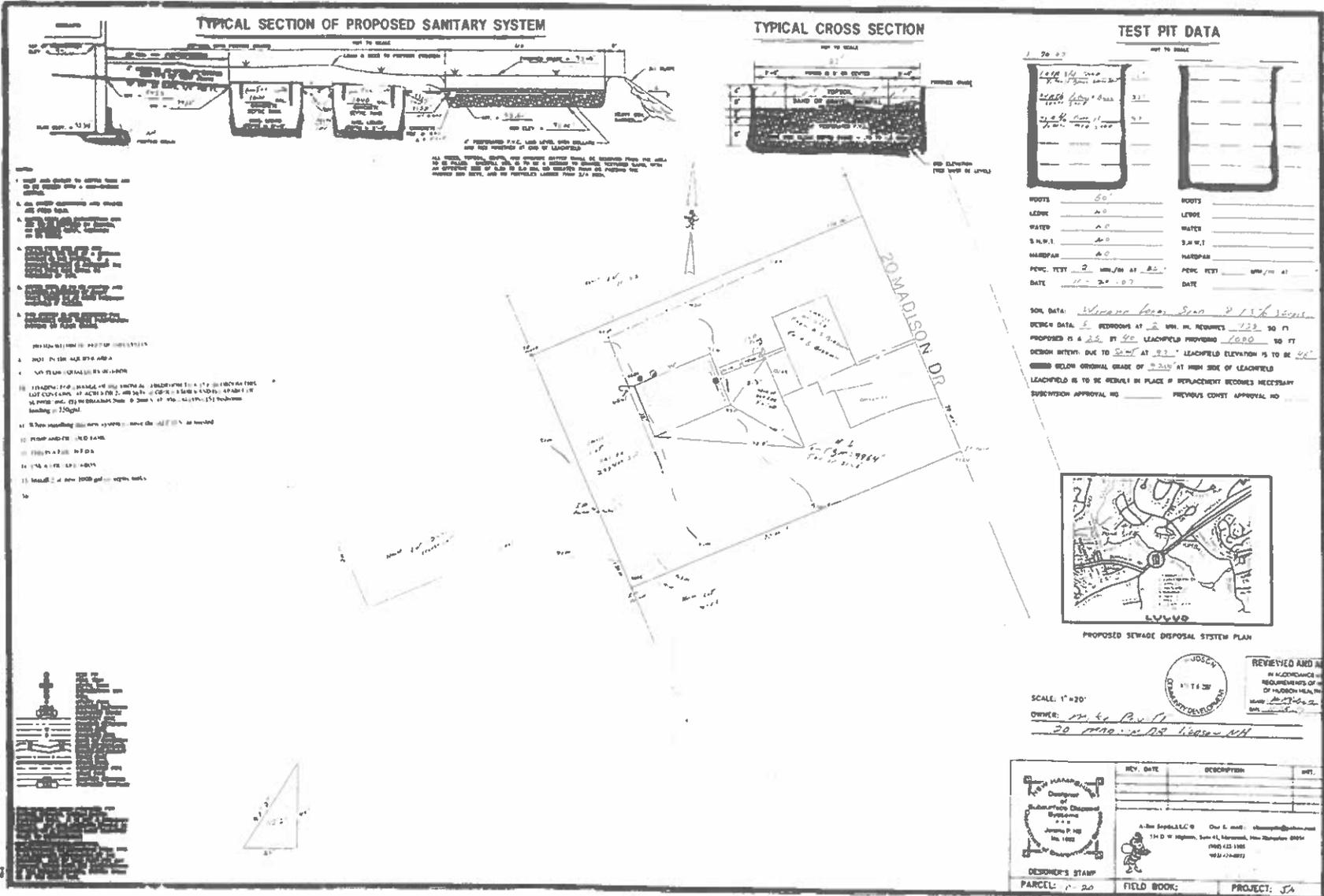
CERTIFIED PLOT PLAN  
MADISON DRIVE  
HUDSON, NH 03051

PREPARED FOR: MICHAEL PRUIT  
20 MADISON DRIVE  
HUDSON, NH 03051

JANUARY 19, 2022  
REVISED 12-21-2022

SCALE: 1" = 20'

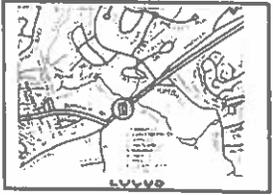
M. J. GRAINGER ENGINEERING, INC.  
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS  
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359  
I.N. 21-145



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
2. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
3. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
4. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
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8. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
9. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
10. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
11. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
12. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
13. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
14. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
15. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.
16. THE LEACHFIELD SHALL BE INSTALLED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC TANK AND LEACHFIELD REGULATIONS.

TEST PIT DATA	
ROOTS	60'
LEACH	40'
WATER	40'
S.W.I.	40'
HARDPAN	40'
PERC TEST	2 MIN/IN AT 2.5'
DATE	11-26-07

SOIL DATA: *Wisconsin from Section 2136 Series*  
 DESIGN DATA: 5 BEDROOMS AT 2 MIN. PER. REQUIRES 225 SQ FT  
 PROPOSED IS A 25' BY 50' LEACHFIELD PROVIDING 1250 SQ FT  
 DESIGN INTENS. DUE TO 50% AT 25' LEACHFIELD ELEVATION IS TO BE 40'  
 60" BELOW ORIGINAL GRADE OF 225' AT HIGH SIDE OF LEACHFIELD  
 LEACHFIELD IS TO BE REPAIRED IN PLACE IF REPLACEMENT BECOMES NECESSARY  
 SUPERVISION APPROVAL NO. \_\_\_\_\_ PREVIOUS CONST. APPROVAL NO. \_\_\_\_\_



SCALE: 1"=20'

OWNER: *20 Madison Dr, Hudson, NH*

REVIEWED AND APPROVED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TOWN OF HUDSON HEALTH DEPARTMENT

**DESIGNER'S STAMP**

PARCEL: 1-20

FIELD BOOK:

PROJECT: 54

REV. DATE DESCRIPTION INT.

