

# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

### MEETING AGENDA – January 25, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **January 25, 2024 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).

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ATTENDANCE

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

1. **Case 231-026 (01-25-24):** George and Diane Ultrino, **5 Deer Run, Hudson, NH** [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]
2. **Case 190-029 (01-25-24):** Antonio Marcos Pinheiro De Carvalho, **14 Riverside Dr., Hudson, NH** [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:
  - a. A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]
  - b. A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]
3. **Case 218-025 (1-25-24):** Patrick and Lisa Russell, **5 Homestead Ln., Hudson, NH** [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:
  - a. A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]
  - b. A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]

#### V. REQUEST FOR REHEARING: None

#### VI. REVIEW OF MINUTES: 12/14/2023 edited draft Minutes

#### VII. OTHER: Election of Zoning Board of Adjustment Officers

#### VIII. ADJOURNMENT

Chris Sullivan, Zoning Administrator

## Legal Notice

**THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT**  
Grafton Superior Court  
3785 Dartmouth College Highway  
North Haverhill NH 03774  
Telephone: 1-855-212-1234  
TTY/TDD Relay: (800) 735-2964  
http://www.courts.state.nh.us  
**CITATION FOR PUBLICATION Superior Court Rule 4(d)**  
Case Name: **Town of Thornton v Rory M. Neill, et al**  
Case Number: **215-2023-CV-00276**

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on the Heirs, Devisees and Legal Representatives of Joseph A. May, Jr. and the Heirs, Devisees and Legal Representatives of Rory M. Neill.

**The Court ORDERS:**  
Town of Thornton shall give notice to the Heirs, Devisees and Legal Representatives of Joseph A. May, Jr. and the Heirs, Devisees and Legal Representatives of Rory M. Neill of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader, a newspaper of general circulation. The last publication shall be on or before February 17, 2024

Also, **ON OR BEFORE 30 days after the last publication** - The Heirs, Devisees and Legal Representatives of Joseph A. May, Jr. and the Heirs, Devisees and Legal Representatives of Rory M. Neill shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

**March 09, 2024** - Town of Thornton shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

**Notice to the Heirs, Devisees and Legal Representatives of Joseph A. May, Jr. and the Heirs, Devisees and Legal Representatives of Rory M. Neill:** If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: [www.courts.state.nh.us](http://www.courts.state.nh.us). select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

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

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

Laura Spector-Morgan, ESQ, Mitchell Municipal Group PA, 25 Beacon Street East, Laconia, NH 03246

Rory M. Neill, 280 Shannock Road, Wakefield, RI 02879  
Jeanne R. Neill, 280 Shannock Road, Wakefield, RI 02879

Raymond T. Benson, 220 Queens River Road, W Kingston, RI 02892

Cynthia J. Benson, 42 Marblehead Street, Warwick, RI 02889  
Joseph A. May, Jr., PO Box 29, W Kingston, RI 02892

Claudia J. May, PO Box 29, W Kingston, RI 02892  
Donald A. Kennedy, ESQ, Law Office of Donald A. Kennedy, 908 Hanover St, Unit 1, Manchester, NH 03101

BY ORDER OF THE COURT  
January 03, 2024  
Viktoriya A. Kovalenko  
Clerk of Court

(1177)  
(UL - Jan. 10, 17, 24)

**Public Notices**  
Your right to know.  
Read them in **New Hampshire Union Leader and New Hampshire Sunday News** and online at [www.unionleader.com](http://www.unionleader.com)

## Legal Notice

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

By virtue of a Power of Sale contained in a certain mortgage given by **Devin James McLeod, Samantha Jane Shaw** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of England, dated July 27, 2022 and recorded in the Sullivan County Registry of Deeds in Book 2203, Page 237, (the "Mortgage"), which mortgage is held by PennyMac Loan 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  
February 26, 2024  
at  
3:00 PM

Said sale being located on the mortgaged premises and having a present address of 15 Marcy Avenue, Charlestown, Sullivan County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)'s title see

deed recorded with the Sullivan County Registry of Deeds in Book 2203, Page 235.

**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 2 1/2 Beacon Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is CT Corporation System.

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 forty (40) 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 undersigned clerk of the School District herewith gives notice of the time limit for declaration of candidacy from this school district for election of school board members of the Shaker Regional School District. The filing period will start Wednesday, January 24, 2024.

The election will occur during the annual voting on Tuesday, March 12, 2024 and will be conducted under the non-partisan ballot law.

Positions to be filled at the election are:  
Belmont - one member to serve for three years  
Canterbury - one member to serve for three years

Written declaration of candidacy must be filed with the clerk prior to 5:00 pm on Friday, February 2, 2024 in order for the name of the candidate to appear on the ballot. A filing fee of \$1.00 is required. Forms may be obtained from the Superintendent of School's Office; 58 School Street; Belmont, NH 03220, telephone number 603-267-9223, or by calling Gretta Olson-Wilder, Clerk, at 603-998-7998 evenings.

No person may file a declaration of candidacy for more than one position of the School Board to be elected at such election. Any qualified voter in each of the pre-existing districts named above is eligible to file for the position to be filled from that District. All candidates will be elected at large.

Gretta Olson-Wilder, Clerk  
Shaker Regional School District  
(UL - Jan. 17, 29)

## Legal Notice

**TOWN OF DERRY, N.H. DEPARTMENT OF PUBLIC WORKS**  
14 Manning Street,  
Derry, NH 03038  
(603) 432-6144  
**REQUEST FOR BIDS**

Sealed bids will be received at the Derry Municipal Center, 14 Manning Street, Derry, NH 03038 until 2:00 pm, prevailing time, Tuesday February 20, 2024, to replace the existing wastewater treatment plant effluent sewer pumping station emergency stand-by generator with one (1) new **600kW Diesel Kohler 3-Phase Generator**.

Bid invitations and specifications will be available at the Department of Public Works, 14 Manning Street, Derry, NH or online at <https://www.derrynh.org/bids-rfps>

Questions regarding this request should be directed to Al Theriault, Mechanical Electrical Technician II via email at [altheriault@derrynh.org](mailto:altheriault@derrynh.org).

The Town of Derry reserves the right to waive any irregularities, reject any or all bids, and to accept the bid that appears to be in the best interest of the Town. Failure to submit all information called for may be sufficient for disqualification.  
(UL - Jan. 17)

## Legal Notice

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

By virtue of the Power of Sale contained in a certain mortgage given by **ALAN B. EASTON & PAMELA EASTON** (the "Mortgagors") to TD BANK, N.A. 1/k/a BANKNORTH, N.A., as lender, its successors and assigns (the "Mortgagee"), said Mortgage dated May 5, 2005 and recorded in the Hillsborough County Registry of Deeds in Book 7487, Page 2429 in execution of said power, pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction  
on  
**February 15, 2024 @ 11:00 A.M.**

Said sale to be held directly on the mortgaged premises herein-after described and having a present address of **1235 Forest Road, Greenfield, Hillsborough County, New Hampshire**. The premises are more particularly described in the mortgage.

**NOTICE**  
PURSUANT TO NEW HAMPSHIRE RSA 479:25, I((b)) 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.

PURSUANT TO NEW HAMPSHIRE RSA 479:25, I((b)) (I), THE

ADDRESS OF THE MORTGAGEE FOR SERVICE OF PROCESS AND THE NAME OF THE MORTGAGEE'S AGENT FOR SERVICE OF PROCESS ARE AS FOLLOWS:  
TD Bank, N.A.  
Agent for Service of Process:  
Elizabeth M. Lacombe  
c/o Duane Morris LLP  
100 Pearl Street, 13th Floor  
Hartford, CT 06103

Pursuant to New Hampshire RSA 479:25, I((b)) (2), the New Hampshire Banking Department can be contacted by mail at: New Hampshire Banking Department, 53 Regional Drive, Suite 200, Concord, NH 03301; by email at: [nhbd@banking.nh.gov](mailto:nhbd@banking.nh.gov); by phone at (603) 271-3561 or (603) 271-8675; or by fax at (603) 271-1090 or (603) 271-0750.

**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 \$5,000.00 in the form of a certified check, bank treasurer's check or other check satisfactory to the 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 forty (40) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to the Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated at Hartford, CT, Friday, December 22, 2023.

TD BANK, N.A.,  
By its Attorney,  
Elizabeth M. Lacombe  
DUANE MORRIS LLP  
100 Pearl Street, 13th Floor  
Hartford, CT 06103  
(UL - Jan. 17, 24, 31)

## Legal Notice

**Shaker Regional School District PUBLIC NOTICE**

NOTICE OF TIME LIMIT FOR FILING CANDIDACIES FOR SCHOOL BOARD MEMBERS OF THE SHAKER REGIONAL SCHOOL DISTRICT

The undersigned clerk of the School District herewith gives notice of the time limit for declaration of candidacy from this school district for election of school board members of the Shaker Regional School District. The filing period will start Wednesday, January 24, 2024.

The election will occur during the annual voting on Tuesday, March 12, 2024 and will be conducted under the non-partisan ballot law.

Positions to be filled at the election are:  
Belmont - one member to serve for three years  
Canterbury - one member to serve for three years

Written declaration of candidacy must be filed with the clerk prior to 5:00 pm on Friday, February 2, 2024 in order for the name of the candidate to appear on the ballot. A filing fee of \$1.00 is required. Forms may be obtained from the Superintendent of School's Office; 58 School Street; Belmont, NH 03220, telephone number 603-267-9223, or by calling Gretta Olson-Wilder, Clerk, at 603-998-7998 evenings.

No person may file a declaration of candidacy for more than one position of the School Board to be elected at such election. Any qualified voter in each of the pre-existing districts named above is eligible to file for the position to be filled from that District. All candidates will be elected at large.

Gretta Olson-Wilder, Clerk  
Shaker Regional School District  
(UL - Jan. 17, 29)

## Legal Notice

**THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH NH CIRCUIT COURT**

6th Circuit - Family Division - Concord  
32 Clinton Street  
Concord NH 03301  
Telephone: 1-855-212-1234  
TTY/TDD Relay: (800) 735-2964  
<https://www.courts.nh.gov>

**CITATION BY PUBLICATION - TERMINATION OF PARENTAL RIGHTS**

**TO: GINGER PIERRO 350 BUFFALO ROAD RUMNEY, NEW HAMPSHIRE**

formerly of and now parts unknown  
Case Number: **629-2023-TR-00042, 629-2023-TR-00043.**

**Preliminary Hearing**  
A petition to terminate parental rights over your minor child(ren) has been filed in this Court. You are hereby cited to appear at a Court to respond to this petition as follows:

**Date: February 22, 2024 Time: 10:00 AM Time Allotted: 30 Minutes 32 Clinton Street Concord NH 03301 CAUTION TO RESPONDENT**

**It is very important that you personally appear in this Court on the date, time and place provided in this notice. If you fail to personally appear, you may be defaulted and your**

**parental rights may be terminated even if you are represented by an attorney who has filed a written appearance and/or personally appears at this hearing.**

**IMPORTANT RIGHTS OF PARENTS**  
THIS PETITION IS TO DETERMINE WHETHER OR NOT YOUR PARENTAL RIGHTS OVER YOUR CHILD(REN) SHALL BE TERMINATED. TERMINATION OF THE PARENT/CHILD RELATIONSHIP MEANS THE TERMINATION SHALL DIVEST YOU OF ALL LEGAL RIGHTS, PRIVILEGES, DUTIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO THE LOSS OF ALL RIGHTS TO CUSTODY, VISITATION AND COMMUNICATION WITH YOUR CHILD(REN). IF TERMINATION IS GRANTED, YOU WILL RECEIVE NO NOTICE OF FUTURE LEGAL PROCEEDINGS CONCERNING YOUR CHILD(REN).

You are hereby notified that you have a right to be represented by an attorney. You also have the right to oppose the proceedings, to attend the hearing and to present evidence. If you desire an attorney, you may notify this Court within ten (10) days of receiving this notice and upon a finding of indigency, the Court will appoint an attorney without cost to you. If you enter an appearance, notice of any future hearings regarding this child(ren) will be by first class mail to you, your attorney and all other interested parties not less than ten (10) days prior to any scheduled hearing. Additional information may be obtained from the Family Division Court identified in the heading of this Order of Notice.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625:11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT  
January 02, 2024  
Theresa A. McCafferty,  
Clerk of Court

(368)  
C: CASA; Ginger Pierro; Sarah K. Ireland, ESQ; John J. Bresaw, ESQ; Eugene F. Sullivan, III, ESQ  
(UL - Jan. 10, 17)

## Legal Notice

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

By virtue of a Power of Sale contained in a certain mortgage given by **David Dearborn, Dawn Laroque** ("the Mortgagor(s)") to JPMorgan Chase Bank, N.A., dated January 19, 2007 and recorded in the Hillsborough County Registry of Deeds in Book 7798, Page 2970, (the "Mortgage"), which mortgage is held by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3, 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  
February 28, 2024  
at  
12:00 PM

Said sale being located on the mortgaged premises and having a present address of 49 Daniels Road, Weare, 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 7231, Page 2281.

**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 2 1/2 Beacon Street, Concord, NH 03301 and the name of the mortgagee's agent for service of process is CT Corporation System.

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 January 2, 2024.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2020-3  
By its Attorney,  
Autumn Sarzana  
Harmon Law Offices, P.C.  
PO Box 610389  
Newton Highlands, MA 02461  
617-558-0500  
25095

(UL - Jan. 10, 17, 24)

**SCHEDULED FORECLOSURE SALE.**  
The address of the mortgagee for service of process is 10 Ferry Street Suite 313, Concord, NH 03301 and the name of the mortgagee's agent for service of process is Corporation Service Company d/b/a Lawyers Incorporating Service.

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 January 3, 2024.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2  
By its Attorney,  
Autumn Sarzana  
Harmon Law Offices, P.C.  
PO Box 610389  
Newton Highlands, MA 02461  
617-558-0500  
24728

(UL - Jan. 10, 17, 24)

## Legal Notice

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

By virtue of a Power of Sale contained in a certain mortgage given by **Paul Garatoni, Jr., Margaret C. Garatoni** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for Taylor, Bean & Whitaker Mortgage Corp., dated August 1, 2008 and recorded in the Cheshire County Registry of Deeds in Book 2527, Page 187, (the "Mortgage"), which mortgage is held by Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2, 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  
February 26, 2024  
at  
2:00 PM

Said sale being located on the mortgaged premises and having a present address of 13 River Street, Alstead, Cheshire County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s)'s title see deed recorded with the Cheshire County Registry of Deeds in Book 1664, Page 242.

**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 10 Ferry Street Suite 313, Concord, NH 03301 and the name of the mortgagee's agent for service of process is Corporation Service Company d/b/a Lawyers Incorporating Service.

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 January 3, 2024.

Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Credit Risk Transfer Trust, Series 2021-2  
By its Attorney,  
Autumn Sarzana  
Harmon Law Offices, P.C.  
PO Box 610389  
Newton Highlands, MA 02461  
617-558-0500  
24728

(UL - Jan. 10, 17, 24)

## Legal Notice

**THE BELMONT SUPERVISORS OF THE CHECKLIST** will be in public session for any additions, changes, or corrections to be made to the voter checklist at Belmont High School, 255 Seavey Rd, Belmont NH on **Tuesday, January 23, 2024, from 7:00 pm - 7:30 pm, and on Saturday, March 2, 2024 from 11:00 am - 11:30 am** at Belmont Town Hall, 143 Main Street, Belmont, NH

Supervisors of the Voter Checklist:  
Brenda Paquette,  
Donna Shepherd, Nikki Wheeler  
(UL - Jan. 17)

## Legal Notice

**TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearings THURSDAY, JANUARY 25, 2024**

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, January 25, 2024 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).

**PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:**

**1. Case 231-026 (01-25-24):** George and Diane Ultrino, 5 Deer Run, Hudson, NH [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.1.]

**2. Case 190-029 (01-25-24):** Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190



# 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: January 25, 2024

CJS 1-16-24

**Case 231-026 (01-25-24):** George and Diane Ultrino, **5 Deer Run, Hudson, NH** [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.1.]

**Address: 5 Deer Run**

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

#### Property Description:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 56, 628 sq. ft. The lot is used for residential single family. The lot has no town sewer or town water. The residential home was constructed in 1979. There is a fence that is on the property that was over 8' tall, but the old owner must reduce and, not it is 8' tall. There was a lot line dispute between 5 and 7 Deer run. These two properties went to Superior Court in April of 2023 to determine which lot line was correct. The Court ruled that 7 Deer Run had the proper survey.

#### In-House comments:

Town Engineer: no comments

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

#### History/Attachments:

**A:** 2022 Aerial

**B:** BP# 93-79 to construct 48'x24' residential structure (8-8-78)

**C:** Certificate of Occupancy Permit (9-22-81)

**D:** BP# 2006-156 to construct a 16'X20' shed (9-22-06)

**E:** BP# 2020-120 to 250 gallon tank with line (2-12-20)

**F:** Code Enforcement/Investigation Form (7-15-20)

**G:** Notice of Violation (7-20-20)

**H:** Pictures (Boundary Markers Locations) (8-6-20)

**I:** Superior Court Case No. 226-2020 - CV – 00473 & 226-2020 - CV – 00474 (10-7-20)

**J:** Pictures (7-20-21)

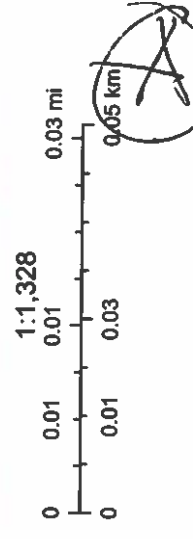
**K:** Superior Court Trial No. 226-2020 - CV – 00473 date(s): (April 4th through the 7<sup>th</sup> 2023)

**L:** Notice of Violation (12-18-23)

# 5 Deer Run (2022)



1/16/2024





TOWN OF HUDSON, N. H.

(B)

Application for a Permit To Build

Date Aug 8 19 78

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

Permit Number 93-79

Name of Owner Roger & Peggy Fromette Address 65 Central Street Tel. 8821260

Land Purchased From B.H. Builders Inc Address 65 Central Street

Location #5 Deer Run Property Tax No. 2918-026

Name of General Contractor same Map and Lot No. 12/8-21

Name of Heating Contr. Jean Bilodeau Name of Electrical Contractor Roland Desjardins

Type of Heat Hot Water Name of Plumbing Contractor Jean Bilodeau

Name of Fireplace Mason Name of Masonry Contractor Roger Fromette

Material of Building Wood Style of Roof A Roof Covering asphalt shing

Size of Foundation 45x24 Living Floor Area 1,988 sq ft No. of Stories 2

Size of Garage under Water artesian Sewer septic

Foundation Material Concrete Width 8" Height 8'-0" Footings Yes No

Fireplace No. of Flues Size Chimney Material concrete block

Brief Description of Repair, Alter or Other

The undersigned hereby agrees that the proposed work shall be done in accordance with the foregoing statement...

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

Owner's Signature B.H. Builders Inc Contractor's Signature same Address 65 Central Street

✓

Map 12  
Lot 8-21  
Tax # 2918-026  
Bldg Permit # 93-79

# TOWN OF HUDSON



No 1201

## OCCUPANCY PERMIT

Owner or Builder

Roadway thru  
Lot 21 Deer Rd #5

Address of Building

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING:

Date Sept. 22 19 81.

Building Inspector's Approval

Michael C. McLean

No person shall occupy this building until Inspector's approval



**BUILDING PERMIT APPLICATION  
COMMUNITY DEVELOPMENT DEPARTMENT**

Town of Hudson  
12 School Street  
Hudson, New Hampshire  
Phone (603) 886-6005 Fax (603) 594-1142

(D)

2006-156



Address: 5 Deer Run Rd Map 231  
 Cross Roads: Beaver Path and Dumont Rd Lot 26  
 Site/Sub Plan: \_\_\_\_\_ Zone \_\_\_\_\_  
 HCRD \_\_\_\_\_

**Residential**  
 Single family detached  
 Townhouse  
 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.  
 \$ 4000

**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.  
16' x 20' shed used to store lawn & garden equipment, auto parts.

Square Footage 320 Footprint 16 x 20 Renovated/added \_\_\_\_\_ Number of stories 1  
 Living area of new home (exclude unfinished areas and garage) 0 Total area of bldg 16 x 20

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

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

**Type of Water Supply**  
 Public or private  
 Private (well, cistern)



# BUILDING PERMIT APPLICATION COMMUNITY DEVELOPMENT DEPARTMENT

D

Town of Hudson  
12 School Street  
Hudson, New Hampshire  
Phone (603) 886-6005 Fax (603) 594-1142

	Name	Address	City/State/Zip	Phone
Owner	<u>Ellen E. Connolly</u>	<u>5 Deer Run Rd</u>	<u>Hudson NH 03051</u>	<u>881-8107</u>
POA Lessee	<u>Douglas Castonguay</u>	_____	_____	_____
Contractor	<u>Home Depot</u>	_____	_____	_____
Architect	_____	_____	_____	_____
Engineer	_____	_____	_____	_____

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. Applicants are advised that the making of a false statement on this form is of criminal offense.

Signature of applicant *[Signature]* Date 9/22/05  
 Address 5 Deer Run Rd. Hudson NH 03051

Filing Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_  
 Building permit fee \$ 35- Receipt # \_\_\_\_\_ Date \_\_\_\_\_

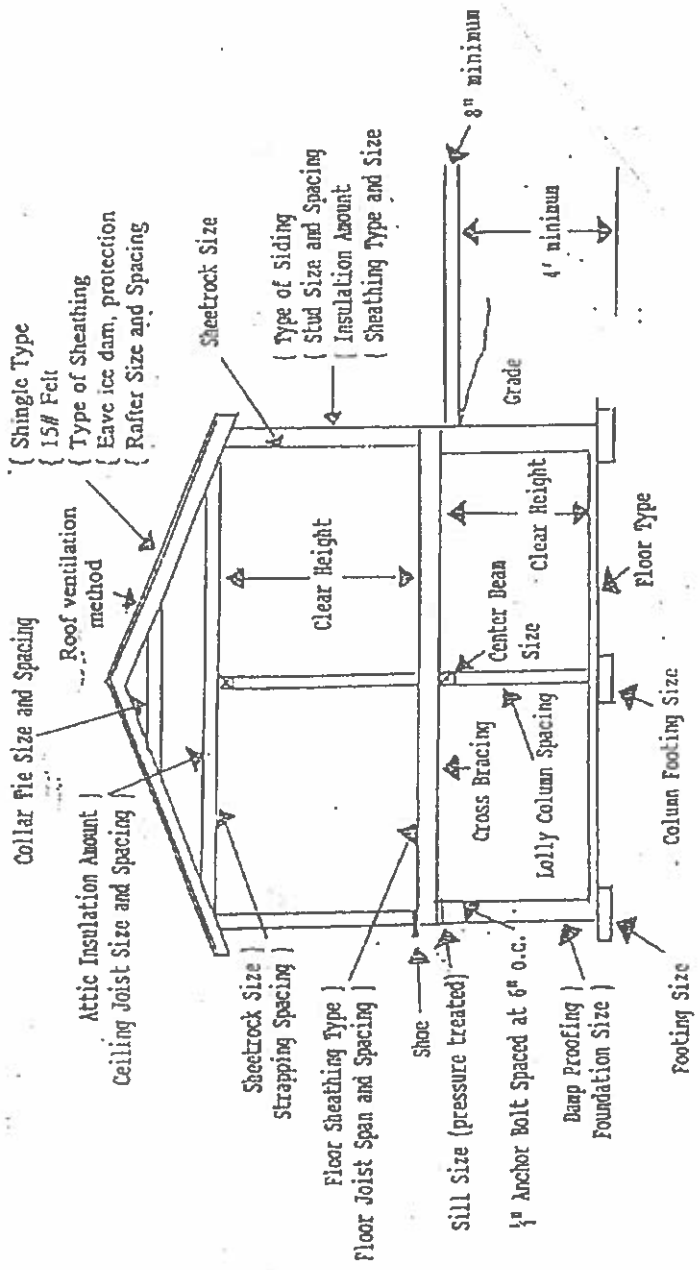
**THIS BUILDING PERMIT IS**  
 \_\_\_\_\_ Issued subject to the following condition(s) \_\_\_\_\_ Denied for the following reason(s)  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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

Approved \_\_\_\_\_  
 \_\_\_\_\_ Denied \_\_\_\_\_  
*[Signature]*  
Building Inspector
9-26-05  
Date

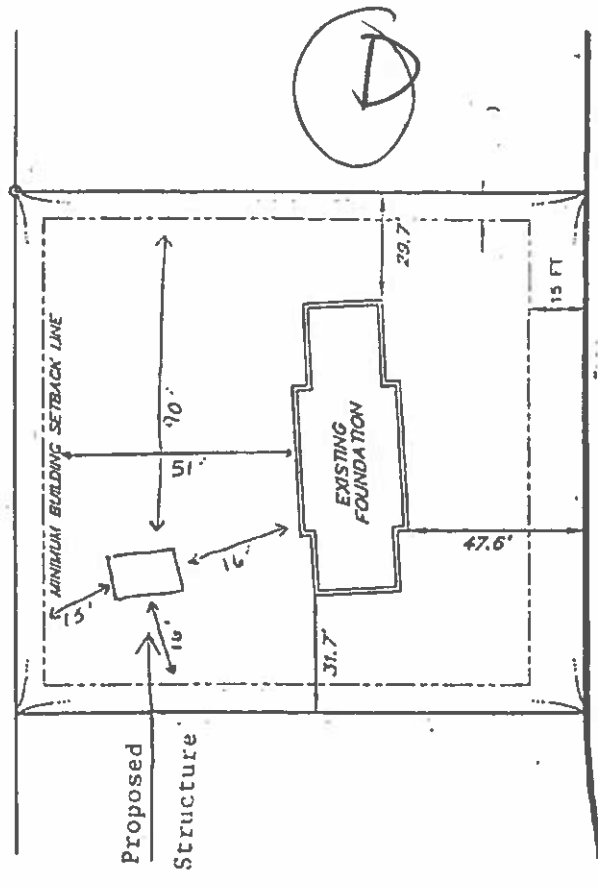
\*Electrical Permit, Plumbing Permit, Building Certificate, Certificate of Occupancy, Water, Sewer and Driveway are to be applied for separately when applicable.