A. Ben (Signature) Our E. mail: *abens@septic.com*  
 114 D W Highway, Suite 41, Merrimack, New Hampshire 03054  
 (603) 423-3100  
 (603) 423-3100

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)								
		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
PRUITT, SARAH M. & MICHAEL D.		RE	Residential Average		2022	1010	270,800	2022	1010	172,300	2021	1010	172,300
20 MADISON DR		<b>TOPO</b>	<b>UTILITIES</b>			1010	138,100		1010	92,400		1010	92,400
HUDSON NH 03051		Level	Town Water			1010	17,400		1010	8,000		1010	8,000
			Septic										
					Total		426,300	Total		272,700	Total		272,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
PRUITT, SARAH M. & MICHAEL D.		6515 2896	10-30-2001	Q	I	182,000	00	Grantor: BARREIRO, MARK - LINDA,	Appraised Bldg. Value (Card)				250,500
BARREIRO, MARK & LINDA		6486 1217	05-12-1996	U	I	0	38	Grantor: BARREIRO, MARK - LINDA,	Appraised Xf (B) Value (Bldg)				20,300
BARREIRO, MARK & LINDA		3204 0317	08-27-1984	Q	I	0	00	Grantor: N/A	Appraised Ob (B) Value (Bldg)				17,400
									Appraised Land Value (Bldg)				138,100
									Special Land Value				0
									Total Appraised Parcel Value				426,300
									Valuation Method				C
									Total Appraised Parcel Value				426,300

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY					
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Descrpt	Code	Appraised	Assessed	Total Appraised Parcel Value	Valuation Method
168-018-000	R2:RES2 TWO	C				168-018-000	BLDG	1010	270,800	270,800	426,300	C
							LAND	1010	138,100	138,100		
							OB	1010	17,400	17,400		
							<b>Total:</b>		426,300	426,300	426,300	

NOTES		VISIT / CHANGE HISTORY			
		Date	Id	Cd	Purpost/Result
10X32 ADD!!!! 4/2021 AVG ROOF, NEW DOORS, GD WINDOWS+SIDING. ADD QUALITY DETACHED FOP.//for 22, added obs from gis measurement		07-19-2022	24	45	Field Review
		06-29-2022	21	48	Info From Gis Aerial
		03-19-2021	18	12	Meas. Denied
		03-17-2017	16	02	Measured
		05-07-2016	15	15	Permit Visit
		06-29-2010	14	02	Measured
		06-06-2006	03	14	Inspected
		05-25-2006	08	02	Measured

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2022-01319-2-	01-23-2023	EL		65,000	O	Derek DeMatteo		Electrical for new ADU	
2022-01319	12-28-2022	AD		70,000	O	Graham Contracting		Construct 26 x 26 ADU addition to consist of living space, kitchen, bathroom, living room, b	
2022-01570	12-19-2022	DR		0	O			Driveway expansion to widen the existing driveway to NO MORE THAN 50' wide. A Drivew	
2022-01319-1-	11-15-2022	FD		70,000	O	Graham Contracting		Construct 26 x 26 ADU addition to consist of living space, kitchen, bathroom, living room, b	
2022-01318	11-15-2022	DM		5,000	O			Full demo of 1 story single family residence.	
2022-00722-1-	08-19-2022	EL		2,000	O	Derek DeMatteo		Service upgrade for residential remodel	
2022-00722	07-01-2022	RR		2,500	O	Graham Contracting		Add an A frame gable on existing front roof to direct water away from front door.	
2016-299-1EL	10-14-2016	ELEC	Electrical	1,700	C				
2015-00561	06-26-2015	ELEC	Electrical	150	C			Visit Notes: Replace Ep;	

LAND LINE VALUATION SECTION														
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.468 AC	170,000		1.73	5	1.00	RE	1.00			138,100
Total Card Land Units:				0.468 AC	Parcel Total Land Area: 0.468				AC	Total Land Value: 138,100				

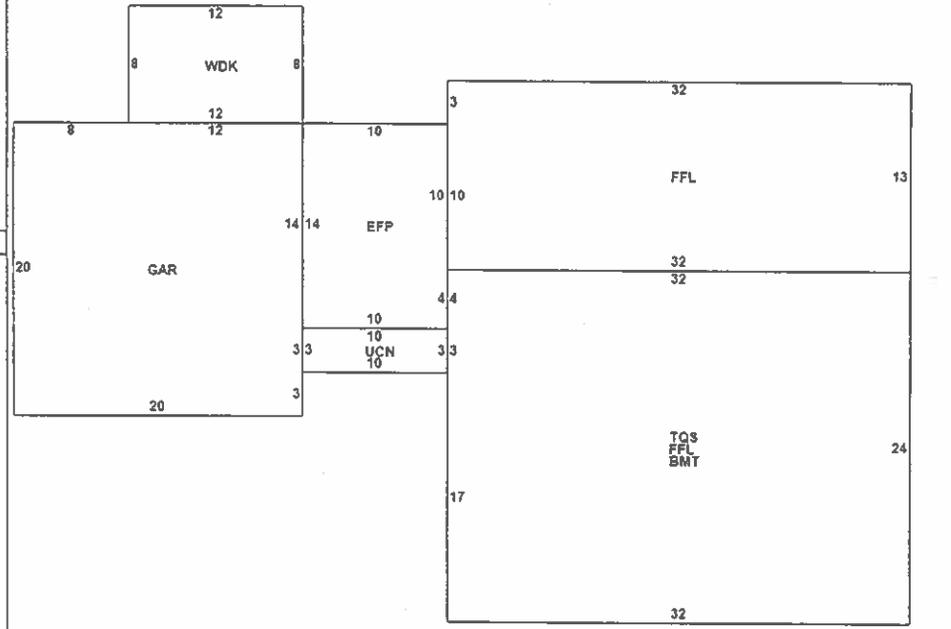
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg H/FL	8	
Stories:	1.75		Extra Kitchens	0	
Style:	04	Cape Cod	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asph Shing			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	03	Hardwood			
Heat Fuel	02	Gas			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	0				
Total Rooms	6				
Bedrooms	3				
Full Baths	2				
3/4 Baths	0				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GRAY				
Avg H/FL	8				
Extra Kitchens	0				