\* STRUCTURAL ANALYSIS example (c.)

\*SET BACK /PLOT PLAN example (A + B)





Town of Hudson, NH  
**TANK INSTALL PERMIT**  
 Hudson Fire - Inspectional Services Division  
 12 School Street  
 Hudson, NH 03051  
 603-886-6005

Permit Number  
 2020-00120  
 Date of Issue  
 2/12/2020  
 Expiration Date  
 8/10/2020



Owner: ATTARDO, CHRISTOPHER DUBOIS, NICOLE M.

Applicant: PALMER GAS

Location of Work: 5 DEER RUN (Unit or Building)  
 (No. and Street)

Description of Work: 250 TANK WITH LINE

ZONING DATA: District: R2 Map/Lot: 231-026-000

CONTRACTOR: PALMER GAS 603-898-7986

**REMARKS:**

Permission is hereby granted for the installation of an above/below ground storage tank as described below. Said tank shall be in compliance with the adopted editions of NFPA 30 Flammable and Combustible Liquid Code; NFPA 58 Liquefied Petroleum Code; NFPA 54 National Fuel Gas Code; and all applicable state and local laws and ordinances.

Contact the Hudson Fire Department Inspectional Services Division to schedule an inspection once the unit(s) are installed/operational.

\*\*\*\*THIS CARD MUST BE AVAILABLE AT THE TIME OF INSPECTION\*\*\*\*

The signature below indicates that the required inspection has been completed and approved by the Hudson Fire Department Inspectional Services Division.

Permission is hereby granted to operate the equipment described above which has been inspected and found to be in compliance with its listing and standards listed above.

Inspectional Services Representative \_\_\_\_\_ Date \_\_\_\_\_

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

Constr Cost: \$0	Permit Fee: \$30.00	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.

		2/12/2020
Code Official	Permit Holder	Date



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6005 • Fax: 603-694-1142

RECEIVED

E

FEB 12 2020

HUDSON FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION

### TANK INSTALLATION PERMIT APPLICATION

Installation Address: <u>5 Deer Run</u>		Office Use:
Business Name: _____ Unit: _____		Permit#: <u>2020-00120</u>
Type of Occupancy: Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/>	Estimated Cost: <u>0</u>	Map: <u>231</u>
Permit Fee: <u>30.00</u>		Lot: <u>026 000</u>
		Zone: <u>R2</u>
Tank Location*: Above Ground <input type="checkbox"/> Under Ground** <input checked="" type="checkbox"/> Fuel: Propane <input checked="" type="checkbox"/> Oil <input type="checkbox"/>		
Tank: New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Gas Lines: Existing <input type="checkbox"/> New <input checked="" type="checkbox"/>		
Tank Size: <u>250</u> Number of Tanks: <u>1</u> Tank Serial #: _____		
Tank Owner: _____		
Tank Owner's Address: _____		
Phone #: _____ Email: _____		
Property Owner: <u>Nicole DuBois</u>	Contractor: <u>Palmer Gas &amp; Oil</u>	
Mailing Address: <u>5 Deer Run</u> <u>Hudson NH 03051</u>	Mailing Address: <u>13 Hill Farm Rd</u> <u>Atkinson NH 03811</u>	
Daytime Phone #: _____	Daytime Phone #: <u>898-7486</u>	
Cell Phone #: <u>603-566-9296</u>	Cell Phone #: <u>681-2211</u>	
Email: <u>nickie740@gmail.com</u>	Email: <u>edeniso.palmergas.com</u>	
*A site plan and or drawing of tank placement must be attached to this document. The plan / drawing must include the following: main road, driveway, house location and adjacent lot line with approximate dimensions to all.		
** All underground installations must be inspected by an Inspectional Services representative prior to back-filling of excavation.		
My signature indicates that residential installations have met all requirements as stated in the NFPA Standard 58 LP Gas Code, latest edition adopted by the NH State Fire Marshal's Office and all applicable state and local laws, ordinances, regulations and standards. My signature also indicates that commercial and industrial installations have met all the above mentioned codes in addition to NFPA 30 Flammable and Combustible Liquid Code and NFPA 54 National Fuel Gas Code.		
Signature of Installer: <u>[Signature]</u>	Date: <u>2-12-20</u>	
Signature of Permit Clerk: <u>[Signature]</u>	Date: <u>2-12-20</u>	

Tank Fees: Residential \$30.00 per unit, Commercial/Industrial \$75.00 per unit INSP-80 - Rev. 3/2015



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation

July 20, 2021

Certified 7019 0700 0000 2994 8703  
and USPS 1<sup>st</sup> Class

Christopher Attardo and/or  
Nicole M Dubois  
5 Deer Run  
Hudson, NH 03051

Re: 5 Deer Run Map 231 Lot 026-000  
District: Residential Two (R-2)

Dear Mr. Attardo and/or Ms. Dubois,

Your property noted above, is in violation of Hudson's Zoning Ordinance as follows:

#### Violations:

- 1) Structure (fence) erected/constructed without permits/approvals, in violation of Hudson Zoning Ordinance §334-12B Fences and similar enclosures "A permit shall be required for any fence, including sports/ tennis enclosures, **exceeding eight feet in height** in any residential district."
- 2) Building/structure (shed/small garage) is located within the required side setback, in violation of the Table of Minimum Required Dimensions §334-27.
- 3) Driveway installed (extended) in violation of required side setback area, a violation 193-10 H "DRIVEWAYS are not permitted in side or rear setback areas, unless a shared ACCESS is required by the PLANNING BOARD."

#### Order:

Please bring your property into compliance with necessary applications/approvals and abatements by **August 16, 2021**.

Please call me if you have questions,

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

F

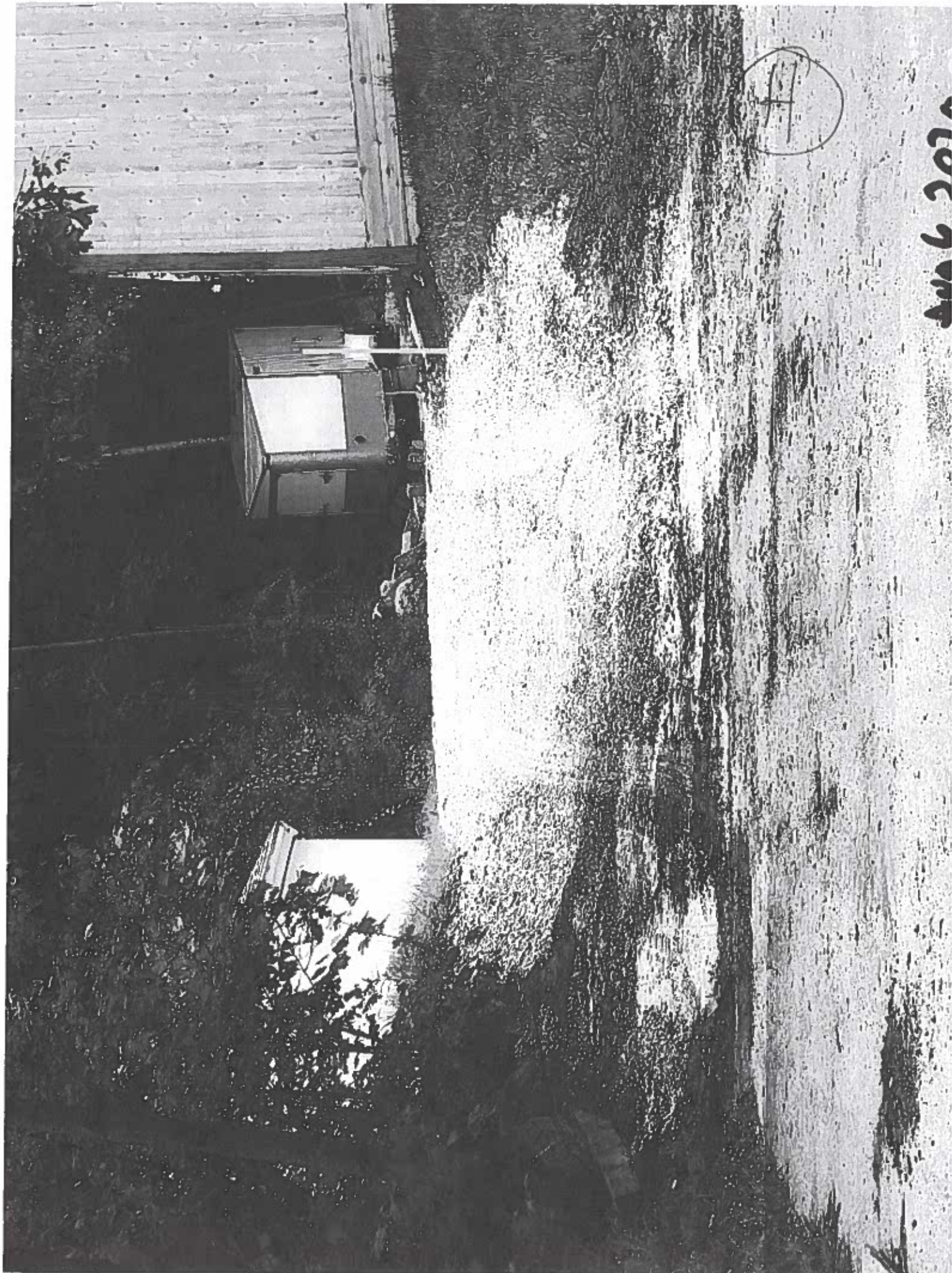
Sincerely,



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

cc: Public Folder  
E. Dhima - Town Engr  
B. Groth - Town Planner  
Complainant  
File

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



1

**THE STATE OF NEW HAMPSHIRE**

**HILLSBOROUGH, SS.  
SOUTHERN DISTRICT**

**SUPERIOR COURT  
226-2020-CV-00437  
226-2020-CV-00434**

**CHRISTOPHER ATTARDO AND NICOLE DUBOIS**

**v.**

**DEREK J. MEDEIROS**

**ORDER**

The Court held a temporary hearing in this case on October 7, 2020. After considering the pleadings, the offers of proof, and the arguments of counsel, the Court issues the following temporary order.

1. The parties and their representatives and agents shall refrain from any physical or verbal communications between them during the pendency of this litigation. All communication shall be through counsel.

2. Mr. Attardo and Ms. DuBois shall be permitted to access and use the driveway and the disputed area of their property during the pendency of this litigation. Mr. Attardo and Ms. DuBois shall be permitted to remove the wood stakes placed in and around their driveway to allow them to use their driveway fully. However, Mr. Attardo and Ms. DuBois shall not interfere with or alter any formal survey pins set by any surveyor.

3. Likewise, Mr. Medeiros, during the pendency of the lawsuit, shall not interfere with or alter any formal survey pins set by any surveyor.

4. During the pendency of this litigation, Mr. Attardo and Ms. DuBois shall not make any alterations or improvements within any of the disputed area pending the final

outcome of this case. Additionally, they shall not damage or commit any waste or nuisance within the disputed area.

5. Both parties, through counsel, and with appropriate notice, shall provide reasonable access to the other parties' surveyor or other expert to enter upon their property and review it for purposes of determining the appropriate boundaries of the two parties' parcels of land.

6. The parties shall take no action to interfere with the use and quiet enjoyment of their respective properties, including but not limited to preventing the release of their pets onto the property owned by the other party or causing any deposit of debris on the other party's property.

7. This preliminary order is designed to preserve the status quo pending the final resolution of this boundary dispute and other claims. All parties reserve their rights with respect to the underlying issues and all claims asserted by and against the parties.

8. This order shall be binding upon each party and their family members, agents, employees, contractors, consultants and anyone else acting on their behalf during the pendency of this litigation.

9. The parties shall attend mediation on an expedited basis. An ADR Report shall be filed with the court by December 15, 2020.

So ordered.

October 8, 2020

CST/dmb



Charles S. Temple  
Presiding Justice

Clerk's Notice of Decision  
Document Sent to Parties  
on 10/08/2020





٧

٧-٢٥-٢١



K

THE STATE OF NEW HAMPSHIRE

HILLSBOROUGH, SS.  
SOUTHERN DISTRICT

SUPERIOR COURT  
No. 2020-CV-00437

Christopher Attardo and Nicole Dubois Attardo

v.

Derek Medeiros

ORDER

The plaintiffs, Christopher and Nicole Dubois Attardo (collectively the "Attardos"), have brought this action against the defendant, Derek Medeiros, seeking to quiet title to property and relief for intentional infliction of emotional distress. Mr. Medeiros filed a separate action seeking to quiet title to the same property and asserting a claim for trespass against the Attardos. (See Case No. 226-2022-CV-434.) Mr. Medeiros' action was consolidated with this matter on October 7, 2020. (See Court Index #6.) The Court held a trial on April 4, 5, 6, and 7, 2023, at which the claims for intentional infliction of emotional distress and trespass were left up to a jury, and the parties' respective petitions to quiet title were to be determined by the Court. The Court heard testimony from several witnesses including, but not limited to: the Attardos; Mr. Medeiros; survey expert Paul Delaney; and survey expert Eric Mitchell. The Court conducted a view of the properties at issue on the morning of April 4, 2023. Following the trial, both parties submitted proposed findings of fact and conclusions of law ("PFFCL").<sup>1</sup> After

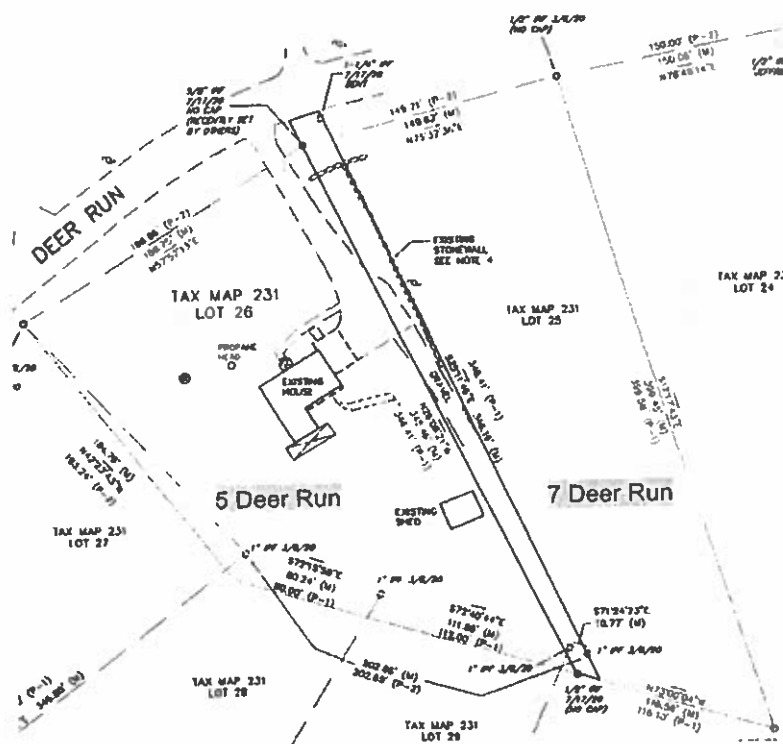
---

<sup>1</sup> In light of this narrative order, the Court declines to rule on the parties' requests for findings and conclusions of law. See Magrauth v. Magrauth, 136 N.H. 757, 760 (1993) (stating superior court not required to rule on parties' requests for findings and rulings as long as decision sufficiently recites basis for decision).

considering the evidence, the arguments, and the applicable law, the Court finds and rules as follows.

### Factual Findings

Mr. Medeiros owns property located at 7 Deer Run Road in Hudson ("7 Deer Run"). Mr. Medeiros purchased 7 Deer Run by way of warranty deed from Victor and Karen Arrendondo in January 2017. (See Ex. D.) The Attardos own abutting property located at 5 Deer Run Road in Hudson ("5 Deer Run"), which they purchased in November 2019 by warranty deed from Ellen Kotheimer, trustee of the Ellen E. Kotheimer Revocable Trust. (See Ex. 1B.) This case concerns the narrow strip of land running along the common boundary line between the two properties (the "disputed area") as depicted below (red).



(Ex. 5 (modified by Court.))

In August 1977, the Town of Hudson approved plans entitled "Subdivision Plan of Land 'Brookside' Gowing Road, Hudson, N.H., surveyed for R&H Builders," recorded at the Hillsborough County Registry of Deeds as Plan 10665 and 10664 (the "1977 Plan"). (See Ex. 3.) Relevant to this case, the 1977 Plan depicts three separate, but contiguous lots of land located on the southerly side of Deer Run Road ("DRR") identified as lots 12-8-19 through 12-8-21. (See *id.*) 5 Deer Run and 7 Deer Run are both depicted on the 1977 Plan and the deeds in their respective chains of title were prepared from the 1977 Plan. The warranty deed for 5 Deer Run describes the property as:

[a] certain tract or parcel of land with the buildings thereon, situation on Deer Run in Hudson, Hillsborough County, State of New Hampshire, Lot #21-8-21 on [the 1977 Plan] . . . , being more particularly bounded and described as follows:

Beginning at a point on the southerly side of said Deer Run, being the Northwest corner of the within described premises; thence:

1. North 57° 45' 23" East a distance of 23.60 feet along the south side of said Deer Run, to a point, thence
2. By a curve with a radius of 514.27 feet a distance of 166.25 feet along the south side of said Deer Run to a point being the Northeast corner of the within described premises; thence
3. South 18° 10' 27" East a distance of 346.41 feet along the westerly boundary line of Lot #12-8-20 to a point; thence
4. North 65° 27' 18" West a distance of 202.69 feet to a point; thence
5. North 29° 47' 37" West a distance of 193.24 feet to a point on the southerly side of Deer Run being the point of beginning.

(Ex. 1B; see also Ex. 1A.) The warranty deed for 7 Deer Run describes the property as:

[a] certain tract or parcel of land with the buildings thereon, situated on Deer Run in Hudson, Hillsborough County, State of New Hampshire, Lot #12-8-20 on [the 1977 Plan] . . . being more particularly bounded and described as follows:

Beginning at a point on the Southerly side of said Deer Run, being the Northeasterly corner of the within described premises and the Northwesterly corner of Lot 12-8-19; thence:

(1) S 86° 51' 46" W along said Deer Run, a distance of 55.00 feet to a point; thence

(2) By a curve with a radius of 514.27 feet, a distance of 95.00 feet to a point, being the Northwest corner of the within described premises and the Northeast corner of Lot 12-8-21; thence

(3) S 18° 10' 27" E along Lot 12-8-21 a distance of 346.41 feet to a point at land now or formerly of Kendrick Estey et al; thence

(4) S 65° 27' 18" E along said Estey land a distance of 116.10 feet to a point; thence

(5) N 9° 20' 52" W along Lot 12-8-19 a distance of 399.58 feet to the point of beginning

(Ex A; see also Exs. B, C, D.) The metes and bounds on the 1977 Plan are identical to the metes and bounds contained in the relevant deeds for 5 Deer Run and 7 Deer Run.

(See Ex. 3.)

In 1984 Victor and Julie Arrendondo purchased 7 Deer Run. In 1985 or 1986, Ellen Kotheimer purchased 5 Deer Run and moved to the property with her family, including her son, Doug Castonguay. Shortly after moving to 5 Deer Run, Ms. Kotheimer hired a surveyor to determine the boundary lines of the property (the "1980's survey"). The surveyor set several survey pins around what he determined to be the perimeter of 5 Deer Run. Around this same time, the Arrendondos constructed a stone wall between 5 Deer Run and 7 Deer Run spanning from DRR up to roughly the middle of the disputed area. Mr. Castonguay testified that while he remembers 5 Deer Run being surveyed in the 1980s, he has never seen that survey, cannot locate it, and never had a conversation with the Arrendondos regarding the survey or the boundary line. (4/5/2023 Tr. at 10:39–40.) There was no evidence as to why the Arrendondos constructed the stone wall in the location that they did. However, Mr. Castonguay, who

resided at 5 Deer Run from the time Ms. Kotheimer purchased the property until she sold it to the Attardos in 2019, always understood the stone wall to be the boundary line between the two properties.

At some point before 1990, Ms. Kotheimer paved the driveway at 5 Deer Run (the "driveway"). The driveway runs perpendicular to DRR and fans out into the disputed area near the end of the stone wall. The owners of 5 Deer Run have consistently utilized the driveway to its full width since it was paved. At some point, Mr. Castonguay planted grass on the portion of the disputed area between DRR and the driveway. While Mr. Castonguay occasionally maintained this area, it was mostly overgrown with brush and trees. Beyond the stone wall, the disputed area was comprised of a grass yard that extended from 5 Deer Run to 7 Deer Run and a wooded tree-line spanning the rear of the properties. (See Exs. L, N; see also Ex. 10.) From the late 1980's until 2019, the grassy area between the two properties was mowed equally as needed by the owners of 5 Deer Run and 7 Deer Run, with general reference to the stone wall and a forsythia bush as the dividing line. The wooded back corner between the properties was not utilized or maintained by the owners of either property. (4/5/2023 Tr. at 10:38.)

In 2019, the Attardos inspected 5 Deer Run in anticipation of purchasing the property. Mr. Castonguay attended the home inspection. During the inspection Mr. Castonguay informed the Attardos that the stone wall was the boundary between 5 Deer Run and 7 Deer Run. He also showed them the rear survey pins that were set as a result of the 1980's survey. (4/5/2023 Tr. at 10:30; see also Exs. 6A, 6F.) The Attardos moved to 5 Deer Run in November 2019. Soon after moving to the property,

the Attardos met their neighbor, Mr. Medeiros. Initially, the parties' relationship was neighborly and amicable.

In December 2019 and early 2020, the Attardos began making improvements to 5 Deer Run such as replacing the steps up to their front door and putting in a new walkway. It was not until they began making significant changes to the landscape of the disputed area that issues arose between them and Mr. Medeiros. Specifically, in early 2020, the Attardos flattened out the grassy portion of the disputed area and laid a gravel path extending from the end of the driveway all the way to the rear of the property (the "gravel path"). (See Ex. H.) The Attardos utilized this gravel path to drive trucks and trailers to the back of the property where they stored them. The Attardos also erected a tall fence in between the gravel path and the rest of their yard. (See Ex. Q.) The parties then began having disagreements concerning the location of the boundary line. In February 2020, the Attardos hired Eric Mitchell, a licensed land surveyor, to survey the boundaries of their property including the common boundary line with 7 Deer Run. Mr. Mitchell issued a survey plan in August 2020 depicting the different boundary lines that he identified at 5 Deer Run based on "conflicting series of monuments," including the stone wall and a number of survey pins. (See Ex. 5.) Without making a conclusion as to the legal location of the boundary line, Mr. Mitchell determined that the stone wall would be a reasonable location for the boundary line.

For his part, Mr. Medeiros engaged Gate City Survey Land Planning and Surveying ("Gate City") to conduct a boundary survey. On July 13, 2020, Paul Delaney, a licensed land surveyor and owner of Gate City, performed a boundary retracement survey based on the relevant deeds and the 1977 Plan. In performing the survey, Mr.



Delaney located three found monuments on Deer Run and one found monument located at the shared rear corner of the two properties which were all consistent with the 1977 Plan. Mr. Delaney concluded that the stone wall is not on the boundary line between the properties. Rather, Mr. Delaney determined the correct boundary to be several feet to the left of the stone wall when facing DRR. (See Ex. F.) Due to these conflicting survey reports and continued disputes between the parties, this action followed.