**COST / MARKET VALUATION**

Building Value New	298,237
Year Built	1968
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
RCNLD	250,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**SKETCH / PRIMARY PHOTO**



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
PATIO	Patio	L	1,150	UNITS	7.30	2018	AV	60	5,000
POROPN	Porch-Open Frame	L	384	UNITS	27.90	2019	AV	60	6,400
SHEDWD	Shed-Wood	L	100	UNITS	31.02	2015	AV	60	1,900
SHEDWD	Shed-Wood	L	112	UNITS	31.02	1968	FR	50	1,700
XFRRM	Rec Room,Fin,BMT	B	538	SQ. FT	45.00	1968	AV	84	20,300
SHEDWD	Shed-Wood	L	128	UNITS	31.02	2020	AV	60	2,400
POOLAC	Round Above Ground Pool	L	24	UNITS	0.00	2013	AV	60	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	768	192	33.84	25,993
EFF	Encl. Porch, Finished	0	140	98	94.76	13,267
FFL	First Floor, Finished	1,184	1,184	1,184	135.38	160,287
GAR	Garage	0	400	140	47.38	18,953
TQS	3/4 Story, Finished	576	768	576	101.53	77,978
UCN	Unfinished Canopy	0	30	3	13.54	406
WDK	Wood Deck, or Composite Dk	0	96	10	14.10	1,354
<b>Total Liv Area/Gr. Area/Eff Are</b>		<b>1,760</b>	<b>3,386</b>	<b>2,203</b>	<b>Total Value</b>	<b>298,238</b>





Printed  
2/07/2023  
4:32PM  
Created  
2/07/2023  
4:27 PM

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

Receipt# 717,489  
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application 20 Madison Drive Map 168 Lot 018-000 EQ Waiver- Pavilion EQ Waiver- Shed	0.00 0.00	222.8700 185.0000 Total:	0.00 0.00 407.87

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Michael D & Sarah M. Pruitt	CHECK	CHECK # 1683	407.87	0.00	407.87

Total Due: 407.87  
Total Tendered: 407.87  
Total Change: 0.00  
Net Paid: 407.87

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 **03-09-2023**, the Hudson Zoning Board of Adjustment heard Case **168-018**, being a request by **Michael Pruitt, 20 Madison Dr., Hudson, NH for an Equitable Waiver of Dimensional Requirement to allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving approx. 11 ft. where 15 ft. is required in both setbacks. [Map 168, Lot 018-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]**

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

FEB 07 REC'D  
2023 16

Zoning Department

APPLICATION FOR AN EQUITABLE WAIVER - Shed

To: Zoning Board of Adjustment  
Town of Hudson

Entries in this box are to be filled out by  
Land Use Division personnel  
Case No. 168-018(03-09-23)  
Date Filed 2/7/23

Name of Applicant Michael Pruitt Map: 168 Lot: 018 Zoning District: R-2

Telephone Number (Home) 603-594-4230 (Work) 603-521-5710

Mailing Address 20 Madison Dr. Hudson NH 03051

Owner Raymond and Patricia Smith, Michael and Sarah Pruitt

Location of Property 20 Madison Dr. Hudson NH 03051  
(Street Address)

Signature of Applicant [Signature] Date 1/21/23

Signature of Property-Owner(s) Raymond E. Smith Patricia Smith Date 1/21/23

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: 2/7/23

**COST:**

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

7 Abutter Notice:

7 Direct Abutters x Certified postage rate \$ 4.78 = N/A \$ \_\_\_\_\_

7 Indirect Abutters x First Class postage rate \$ 0.63 = N/A \$ \_\_\_\_\_

**Total amount due:** \$ 185.00

\*Covers EQ. WVR. - Pavilion + Shed Amt. received: \* \$ 407.87

Received by: [Signature] Receipt No.: 717,489

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

check #1683

# 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>MP</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>MP</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with <b>10 (ten) single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>MP</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 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>MP</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>MP</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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (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.)	<p style="color: red; font-size: small;">pending mailing label at submission</p> <p style="border: 1px solid black; border-radius: 50%; padding: 2px; display: inline-block;">TG</p>
<u>MP</u>	<b>GIS LOCATION PLAN:</b> 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: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>MP</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>MP</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>MP</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or <input checked="" type="radio"/> (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).