### Analysis

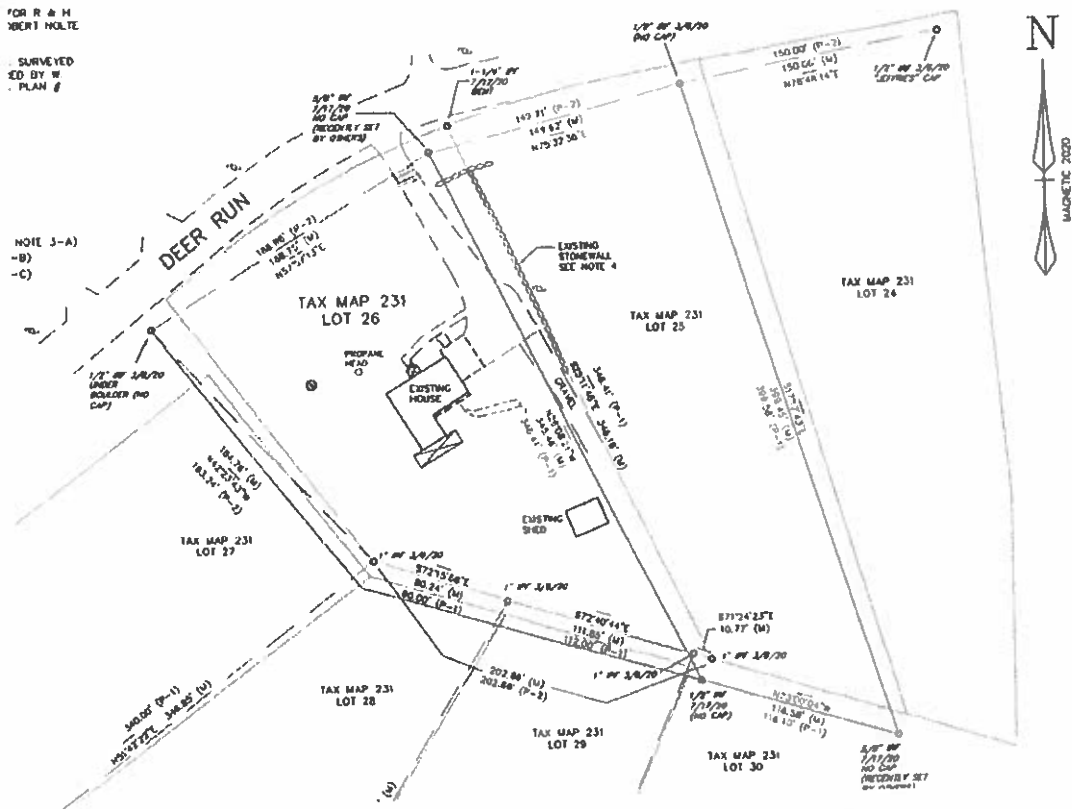
Both parties seek to quiet title to the disputed area. Specifically, the Attardos seek to quiet title pursuant to RSA 498:5-a, or alternatively, by virtue of adverse possession. Mr. Medeiros also seeks to quiet title to the disputed area based on ownership by deed. The Court will first address the parties' claims regarding the legal location of the boundary line and then turn to the Attardos' adverse possession claim.

#### I. Property Line

The Attardos contend that the stone wall establishes the correct boundary line between the properties. On the other hand, Mr. Medeiros maintains that the stone wall is actually situated entirely on 7 Deer Run, and the accurate boundary line between the properties is to the left of the stone wall pursuant to the metes and bounds described in the deeds to the properties.

"The location on the ground of boundaries described in a deed is a question of fact." Brown v. Peaslee, 69 N.H. 436, 437 (1899). "When courses and distances in a deed are inconsistent with fixed monuments, the latter govern." Fagan v. Grady, 101 N.H. 18, 21 (1957). As depicted below, Mr. Mitchell determined that the stone wall

aligns with what he believes is the reasonable location of the boundary line (blue), while Mr. Delaney concluded that the boundary line is to the left of the stone wall (red).



(Ex. 5.)

Mr. Mitchell "did not make a determination of where [the property] line is."<sup>2</sup> (4/6/2023 Tr. at 10:57.) He testified that there are "discrepancies between the plans, what was found on the ground, and what [he] had surveyed and located." (*Id.*) However, he opined that in his "professional opinion [the blue line] seems reasonable based on the improvements that are out there" in the disputed area. (4/5/2023 Tr. at 4:24.) Mr. Mitchell further noted that based on the stone wall and the gravel path that

<sup>2</sup> Further, when asked on cross-examination, "So your testimony here today is not making a final conclusion as to that boundary line, correct?" Mr. Mitchell answered, "That would be correct." (4/6/2023 Tr. at 10:57.)

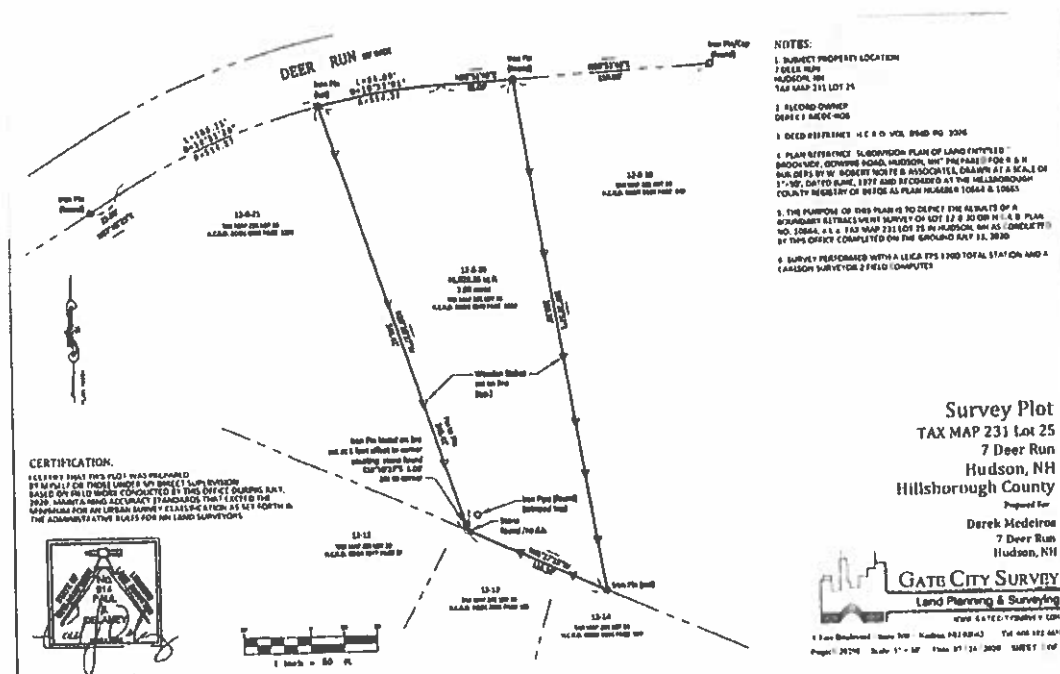
extends through the disputed area, "it seems like the Attardos were using their lot based on [the blue line] not [the red line]," so from a "possession stand point" the blue line seems to be the reasonable boundary line. (Id. at 4:23–29.) He stated that "if you have monuments that were never set, and people have just lived out there for decades and centuries . . . well that may be where the line is even if you find some deed that says something different." (Id. at 4:23.)

Much of Mr. Mitchell's testimony and what he focused on when surveying the properties centered on the use of the land and legal determinations concerning adverse possession or boundary by acquiescence. It is undisputed that the stone wall is not identified as a monument in either deed and was constructed by the owners of 7 Deer Run at least seven years after the original survey of the 1977 Plan. Mr. Mitchell testified that he does not know who set which pins or precisely when they were set. However, based on Mr. Castonguay's testimony that the pins in line with the stone wall were set as a result of the 1980's survey, the Court finds that these pins are not the original survey pins from the original survey conducted when the 1977 Plan was created. Additionally, the pin Mr. Mitchell relies on near DRR is ten feet within the public right of way on DRR which is defined in the subdivision as fifty feet. (4/7/2023 Tr. at 10:43.) This pin also does not line up with any of the other pins along DRR. For these reasons, the Court finds Mr. Mitchell's testimony less persuasive.

Mr. Delaney identified three pins along DRR that match exactly the distances identified in the 1977 Plan. Mr. Delaney also identified a pin at the rear of 7 Deer Run that matches the 1977 Plan. Pursuant to Mr. Delaney's survey, the courses along all of the perimeter lines measure the same as the course coordinates in the deeds to the

properties and the 1977 Plan. Based on these found pins and the metes and bounds described in the deeds to 5 Deer Run and 7 Deer Run, Mr. Delaney determined the location of the boundary line between the properties with mathematical certainty.

The Court finds that the three pins along DRR which span across three properties and match the metes and bounds described in the deeds are the original survey pins. The fourth pin placed by Mr. Delaney, the location of which was determined based on the property descriptions in the deeds, is the correct location of the boundary line. The Court also finds that the iron pin set one foot off to the corner of an abutting stone at the back corner of the properties, which matches the distance metes and bounds description in the deeds, is the correct rear pin for the boundary line. Based on the foregoing, the Court concludes that Mr. Delaney's survey depicts the correct boundary line between the properties as shown below.



(Ex. F.)

---

## II. Adverse Possession

Alternatively, the Attardos seek to quiet title to the disputed area under a theory of adverse possession. “In an action to quiet title, the burden is on each party to prove good title as against all other parties whose rights may be affected by the [C]ourt’s decree.” Gallo v. Traina, 166 N.H. 737, 740 (2014). “To acquire title to real property by adverse possession, the possessor must show twenty years of adverse, continuous, exclusive, and uninterrupted use of the land claimed so as to give notice to the owner that an adverse claim is being made.” Loon Valley Homeowner’s Ass’n v. Pollock, 171 N.H. 75, 78 (2018). “Absent actual notice by the dispossessed party of the adverse possession of his or her land, the law requires more than occasional, trespassory maintenance of another’s property in order to perfect adverse title; the use must be sufficiently notorious to justify a presumption that the owner was notified of the claim.” O’Hearne v. McClammer, 163 N.H. 430, 435 (2012). “The nature of the use must be such as to show that the owner knew or ought to have known that the right was being exercised, not in reliance upon his toleration or permission, but without regard to his consent.” Ucietowski v. Novak, 102 N.H. 140, 144–45 (1959).

Because the Attardos have only owned 5 Deer Run since 2019, their use alone of the disputed area cannot satisfy the twenty year requirement for adverse possession. Thus, the Attardos rely on the doctrine of “tacking” to establish their claim of adverse possession. “The doctrine of ‘tacking,’ . . . is one which permits an adverse possessor to add his period of possession to that of a prior adverse possessor, in order to establish continuous adverse possession for the prescriptive period.” Fagan v. Grady, 101 N.H. 18, 20–1 (1957).

---

There was no evidence presented at trial that any of the owners of 7 Deer Run or 5 Deer Run, prior to 2019, ever pointed out to one another where the boundary line between the two properties was located or had discussions about why the predecessors-in-title at 7 Deer Run constructed the stone wall in the location that they did. The Attardos did not call their predecessors-in-title as witnesses, nor did they call Mr. Medeiros' predecessors-in-title to explain the nature of the disputed area's use prior to 2017 when Mr. Medeiros purchased 7 Deer Run. Mr. Castonguay who lived at 5 Deer Run from the mid 1980's until 2019, testified that he always understood the stone wall to be the line but never had a discussions about it with any of the owners of 7 Deer Run. At some point Mr. Castonguay planted grass on the lower portion of the disputed area. He testified that he maintained this area. (4/5/2023 Tr. at 10:49.) However, this testimony was notably vague and provided little insight into the nature of the use of this part of the disputed area. Further, Mr. Medeiros testified that this area was mostly overgrown and did not appear to have been consistently maintained until 2019 when the Attardos moved in to 5 Deer Run. (Compare Ex. U with Ex. P.)

With respect to the portion of the disputed area beyond the stone wall, the uncontroverted testimony of numerous witnesses was that from the mid 1980's until 2019 this area was composed of a grassy yard and trees that sprawled indistinguishably from 5 Deer Run to 7 Deer Run. The owners of 5 Deer Run and 7 Deer run mowed this area as necessary with general reference to the stone wall and a forsythia bush as a boundary. The extent to which the area was mowed or any conversations that the predecessors-in-title may have had concerning the maintenance of this area is unclear. Nonetheless, regardless of whether the owners of 5 Deer Run mowed the disputed

area, "courts have held that maintaining a lawn is not, by itself, sufficient to establish that use is open and notorious in a developed neighborhood." First Congregational Church of Enosburg v. Manley, 183 Vt. 574, 578 (2008) (emphasis added). "Although mowing the grass may be evidence of a claim of right, lawn-mowing could also well have been [an] act of neighborly accommodation." Id. at 577; see also Stanard v. Urban, 453 N.W.2d 733, 735–36 (Minn. Ct. App. 1990) (using land to store equipment in the winter, moving the land in the summer, and allowing children to play on the land insufficient to establish that a use was open and notorious); Bywaters v. Gannon, 686 S.W.2d 593, 595 (Tex. 1985) (mowing grass and landscaping not sufficient to establish that use was open and notorious).<sup>3</sup> Based on the evidence presented at trial, or lack thereof, explaining the nature and extent of the use of the disputed area as understood by the predecessors-in-title (i.e. whether it was permissive or adverse), the Court finds that the Attardos have failed to meet their burden of proof to establish adverse possession with respect to these portions of the disputed area.

However, with respect to the portion of the 5 Deer Run driveway that encroaches into the disputed area, the Court finds that the Attardos have established adverse possession. It is undisputed that the driveway was paved by the owners of 5 Deer Run prior to 1990. The shape and location of the driveway has not changed since it was paved. It is undisputed that neither Mr. Medeiros nor his predecessors-in-title ever utilized the portion of the driveway that encroaches into the disputed area. The Attardos

---

<sup>3</sup> Mr. Castonguay built a shed in the backyard of 5 Deer Run in 2005 that he stored a vehicle in. (See Ex. J.) He occasionally put down a ramp in the disputed area to get vehicles out of his garage, and would move the ramp as soon as he was done. Because the use of a small portion of the disputed area for a ramp was not continuous, and could only have begun as far back as 2005 when the shed was built which does not satisfy the twenty years requirement for adverse possession, the Court finds that this use is not sufficient even coupled with mowing the lawn to establish a claim for adverse possession.

and their predecessors-in-title have used the driveway to its full width for at least thirty years. The Attardos and their predecessor-in-title's use of the driveway has been adverse, continuous, exclusive and uninterrupted for a period of more than twenty years. The paving of the driveway and exclusive use of it goes beyond "occasional trespassory maintenance" and is "sufficiently notorious to justify a presumption that the owner was notified of it." Blagbrough Family Realty Trust v. A & T Forest Prods., 155 N.H. 29, 34 (2007). Thus, based on the foregoing, the Attardos have met their burden of proving the elements of adverse possession for the portion of the driveway that encroaches into the disputed area.

The Court notes that for the first time in their post-trial filings, the Attardos seem to make a claim to the disputed area under a theory of boundary by acquiescence asserting that it is the "corollary" to adverse possession. (Pls.' PFFCL at 7.) However, it is well-established that adverse possession and boundary by acquiescence "are distinct theories that have developed independently from each other." O'Hearne v. McClammer, 163 N.H. 430, 435 (2012) (cleaned up). "While adverse possession developed from the statutes of limitation on actions for recovery of land . . . we long ago explained that boundary by acquiescence is grounded upon principles of public policy, that preclude a party from setting up or insisting upon a boundary line in opposition to one which has been steadily adhered to, upon both sides, for more than twenty years." Id. 435–36 (cleaned up). The Attardos solely advanced a theory of adverse possession in their complaint. Consequently, insofar as the Attardos now assert a claim of ownership based on boundary by acquiescence, the Court declines to consider such claim.



### III. Attorney's Fees


Finally, in their complaint the Attardos request an award of attorney's fees. "An award of attorney's fees must be grounded upon statutory authorization, a court rule, an agreement between the parties, or an established exception to the rule that each party is responsible for paying his or her own counsel fees." Town of Lincoln v. Chenard, 174 N.H. 762, 765–66 (2022). Here, the Attardos argue that an award of attorney's fees appropriate "because this litigation has been instituted due to [Mr. Medeiros'] oppressive, vexatious, arbitrary, capricious, or bad faith conduct." (Compl. at 16.) Under the circumstances of this case and in light of the Court's determination of the legal location of the boundary line, the Court does not find that an award of attorney's fees is warranted.

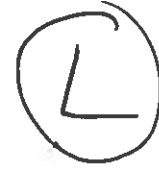
### Conclusion

In conclusion, the Attardos' petition to quiet title is GRANTED by virtue of ownership by adverse possession only with respect to the portion of the driveway at 5 Deer Run that encroaches onto 7 Deer Run, and is DENIED for the remaining property located in the disputed area. Conversely, Mr. Medeiros' petition to quiet title is GRANTED with respect to the disputed area in accordance with Mr. Delaney's survey, but DENIED as to the portion of the driveway at 5 Deer Run that encroaches across the boundary line.

So ordered.

Date: June 27, 2023

  
\_\_\_\_\_  
Hon. Charles S. Temple,  
Presiding Justice  
Clerk's Notice of Decision  
Document Sent to Parties  
on 06/29/2023



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation

December 18, 2023

George and Diane Ultrino  
5 Deer Run  
Hudson, NH 03051

Re: **5 Deer Run Map 231 Lot 026-000**  
**District: Residential Two (R-2)**

Dear Mr. and Mrs. Ultrino,

Your property noted above, is in violation of Hudson's Zoning Ordinance as follows:

#### Violations:

- 1) Structure (fence) erected/constructed without permits/approvals, in violation of Hudson Zoning Ordinance **§334-12B Fences and similar enclosures** "A permit shall be required for any fence, including sports/ tennis enclosures, **exceeding eight feet in height** in any residential district."
- 2) Building/structure (shed/small garage) is located within the required side setback, in violation of the **Table of Minimum Required Dimensions §334-27**.
- 3) Driveway installed (extended) in violation of required side setback area, a violation **193-10 H "DRIVEWAYS are not permitted in side or rear setback areas, unless a shared ACCESS is required by the PLANNING BOARD."**

#### Order:

Please bring your property into compliance with necessary applications/approvals and abatements by **January 9, 2024**.

Please call me if you have questions,

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

Sincerely,

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

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

cc: Public Folder  
E. Dhima - Town Engr  
Complainant  
File

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

TOWN OF HUDSON

APPLICATION FOR AN EQUITABLE WAIVER

JAN 02 REC'D

2024

T6

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. 231-026 (01-25-24)

Date Filed 1/2/24

Name of Applicant George Ultrino Map: 231 Lot: 026-000 Zoning District: R-2

Telephone Number (Home) 978-790-2477 (Work) \_\_\_\_\_

Mailing Address 5 Deer Run Hudson, NH 03051

Owner George + Diane Ultrino

Location of Property 5 Deer Run  
(Street Address)

[Signature] Signature of Applicant Date 12/29/2023

[Signature] Diane M. Ultrino Signature of Property-Owner(s) Date 12/29/2023

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: 1/2/24

**COST:**

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

9 Abutter Notice:

9 Direct Abutters x Certified postage rate \$ 5.01 = \$ 45.09

5 Indirect Abutters x First Class postage rate \$ 0.66 = \$ 3.30

**Total amount due:** \$ 233.39

Amt. received: \$ 233.39

Receipt No.: 757,630

Received by: [Signature]

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

Check # 2518

# 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<br/>Initials</b> |   | <b>Staff<br/>Initials</b>                        |
|-------------------------------|---|--|
| <u>MM</u>                     | Please review the application with the Zoning Administrator or staff.   | <u>TG</u>  |
| <u>MM</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) <u>13</u>  | <u>TG</u>  |
| <u>MM</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>N/A</u>                    | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s).<br>(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>MM</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:<br><a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a><br>(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.) | <del>pending</del><br><u>TG</u><br><u>1/2/24</u> |
| <u>MM</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.<br>A copy of the GIS map can be obtained by visiting the town website:<br><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>MM</u>                     | Provide a copy of all <b>single sided pages</b> of the assessor's card.<br>(NOTE: these copies are available from the Assessor's Office)  | <u>TG</u>  |
| <u>MM</u>                     | A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.  | <u>TG</u>  |
| <u>N/A</u>                    | If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.   | <u>N/A</u>                                       |

**CERTIFIED PLOT PLAN:**

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

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

- N/A
- a)  The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. N/A
  - b)  The plot plan shall be up-to date and dated, and shall be no more than three years old.
  - c)  The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
  - d)  The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: 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)  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)  The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
  - g)  The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
  - h)  The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
  - i)  The plot plan shall indicate all parking spaces and lanes, with dimensions.
- 16

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

  
Signature of Applicant(s)

12/29/2023  
Date

 Diane Ultruso  
Signature of Property Owner(s)

12/29/2023  
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)

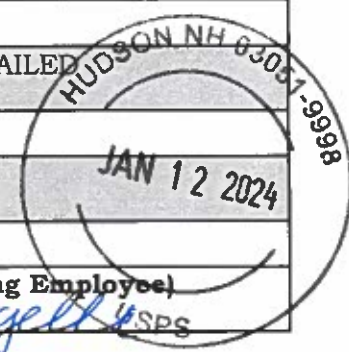
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
231	026-000	*Include Applicant & Owner(s) Ultrino, George Ultrino, Dieme	5 Deer Run Hudson, NH 03051
231 231	011-000 012-000	Moncada, Roberta V. TR. Moncadas Roberta V. Rev. Trust Moncada Revocable Trust	6 Deer Run Hudson, NH 03051
231	013-000	Faulkner, Jeremy M Faulkner, Callie	8 Deer Run Hudson, NH 03051
231	014-000	Annand, Stephen P.	10 Deer Run Hudson, NH 03051
231	025-000	Medeiros, Derek J. Medeiros, Brandy	7 Deer Run Hudson, NH 03051
231	027-000	Rivera, Luis Rivera, Jahaira	7 Dumont Road Hudson, NH 03051
231	028-000	Aseltine, Amanda Aseltine, Ben	5 Dumont Road Hudson, NH 03051
231	029-000	Droznick, Christopher M Droznick, Ann M.	3 Dumont Road Hudson, MA 03051
231 231	030-000 031-000	Phelps, Robert W. Phelps, Nina R.	1 Dumont Road Hudson, MA 03051





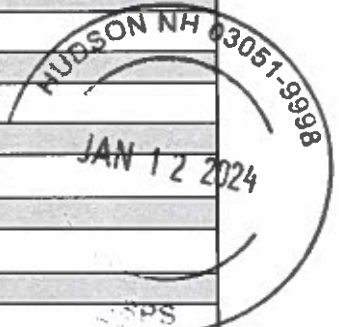
**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - <b>CERTIFIED MAIL</b>	Case# 231-026 <b>EQUITABLE WAIVER OF DIM. REQ.</b> <b>5 DEER RUN</b> Map 231/Lot 026-000      1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5602 93	ULTRINO, GEORGE; ULTRINO, DIANE	APPLICANT/OWNER NOTICE MAILED
		5 DEER RUN, HUDSON, NH 03051	
2	9589 0710 5270 0646 5603 09	MONCADA, ROBERTA V., TR.; MONCADA, ROBERTA V. REV TRUST; MONCADA REVOCABLE TRUST	ABUTTER NOTICE MAILED
		6 DEER RUN, HUDSON, NH 03051	
3	9589 0710 5270 0646 5603 16	FAULKNER, JEREMY M.; FAULKNER, CALLIE	ABUTTER NOTICE MAILED
		8 DEER RUN, HUDSON, NH 03051	
4	9589 0710 5270 0646 5603 23	ANNAND, STEPHEN P.	ABUTTER NOTICE MAILED
		10 DEER RUN, HUDSON, NH 03051	
5	9589 0710 5270 0646 5603 30	MEDEIROS, DEREK J.; MEDEIROS, BRANDY	ABUTTER NOTICE MAILED
		7 DEER RUN, HUDSON, NH 03051	
6	9589 0710 5270 0646 5603 47	RIVERA, LUIS; RIVERA, JAHAIRA	ABUTTER NOTICE MAILED
		7 DUMONT RD., HUDSON, NH 03051	
7	9589 0710 5270 0646 5603 54	ASELTINE, AMANDA; ASELTINE, BEN	ABUTTER NOTICE MAILED
		5 DUMONT RD., HUDSON, NH 03051	
8	9589 0710 5270 0646 5603 61	DROZNICK, CHRISTOPHER M.; DROZNICK, ANN M.	ABUTTER NOTICE MAILED
		3 DUMONT RD., HUDSON, NH 03051	
9	9589 0710 5270 0646 5603 78	PHELPS, ROBERT W.; PHELPS, NINA R.	ABUTTER NOTICE MAILED
		1 DUMONT RD., HUDSON, NH 03051	
10			
	<b>Total Number of pieces listed by sender 9</b>	<b>Total number of pieces rec'vd at Post Office</b> 9	<b>Postmaster (receiving Employee)</b> <i>Paula Angell</i> USPS



**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 231-026 EQUITABLE WAIVER OF DIM. REQ. 5 DEER RUN Map 231/Lot 026-000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	Mailed First Class	HEFFERNAN, PAIGE; MARTIN, ZACHARY 12 DEER RUN RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	MARCOTTE, JOSEPH N.; ROBINSON, KATE E. 4 BEAVER PATH, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	BERNSTEIN, STUART, TR.; BERNSTEIN, SUSAN, TR. 6 BEAVER PATH, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	WARD, KENNETH J.; WARD, JACQUELINE M. 9 DEER RUN, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	MAHONEY, WILLIAM P. JR.; MAHONEY, PATRICIA A. 80 GOWING ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
12			
13			
	<b>Total # of pieces listed by sender</b> 5	<b>Total # of pieces rec'vd at Post Office</b> 5	<b>Postmaster (receiving Employee)</b> Paula Angeli



Indirect First Class



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

---

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 231-026 (01-25-24): George and Diane Ultrino, 5 Deer Run, Hudson, NH [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]**

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,

Chris Sullivan  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

---

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 231-026 (01-25-24): George and Diane Ultrino, 5 Deer Run, Hudson, NH [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]**

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide 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 Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@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,

Chris Sullivan  
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  
The shed was built in 2017. Two owners previous to me. I purchased the home in October of 2023. At purchase, I was given a boundary line settlement that changed the long held boundary of the property. Court indicated a clean title. Disclosure was no additional work necessary
- (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  
Before the April 2023 boundary settlement, it was believed by all parties that the property line was a brick or stone wall. I do not know where this is. I have no idea if the previous owners intentionally did this. I did not. If I was told this, I would not have purchased the home until settled
- (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  
I do not know how the shed would be a nuisance. The previous owners installed a new door inside my fence. I was also informed not to use the door facing 7 Deer Run. I have no need to use that door any longer, so I will not be on 7 Deer Run land.
- (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 shed is approx 20' x 18' (see attached) The fence abuts the shed so that would need to be redone. As a new home owner, I simply do not have the funds to move everything. As for the benefit to be gained by the public, I do not believe moving the shed 8' benefits the public at all



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation

December 18, 2023

George and Diane Ultrino  
5 Deer Run  
Hudson, NH 03051

Re: **5 Deer Run Map 231 Lot 026-000**  
**District: Residential Two (R-2)**

Dear Mr. and Mrs. Ultrino,

Your property noted above, is in violation of Hudson's Zoning Ordinance as follows:

#### Violations:

- 1) Structure (fence) erected/constructed without permits/approvals, in violation of Hudson Zoning Ordinance **§334-12B Fences and similar enclosures** "A permit shall be required for any fence, including sports/ tennis enclosures, **exceeding eight feet in height** in any residential district."
- 2) Building/structure (shed/small garage) is located within the required side setback, in violation of the **Table of Minimum Required Dimensions §334-27**.
- 3) Driveway installed (extended) in violation of required side setback area, a violation **193-10 H "DRIVEWAYS are not permitted in side or rear setback areas, unless a shared ACCESS is required by the PLANNING BOARD."**

#### Order:

Please bring your property into compliance with necessary applications/approvals and abatements by **January 9, 2024**.