\* see  
plan  
dated  
1/19/22  
TG

- a) MP The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) MP The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) MP The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) MP 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) MP 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) MP 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) MP The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) MP The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) MP 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)

1-26-23  
Date

[Signature]  
Signature of Property Owner(s)

1-26-23  
Date

Raymond E. Smith  
Patricia J. Smith

**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
1168	018	<sup>*Include Applicant &amp; Owner(s)</sup> Smith, Raymond E & Patricia J; Pruitt, Michael D & Sarah M	20 Madison Dr. Hudson NH 03051
1167	070	Torre, Lawrence S and Tabitha M	4 Watts Circle Hudson NH 03051
1167	077	Hatem, Justin	14 Washington Dr. Hudson NH 03051
1168	017	Felton, Beverly J. TR; Felton Revocable Trust	18 Madison Dr. Hudson NH 03051
1168	019	Scoville William & Susan A, Trustees; Scoville Revocable Trust	22 Madison Dr. Hudson NH 03051
1168	023	Costantini, Michael A & Shelley M., trustees. Costantini Family Rev Trust	15 Madison Dr. Hudson NH 03051
1168	024	Trulli, Ryan adamkmski, Kristen	13 Madison Dr. Hudson NH 03051

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

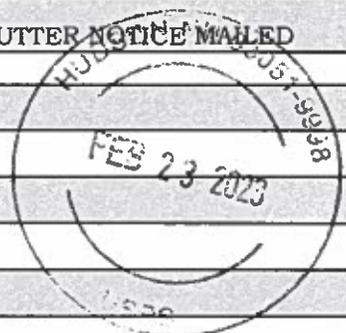
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
167	071	Cordice, Anthony Sr.	6 Watts Circle Hudson NH 03051
167	075	Truesdell, Michael; Truesdell, Cheryl A	3 Watts Circle Hudson NH 03051
167	076	Charron, Timothy J.; Charron, Louise N.	24 Madison Dr. Hudson NH 03051
168	016	Cannava, Joseph & Sheila Trustees; Cannava Trust	16 Madison Dr. Hudson NH 03051
168	021	Canada, Amanda Canada, Leonard K. Jr.	19 Madison Dr. Hudson NH 03051
168	022	Dunning, Clifford M; Scuderi, Angela M	17 Madison Dr. Hudson NH 03051
168	025	Horne, David J; Horne, Mary Rose	11 Madison Dr. Hudson NH 03051

**USPS-Verified Mail**

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 168-018 EQUITABLE WAIVER OF DIM. REQ. (Pavilion Shed) 20 Madison Drive Map 168/Lot 018-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	03/09/2023 ZBA Meeting
1	7022 3330 0000 3692 8255	PRUITT, MICHAEL D. & SARAH M.; SMITH, RAYMOND E. & PATRICIA J.; 20 MADISON DRIVE, HUDSON, NH 03051	APPLICANT NOTICE MAILED
2	7022 3330 0000 3692 8262	TORRE, LAWRENCE S.; TORRE, TABITHA M. 4 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7022 3330 0000 3692 8279	HATEM, JUSTIN 14 WASHINGTON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 3330 0000 3692 8286	FELTEN, BEVERLY J., TR.; FELTEN REVOCABLE TRUST 18 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 3330 0000 3692 8293	SCOVILLE, WILLIAM & SUSAN A., TRSTEEES; SCOVILLE REVOCABLE TRUST 22 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 3330 0000 3692 8309	COSTANTINI, MICHAEL A. & SHELLEY M., TRSTEEES; COSTANTINI FAMILY REV TRUST 15 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	7022 3330 0000 3692 8316	TRULLI, RYAN; ADAMKOWSKI, KRISTEN 13 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8			
9			
10			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) AG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 168-018 EQUITABLE WAIVER OF DIM. REQ. (Pavilion Shed) 20 Madison Drive Map 168/Lot 018-000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/09/2023 ZBA Meeting</b>
1	Mailed First Class	CORDICE, ANTHONY SR. 6 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	TRUESDELL, MICHAEL; TRUESDELL, CHERYL A. 3 WATTS CIR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	CHARRON, TIMOTHY J.; CHARRON, LOUISE N. 24 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	CANNAVA, JOSEPH V. & SHEILA A., TRSTEEES; CANNAVA TRUST 16 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	CANADA, AMANDA; CANADA, LEONARD KIEL, JR. 19 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	DUNNING, CLIFFORD M.; SCUDERI, ANGELA M. 17 MADISON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	HORNE, DAVID J.; HORNE, MARY ROSE 11 MADISON DRIVE, HUDSON, NH 03051	Abutter Notice Mailed
8			
9			
	<b>Total # of pieces listed by sender 7</b>	<b>Total # of pieces rec'vd at Post Office</b> 7	<b>Postmaster (receiving Employee)</b> 7/8



# 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

February 24, 2023

### APPLICANT NOTIFICATION

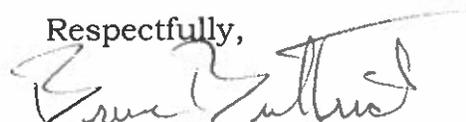
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on Thursday, **03/09/2023** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 168-018 (03-09-23): Michael Pruitt, 20 Madison Dr., Hudson, NH requests two (2) Equitable Waivers of Dimensional Requirement [Map 168, Lot 018-000; Zoned Residential-Two (R-2)] as follows:**

- a. To allow a 240 SF pavilion structure to remain which encroaches 12 ft. into the sideyard setback leaving 3 ft. where 15 ft. is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements.]
- b. To allow an approx. 224 SF shed structure to remain which encroaches 15 ft. into the rear yard setback leaving 0 ft. and approx. 4 ft. into the side yard setback leaving approx. 11 ft. where 15 ft. is required in 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 an authorized 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

February 24, 2023

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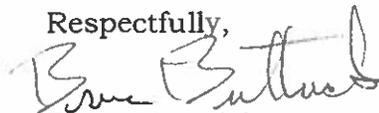
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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting for providing information or comments on the proposal. If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Bruce Buttrick, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

A full copy of this application is available for your review on the Hudson Town Hall website: [www.hudsonnh.gov](http://www.hudsonnh.gov) or in the Land Use Department located at the Hudson Town Hall.