Please call me if you have questions,

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

Sincerely,



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

cc: Public Folder  
E. Dhima - Town Engr  
Complainant  
File

→ Shed - 20~~07~~ → 2017

Driveway →

Inside 1

Zoning adjsm

Zoning app. forms

Equitable Waiver Requirements → shed

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

Property Location: 5 DEER RUN  
 Vision ID: 1457 Account #: 2973

Parcel ID: 231/026/0001  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 12-29-2023 1:59:03 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)								
		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
ULTRINO, GEORGE		RE	Residential Average		2023	1010	353,900	2023	1010	353,900	2022	1010	353,900
ULTRINO, DIANE		<b>TOPO</b>	<b>UTILITIES</b>			1010	161,700		1010	161,700		1010	161,700
5 DEER RUN		Abv St	Priv Water			1010	7,900		1010	7,900		1010	7,900
HUDSON NH 03051			Septic										
					Total		523,500	Total		523,500	Total		523,500

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
ULTRINO, GEORGE		9732 2596	09-28-2023	Q	I	690,000	00	Grantor: KOTHEIMER, ELLEN D., TR.	Appraised Bldg. Value (Card)				353,900
ATTARDO, CHRISTOPHER		9236 997	11-22-2019	Q	I	395,000	00		Appraised Xf (B) Value (Bldg)				0
KOTHEIMER, ELLEN D., TR		6561 1363	07-18-2001	U	I	0	38	Grantor: CONNOLLY, ELLEN D.	Appraised Ob (B) Value (Bldg)				7,900
CONNOLLY, ELLEN D.		6468 1103	07-18-2001	U	I	0	38		Appraised Land Value (Bldg)				161,700
CASTONGUAY, ROBERT & ELLEN		3458 0458	01-31-1986	Q	I	0	00	Grantor: CASTONGUAY, ROBERT & ELLEN, Grantor: N/A	Special Land Value				0
									Total Appraised Parcel Value				523,500
									Valuation Method				C
									Total Appraised Parcel Value				523,500

SUPPLEMENTAL DATA			CURRENT ASSESSMENT									
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Assoc Pid#	Descrpt	Code	Appraised	Assessed	
231-026-000	R2:Residential-2	A				231-026-000	PREV 0012-0008-0021	BLDG	1010	353,900	353,900	
									LAND	1010	161,700	161,700
									OB	1010	7,900	7,900
									<b>Total:</b>		<b>523,500</b>	<b>523,500</b>

NOTES	VISIT / CHANGE HISTORY			
	Date	Id	Cd	Purpost/Result
2010 EXT INSP:NEW SIDING BEING INSTALLED	07-20-2022	28	45	Field Review
. FRONT DONE. RECHECK SIDING NEXT VISIT.	07-16-2020	21	30	Sales Data Verification
GD ROOD,SIDING, WINDO.2020-added fpl an	05-19-2020	21	15	Permit Visit
d ac//roof 19/mkb, new wins, siding, doo	03-15-2019	18	02	Measured
rs, fls, cpt//new cedar fence, retaining	03-15-2019	18	11	Entry Denied
walls 20	12-10-2010	14	02	Measured
	04-21-2007	06	02	Measured
	04-13-2007	06	2	2

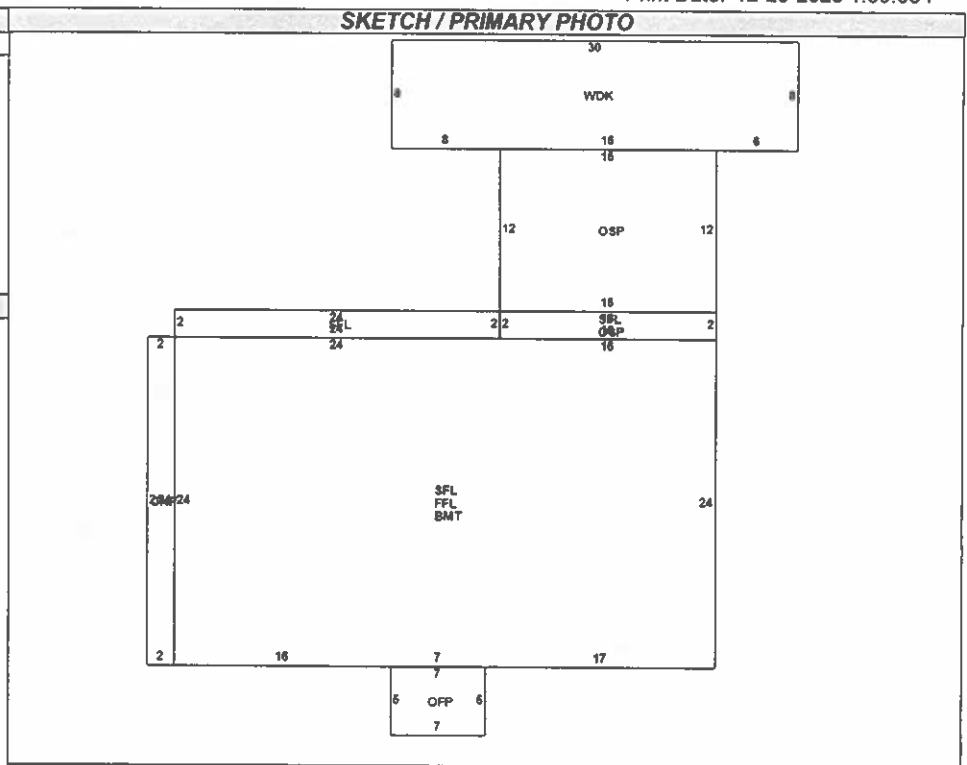
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments
2020-00291	04-16-2020	MECH	Mechanical	6,200	C			Visit Notes: 16x20 Shed;
2020-00120	02-12-2020	PRO	Propane Tk		C			
2019-01253	12-11-2019	MECH	Mechanical		C			
2006-156	09-28-2005	SH	Shed	4,000	C			

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	1.000	AC	170,000	1.00	5	1.00	RE	1.00	Topo	0.95		161,500
1	1010	SINGLE FAMILY RES	Excess	0.030	AC	6,000	1.00	0	1.00	RE	1.00				200
Total Card Land Units:				<b>1.030</b>	<b>AC</b>	Parcel Total Land Area:				<b>1.030</b>	<b>AC</b>	Total Land Value:		<b>161,700</b>	

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:	2		Extra Kitchens	0	
Style:	03	Colonial	Add Kitchen Ra		
Grade:	B-	Good/Avg			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	01	Oil			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	100				
Total Rooms	8				
Bedrooms	4				
Full Baths	1				
3/4 Baths	1				
Half Baths	1				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	GD	Good			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage	1				
Fireplace(s)	2				
Fireplace Rating	GD	Good			
WS Flues	0				
Color	GRAY				
Avg Ht/FL	8				
Extra Kitchens	0				
<b>COST / MARKET VALUATION</b>					
			Building Value New		393,269
			Year Built		1979
			Effective Year Built		2012
			Depreciation Code		VG
			Remodel Rating		
			Year Remodeled		2019
			Depreciation %		10
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		90
			RCNLD		353,900
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
SHEDNV	Shed No Value - Less Than 1	L	32	UNITS	0.00	1979	FR	50	0
SHEDNV	Shed No Value - Less Than 1	L	96	UNITS	0.00	1979	AV	60	0
SHEDWD	Shed-Wood	L	320	UNITS	31.02	2007	GD	80	7,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	960	240	42.07	40,387
CNP	Canopy	0	48	10	35.06	1,683
FFL	First Floor, Finished	960	960	960	168.28	161,548
OFF	Open Frame Porch	0	35	7	33.66	1,178
OSP	Screen Porch, Open	0	224	56	42.07	9,424
SFL	Second Floor, Finished	1,040	1,040	1,040	168.28	175,011
WDK	Wood Deck, or Composite Dk	0	240	24	16.83	4,039
<b>Total Liv Area/Gr. Area/Eff Are</b>		<b>2,000</b>	<b>3,507</b>	<b>2,337</b>	<b>Total Value</b>	<b>393,270</b>







Printed  
1/02/2024  
1:20PM  
Created  
1/02/2024  
1:16 PM

# Transaction Receipt

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

Receipt# 757,630  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 5 Deer Run Map 231 Lot 026-000 (Zone R-2) EQ Wvr of Dim. Req.	0.00	233.3900	0.00
			Total:	233.39

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
George R. Ultrino, Jr. & Diane M.Ultrino	CHECK	CHECK# 2518	233.39	0.00	233.39
			Total Due:		233.39
			Total Tendered:		233.39
			Total Change:		0.00
			Net Paid:		233.39

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 01-25-2024, the Hudson Zoning Board of Adjustment heard Case 231-026, being a request by George and Diane Ultrino, 5 Deer Run, Hudson, NH [Map 231, Lot 026, Sublot-000; Zoned Residential-Two (R-2)] for an Equitable Waiver of Dimensional Requirement to allow an approx. 360 square ft. shed to remain in its current location which encroaches approx. 13 feet into the side yard setback leaving approx. 2 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]

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

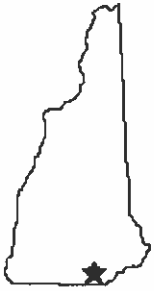
Y N NO NUISANCE: The applicant has successfully demonstrated that the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property;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

Member Decision: \_\_\_\_\_

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

Print name: \_\_\_\_\_



# 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: January 25, 2024

CJS 1-16-23

**Case 190-029 (01-25-24):** Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:

- a. A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]
- b. A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]

**Address:** 14A Riverside Drive

**Zoning district:** Town Residence (TR) and Business (B)

#### Property Description:

Our records indicate this parcel is a Split zone. The property is located in the Town Residence and Business district.

*A split zoned parcel is a piece of land located in two or more zoning districts and divided by a zoning district boundary line. Often these split zoned parcels are found at interfaces between commercial and residential uses or other areas of transition in the municipality.*

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 16,117 sq. ft. There is a 3,620 sq. ft. family duplex on the property. The property has other structures on site a 240 sq. ft. shed, above ground pool with deck and pagoda.

#### In-House comments:

#### **Town Engineer:**

1. Applicant shall provide a full list of all the vehicles he owns and where they will be parked in case there are no active job sites
2. Currently the driveway is within the building side setback.

3. In case of the existing driveway inspection, the applicant will need to file for a driveway permit with Engineering Department and be aware of the water shut offs for this property.

**Inspectional Services/Fire Dept.: No comment**

**Associate Planner:**

1. The applicant will need to seek a waiver for a driveway in the side setback. Aerials show the driveway on the site plan now extends to within five feet from the property line abutting 16 Riverside Drive.