Respectfully,

  
Bruce Buttrick  
Zoning Administrator

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

Per RSA 674:33-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  
I was unaware of any setbacks until I had a certified plot plan done for an addition and the surveyor informed me that both the shed and Pavilion are both in the setbacks and that I would probably need to go to the town to correct the problem.
- (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  
The shed was built to replace an old rotting shed that was on the property when we purchased it in 2001. The original shed had always been along the right side property line. I built the new shed behind the existing shed. I was under the impression I did not need a permit as the new shed is under 200 sq
- (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 entire back yard is fenced in with 6' vinyl fencing, the only thing visible to the neighbors is the roof. It does not block any views or access to their property. There has always been a shed on that back corner, except now it is new and in better condition.
- (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.  
The cost would be expensive to move as fencing would have to come down to gain access with a machine to move it. There would also be damage to my fairly new lawn, irrigation, fire pit and patio as I would then be within the town requirement of 25' from fire to a combustible structure.



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #22-168 Notice of non-conformance

December 30, 2022

M/M Pruitt and/or M/M Smith  
20 Madison Dr  
Hudson, NH 03051

**Re:** 20 Madison Dr Map 168 Lot 018-000  
**District:** Residential Two (R-2)

**Subject:** Shed and pavilion encroachments.

Dear M/M Pruitt and/or M/M Smith,

I am in receipt of a recent certified plot plan that indicates a violation of the Zoning Ordinance.

Your property has a shed and a pavilion located within the required building/structure setbacks. On your property, the required side and rear setback are 15 ft from property lines. The submitted certified plot plan indicates a violation as follows:

Lack of required setback per §334-27 Table of Dimensional Requirements. The shed and pavilion are located within the required setbacks. Please remove/move the shed and pavilion into compliance, or apply for an Equitable Waiver of Dimensional Requirement from the Zoning Board of Adjustment.

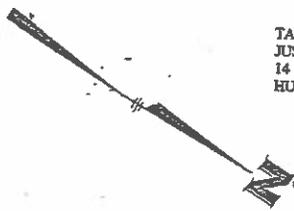
Sincerely,

Bruce Buttrick

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

encl: 12/21/22 Certified Plot Plan  
cc: Public Folder  
D. Hebert, Fire Marshal  
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.*



TAX MAP 167 / LOT 077  
JUSTIN HATEM  
14 WASHINGTON DRIVE  
HUDSON, NH 03051

TAX MAP 167 / LOT 070  
CHRISTOPHER & KAYLA GRAHAM  
4 WATTS CIRCLE  
HUDSON, NH 03051

OWNER OF RECORD: MICHAEL & SARAH PRUITT  
20 MADISON DRIVE  
HUDSON, NH 03051

DEED REFERENCE: BOOK 9156 PAGE 525

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2-RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FEET  
SIDE - 15 FEET  
REAR - 15 FEET  
WETLANDS - 50 FEET

THE PURPOSE OF THIS PLAN IS TO SHOW  
A PROPOSED 25' X 25' ONE STORY ADDITION  
AND A NEW DECK.

- LEGEND**
- - IRON PIPE FOUND
  - - - - EDGE OF PAVEMENT
  - - 6" VINYL FENCE
  - x---x--- 4" CHAIN LINK FENCE

TAX MAP 168 / LOT 017  
EDWARD & BEVERLY FELTEN  
18 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 018  
20 MADISON DRIVE  
20,400 SF / 0.468 AC.

TAX MAP 168 / LOT 019  
WILLIAM & SUSAN SCOVILLE  
22 MADISON DRIVE  
HUDSON, NH 03051

OWNER SIGNATURE: MAP 168 LOT 018  
DATE \_\_\_\_\_



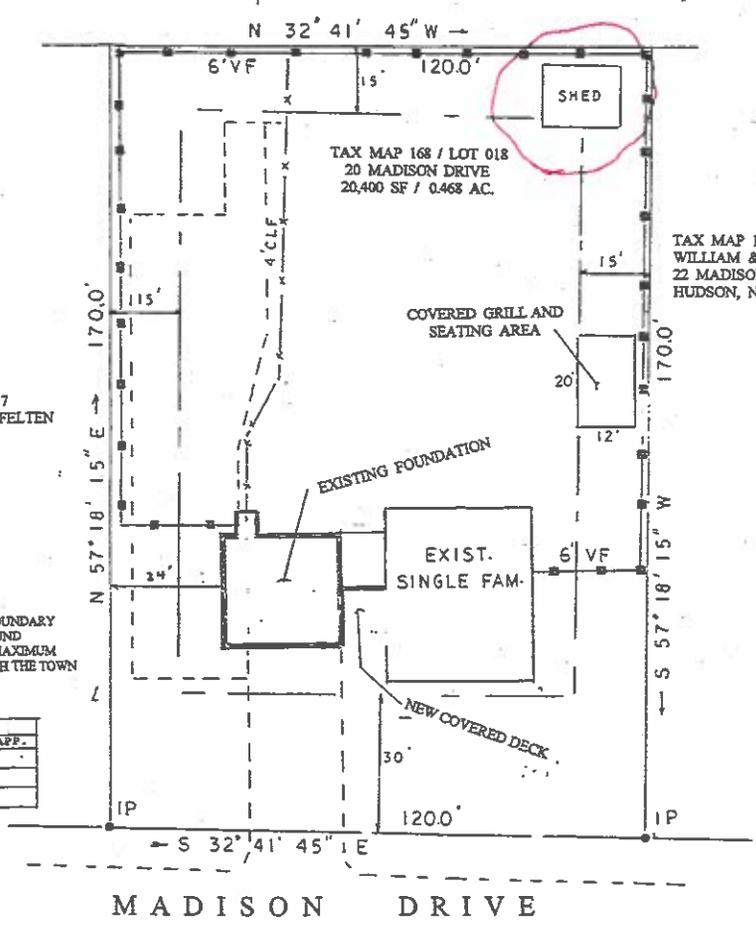
I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2021 & JANUARY 2022, HAVING A MAXIMUM ERROR OF CLOSURE OF 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	10-25-21	ADDITION	MJS	
2	12-14-21	AS-BUILT	MJS	



TAX MAP 168 / LOT 024  
RYAN TRULLI  
KRISTEN ADAMKOWSKI  
13 MADISON DRIVE  
HUDSON, NH 03051

TAX MAP 168 / LOT 023  
MICHAEL & SHEELEY CONSTANTINI  
15 MADISON DRIVE  
HUDSON, NH 03051



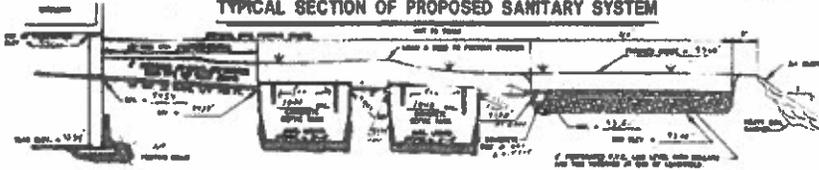
"AS - BUILT" FOUNDATION  
12-21-2022

TAX MAP 168 / LOT 018  
CERTIFIED PLOT PLAN  
MADISON DRIVE  
HUDSON, NH 03051

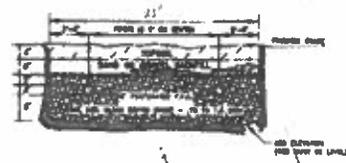
PREPARED FOR: MICHAEL PRUITT  
20 MADISON DRIVE  
HUDSON, NH 03051

JANUARY 19, 2022  
REVISED 12-21-2022  
SCALE: 1" = 20'  
M. J. GRAINGER ENGINEERING, INC.  
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS  
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359  
J.N. 21-145

TYPICAL SECTION OF PROPOSED SANITARY SYSTEM



TYPICAL CROSS SECTION



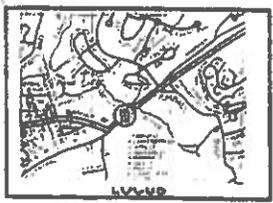
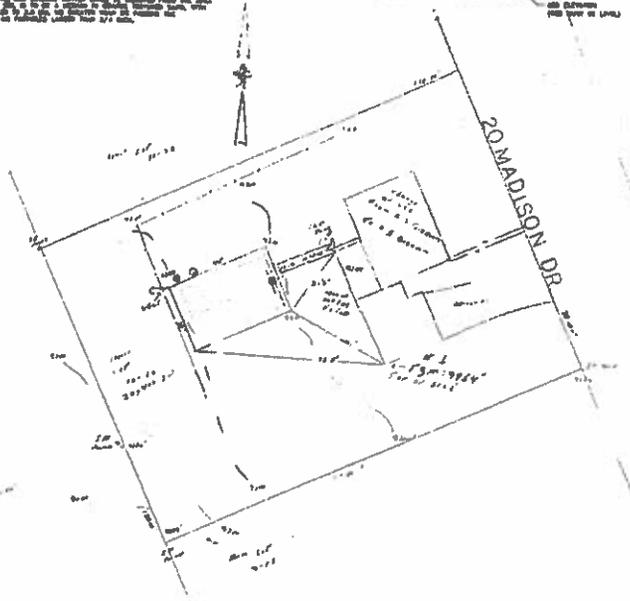
TEST PIT DATA

PIT NO. 07		PIT NO. 08	
DEPTH	6.0	DEPTH	6.0
LEAK	0.0	LEAK	0.0
WATER	0.0	WATER	0.0
S.W.P.	0.0	S.W.P.	0.0
HEADLOSS	0.0	HEADLOSS	0.0
PERC. TEST	0.2	PERC. TEST	0.2
DATE	11.2.07	DATE	11.2.07

1. SEE ALL NOTES ON THIS PLAN AND SPECIFICATIONS FOR A COMPLETE LIST OF NOTES.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC SYSTEM REGULATIONS AND THE NEW YORK STATE SEPTIC SYSTEM REGULATIONS.
3. THE LEACHFIELD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC SYSTEM REGULATIONS AND THE NEW YORK STATE SEPTIC SYSTEM REGULATIONS.
4. THE LEACHFIELD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC SYSTEM REGULATIONS AND THE NEW YORK STATE SEPTIC SYSTEM REGULATIONS.
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15. THE LEACHFIELD SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC SYSTEM REGULATIONS AND THE NEW YORK STATE SEPTIC SYSTEM REGULATIONS.

ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE TOWN OF HUDSON SEPTIC SYSTEM REGULATIONS AND THE NEW YORK STATE SEPTIC SYSTEM REGULATIONS.

SOIL DATA: Winona Area Series V 1/4 sec 1  
 SOIL DATA: WINONA AREA AT 2.0 MILES AWAY FROM 7.25 TO FT.  
 PROPOSED IS A 25 OF 50 LEACHFIELD PROPOSED 1.000 TO FT.  
 DESIGN BATCH: DUE TO SOIL AT 2.2 LEACHFIELD ELEVATION IS TO BE 54  
 CHECK SOIL PERCENT GRADE OF 2.25 AT HIGH END OF LEACHFIELD  
 LEACHFIELD IS TO BE PERFORMED IN PLACE IF REPLACEMENT DEEMED NECESSARY  
 APPROXIMATE APPROVAL NO. \_\_\_\_\_ PREVIOUS COURT APPROVAL NO. \_\_\_\_\_



PROPOSED SEWAGE DISPOSAL SYSTEM PLAN



REVIEWED AND APPROVED  
 IN ACCORDANCE WITH THE  
 REQUIREMENTS OF THE  
 TOWN OF HUDSON  
 11/2/07

SCALE: 1" = 20'  
 OWNER: Mr. & Mrs. J. H. ...  
20 MADISON DR. LEACHFIELD



REV.	DATE	DESCRIPTION	BY

A-ONE CONSULTING & DESIGN INC.  
 770 W. Highway, Suite 11, Haverhill, New Hampshire, 03041  
 603-424-1100  
 www.a-one.com

DESIGNER'S STAMP  
 PARCEL: 20 FIELD BOOK: \_\_\_\_\_ PROJECT: JA

Property Location: 20 MADISON DR  
 Vision ID: 8384 Account #: 3030

Parcel ID: 168/ 018/ 000/ /  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 2/1/2023 3:40:01 PM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
PRUITT, SARAH M. & MICHAEL D.  20 MADISON DR  HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RE	Residential Average			2022	1010	270,800	2022	1010	172,300	2021	1010	172,300
		TOPO	UTILITIES				1010	138,100		1010	92,400		1010	92,400
		Level	Town Water				1010	17,400		1010	8,000		1010	8,000
			Septic											
						Total	426,300		Total	272,700		Total	272,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
PRUITT, SARAH M. & MICHAEL D.		6515 2896	10-30-2001	Q	I	182,000	00	Grantor: BARREIRO, MARK - LINDA, Grantor: BARREIRO, MARK - LINDA, Grantor: N/A	Appraised Bldg. Value (Card)				250,500
BARREIRO, MARK & LINDA		6486 1217	05-12-1996	U	I	0	38		Appraised Xf (B) Value (Bldg)				20,300
BARREIRO, MARK & LINDA		3204 0317	08-27-1984	Q	I	0	00		Appraised Ob (B) Value (Bldg)				17,400
									Appraised Land Value (Bldg)				138,100
									Special Land Value				0
									Total Appraised Parcel Value				426,300
									Valuation Method				C
									Total Appraised Parcel Value				426,300

SUPPLEMENTAL DATA			CURRENT ASSESSMENT									
Parcel ID	168-018-000		Descript	Code	Appraised	Assessed						
Zoning	R2:RESD TWO		BLDG	1010	270,800	270,800						
Flood Hazard	C		LAND	1010	138,100	138,100						
Neigh/Abut1			OB	1010	17,400	17,400						
Neigh/Abut2												
Neigh/Abut3		PREV 0062-0011-0000										
GIS ID	168-018-000	Assoc Pid#				Total:	426,300	426,300	Total Appraised Parcel Value			426,300

NOTES		VISIT / CHANGE HISTORY			
10X32 ADD!!!! 4/2021 AVG ROOF, NEW DOORS, GD WINDOWS+SIDING. ADD QUALITY DETACHED FOP.//for 22, added obs from gis measurement		Date	Id	Cd	Purpost/Result
		07-19-2022	24	45	Field Review
		06-29-2022	21	48	Info From Gis Aerial
		03-19-2021	18	12	Meas. Denied
		03-17-2017	16	02	Measured
		05-07-2016	15	15	Permit Visit
		06-29-2010	14	02	Measured
		06-06-2006	03	14	Inspected
		05-25-2006	08	02	Measured

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2022-01319-2-	01-23-2023	EL		65,000	O	Derek DeMatteo		Electrical for new ADU	
2022-01319	12-28-2022	AD		70,000	O	Graham Contracting		Construct 26 x 26 ADU addition to consist of living space, kitchen, bathroom, living room, b	
2022-01570	12-19-2022	DR		0	O			Driveway expansion to widen the existing driveway to NO MORE THAN 50' wide. A Drivew	
2022-01319-1-	11-15-2022	FD		70,000	O	Graham Contracting		Construct 26 x 26 ADU addition to consist of living space, kitchen, bathroom, living room, b	
2022-01318	11-15-2022	DM		5,000	O			Full demo of 1 story single family residence.	
2022-00722-1-	08-19-2022	EL		2,000	O	Derek DeMatteo		Service upgrade for residential remodel	
2022-00722	07-01-2022	RR		2,500	O	Graham Contracting		Add an A frame gable on existing front roof to direct water away from front door.	
2016-299-1EL	10-14-2016	ELEC	Electrical	1,700	C				
2015-00561	06-26-2015	ELEC	Electrical	150	C			Visit Notes: Replace Ep;	

LAND LINE VALUATION SECTION														
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.468 AC	170,000		1.73	5	1.00	RE	1.00			138,100

Total Card Land Units: 0.468 AC Parcel Total Land Area: 0.468 AC Total Land Value: 138,100

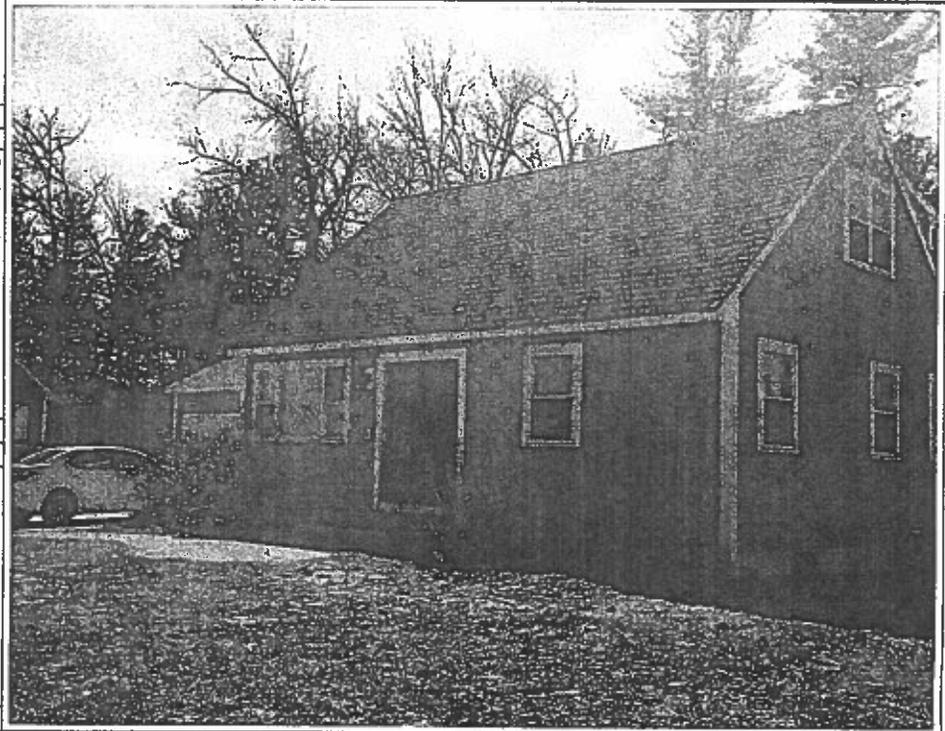
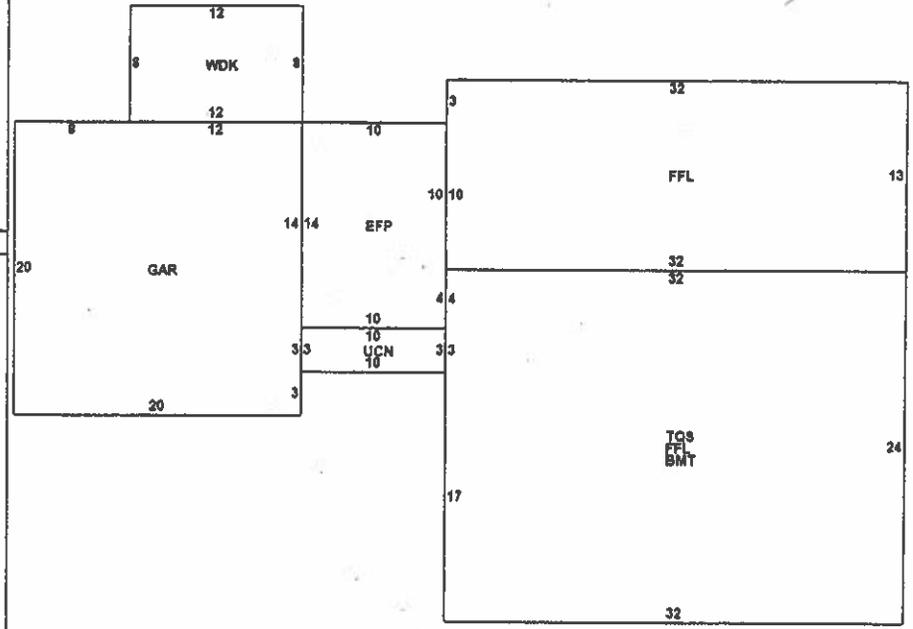
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.75		Extra Kitchens	0	
Style:	04	Cape Cod	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asph Shing			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	03	Hardwood			
Heat Fuel	02	Gas			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	0				
Total Rooms	6				
Bedrooms	3				
Full Baths	2				
3/4 Baths	0				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GRAY				
Avg Ht/FL	8				
Extra Kitchens	0				

**COST / MARKET VALUATION**

Building Value New	298,237
Year Built	1968
Effective Year Built	2006
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
RCNLD	250,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

**SKETCH / PRIMARY PHOTO**



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
PATIO	Patio	L	1,150	UNITS	7.30	2018	AV	60	5,000
POROPN	Porch-Open Frame	L	384	UNITS	27.90	2019	AV	60	6,400
SHEDWD	Shed-Wood	L	100	UNITS	31.02	2015	AV	60	1,900
SHEDWD	Shed-Wood	L	112	UNITS	31.02	1968	FR	50	1,700
XFRM	Rec Room,Fin,BMT	B	538	SQ. FT	45.00	1968	AV	84	20,300
SHEDWD	Shed-Wood	L	128	UNITS	31.02	2020	AV	60	2,400
POOLAC	Round Above Ground Pool	L	24	UNITS	0.00	2013	AV	60	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	768	192	33.84	25,993
EFP	Encl. Porch, Finished	0	140	98	94.76	13,267
FFL	First Floor, Finished	1,184	1,184	1,184	135.38	160,287
GAR	Garage	0	400	140	47.38	18,953
TQS	3/4 Story, Finished	576	768	576	101.53	77,978
UCN	Unfinished Canopy	0	30	3	13.54	406
WDK	Wood Deck, or Composite Dk	0	96	10	14.10	1,354
Total Liv Area/Gr. Area/Eff Are		1,760	3,386	2,203	Total Value	298,238



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

Receipt# 717,489  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 20 Madison Drive Map 168 Lot 018-000			
	EQ Waiver- Pavilion	0.00	222.8700	0.00
	EQ Waiver- Shed	0.00	185.0000	0.00
			Total:	407.87

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Michael D. & Sarah M. Pruitt	CHECK	CHECK # 1683	407.87	0.00	407.87

Total Due: 407.87  
Total Tendered: 407.87  
Total Change: 0.00  
Net Paid: 407.87