**History/Attachments:**

**A** 2022 Aerial

**B: Notice of Decision** (Variance and a stipulation) (11-20-75)

**C: BP #5936** Application for Permit to Build (10-3-75)

**D: C/O: Occupancy Permit** (2-22-78)

**E: Zoning letter** (4-1-86)

**F: Notice of Approval** (Variance) (4-24-86)

**G: BP: Tempary Mobile Home** 6-16-2000

**H: BP: Demo Permit** (10-16-2000)

**I: BP: Replace Residential Structure** (10-16-2000)

**J: Zoning Compliance/Determination #16-19** (2-29-16)

**K: BP# 2021-00999** (Shed Permit) (9-22-2021)

**L: BP: 2021-01000** (Shed Permit) (9-22-2021)

**M: BP: 2021-01001** (Pool Permit) (9-22-2021)

**N: Zoning Determination # 21-159** (Building Permit Denial) (9-23-21)

**O: Notice of Decision** (Equitable Wavier - Shed in the setback) (10-28-21)

**P: Notice of Decision** (Variance Deck, Pool, Shed Structure) (10-28-21)

**Q: Notice of Complaint** (6-7-23)

**R: Picture** (6-7-23)

**S: Follow up Notice of Violation** (6-30-23)

**T: Picture** (6-30-23)

**U: BP: Renewal** (shed) # 2021-00999 (12-23-23)

**V: Revised Notice of Violation** (12-13-23)

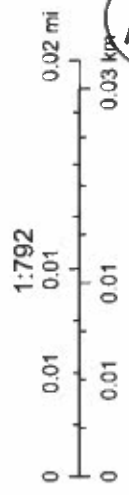
**W: After the Fact Building Inspections** (12-14-23)

**X: Picture** (1-11-23)

14A Riverside Dr (2022)



1/16/2024





(B)

NOTICE OF DECISION

BOARD OF ADJUSTMENT, TOWN OF HUDSON, NEW HAMPSHIRE

You are hereby notified that the request of Erad Hale, 6 Able Street  
\_\_\_\_\_ for an exception under/ a variance to the  
terms of Article IX Section 3F 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 grant a variance to permit erection of a duplex dwelling on  
lot on Riverside Ave.

To grant waiver of waiting period.

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 Gerald Boucker  
Chairman,  
Board of Adjustment

Date: November 20, 1975 Case No. 1 Tax No. 5932

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



Town Of Hudson, N. H.

C

# Application for a Permit to Build

Date 10-3 19 75

Residential	
Commercial	
Industrial	
Garage	
Breezeway	
No. Of Units	<u>2</u>

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	
Alter	
Addition	
Repair	
Pool	
Fence	
Other	

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

NAME OF OWNER Fred Hale ADDRESS 6 Abbott TEL. 8832169

LAND PURCHASED FROM Stan Alexis LOCATION OF LAND Riverside Ave

AREA OF LOT 100' x 160 PROPERTY TAX NO. 5732

NAME OF GENERAL CONTRACTOR self ADDRESS AND TELE. same

NAME OF HEATING CONTRACTOR self NAME OF ELECTRICAL CONTRACTOR self

NAME OF MASONRY CONTRACTOR none NAME OF PLUMBING CONTRACTOR self

NAME OF FIRE PLACE CONTRACTOR none NAME OF FIRE PLACE MASON \_\_\_\_\_ NO. OF STORIES 2

MATERIAL OF BUILDING wood STYLE OF ROOF A frame gable ROOF COVERING cedar shingles

SIZE OF FOUNDATION 31 x 56 LIVING FLOOR AREA \_\_\_\_\_ TYPE OF HEAT \_\_\_\_\_

CONSTRUCTION FOR OWN USE yes WATER town SEWER town

FOUNDATION MATERIAL concrete slab WIDTH \_\_\_\_\_ HEIGHT \_\_\_\_\_ FOOTINGS \_\_\_\_\_

FIREPLACE no NUMBER OF FLUES no SIZE \_\_\_\_\_ CHIMNEY MATERIAL \_\_\_\_\_

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

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.

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

OWNER'S SIGNATURE Fred Hale

CONTRACTORS SIGNATURE Fred Hale

ADDRESS 6 Abbott St  
Hudson, N. H.  
03051

(C)



# Town of Hudson, N. H.

Office of Town Building Inspector

## BUILDING PERMIT

No. 175-76

June 25, 1975

This certifies that Fred & Helen Name of Owner

is granted permission to alter erect  
repair  
move Description

of Building

on premises located at and known as

Number

1936

Street or Avenue

Wendell Ave 48-30

and to do things lawful to that end.

This permit is issued on application number 1936, 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.

Fred & Helen  
Administrative Officer

Ⓐ

# TOWN OF HUDSON

48  
30

No 722



## OCCUPANCY PERMIT

Owner or Builder

Frank Hale

Address of Building

144 1/2 H. Riverside Ave

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING:

Date

Feb. 22 19 25.

Building Inspector's Approval

Richard S. Millard

No person shall occupy this building until Inspector's approval



# TOWN OF HUDSON

Building/Zoning Department

E

Mick Richards  
Zoning Administrator

Richard E. Millard C.B.I.  
Building Inspector

12 School Street

Hudson, New Hampshire 03051

603/ 886-6005



April 1, 1986

Century 21  
Clermont & Associates  
86 Broad Street  
Nashua, NH 03060  
Attn: Al Depaolo

Dear Mr. Depaolo:

I am writing in regards to the property on Riverside Avenue which lacks the proper side setback.

While I cannot speak for the Hudson Zoning Board of Adjustment, I doubt that they would force an owner to move the house the five feet needed to meet the setback requirement. This being the case, I see no problem with the transfer of this property at this time.

I do suggest that the new owner of the property go before the Zoning Board of Adjustment to request a setback variance to clear the way for any further sales of the property.

Sincerely,

Michael H. Richards  
Zoning Administrator

MHR/sac

cc: File/Map 48 Lot 30

Attachment

NOTICE OF APPROVAL

F

On Thursday, April 24, 1986, The Hudson Zoning Board of Adjustment heard  
case 04/86/48-30, pertaining to a request by  
David A. Rock II

for a variance to allow an existing two family dwelling with less than the  
required side line setback located at 14 Riverside Avenue. [Map 48, Lot 30]

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

For specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

All representations of fact or intention made by the applicant or any applicant's representative during testimony before the Zoning Board of Adjustment relative to the obtaining of this special exception shall be considered conditions of that special exception, regardless of the fact that such facts or intentions were not specifically stated as part of the motion to grant.

In the event that the requested use subsequently is found by the Hudson Zoning Administrator to demonstrate deliberate or preventable lack of compliance with any applicable stipulation or restriction, including the verbally specified restrictions described in the preceding paragraph, such use shall be held to be in violation of the covenant made with this Board, and the approval shall be held to be null and void.

Signed: [Signature]  
(Chairman of the Zoning Board of Adjustment)

Date: 4/29/86

Signed: [Signature]  
(Hudson Zoning Administrator)

Date: \_\_\_\_\_

Signed: [Signature]  
(Applicant or Duly Authorized Representative)

Date: 4/29/86



(G)

**IV. IDENTIFICATION - To be completed by all applicants**

	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, AND STATE	ZIP CODE	TEL. NO.
1. Owner or Lessee	Elizabeth Jacobs	14 Riverside Ave Hudson NH		882 7212
2. Elec, Plumb, Masonry, Heating, Gen. Contractor	Beruby Elec.	Lowell Me.		978 45 3238
	E 1st St Plumbing	Lowell Me.		
3. Architect or Engineer	American Mobile Home Inc.	57 Moore Rd Weymouth Ma.	02189	800 232 9591

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

SIGNATURE OF APPLICANT <i>E Jacobs</i>	ADDRESS 14 Riverside Ave	APPLICATION DATE 6-16-00
---	-----------------------------	-----------------------------

-----DO NOT WRITE BELOW THIS LINE-----

**V. PLAN REVIEW RECORD - For office use**

Plans Review Required	Date Rec'd.	Date Plans Check	Started	Date Plans By	Approved	By	Notes
BUILDING							
PLUMBING							
MECHANICAL							
ELECTRICAL							
SITE							
OTHER							

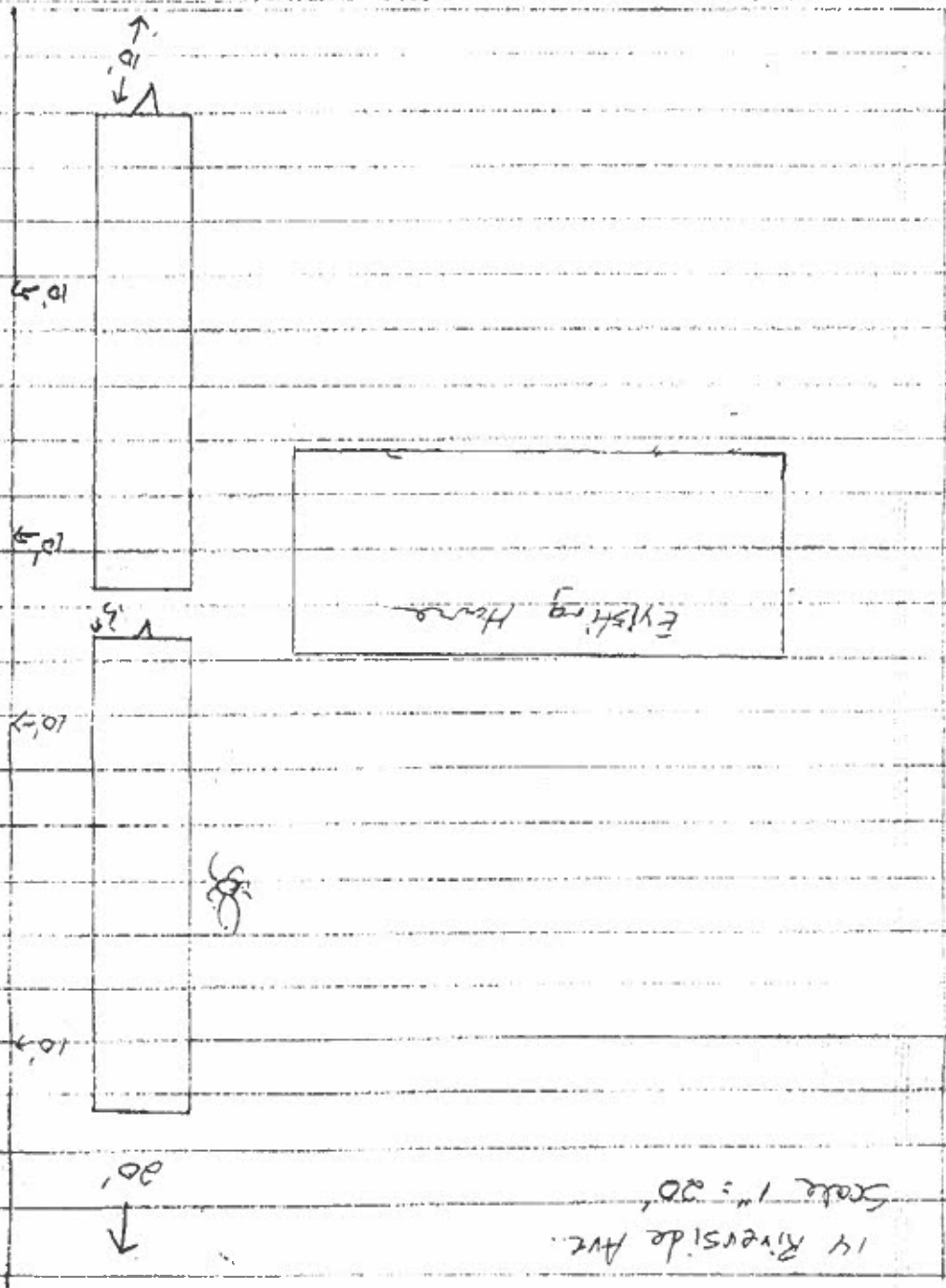
<p><b>VI. ZONING PLAN EXAMINERS NOTES</b></p> <p>DISTRICT: _____</p> <p>USE: _____</p> <p>FRONT YARD: _____</p> <p>SIDE YARD: _____ SIDE YARD: _____</p> <p>REAR YARD: _____ LIVING AREA: _____</p> <p>LOT AREA: _____ ZBA APPROVAL: _____</p> <p>FRONTAGE: _____ SPEC. EXCEPTION: _____</p> <p>NOTES: _____</p>	<p><b>VII. REQUIRED PERMIT APPROVAL NOS.</b></p> <p>SEPTIC PERMIT: _____</p> <p>SEWER PERMIT: _____</p> <p>SUBDIVISION APPROVAL: _____</p> <p>CONSTRUCTION APPROVAL: _____</p> <p>EXCAVATION PERMIT: _____</p> <p>DRIVEWAY PERMIT: _____</p> <p>SITE PLAN APPROVAL: _____</p> <p>H.C.R.D. PLAN NO.: _____</p>
--	---

<p><b>VIII. VALIDATION</b></p> <p>BLDG. PERMIT NO. _____</p> <p>BLDG. PERMIT ISSUED <i># 105</i> _____ 19 <i>June</i> _____</p> <p>BLDG. PERMIT FEE \$ _____</p> <p>APPROVED BY _____ BUILDING INSPECTOR</p> <p>BLDG. PERMIT FEE COLLECTED \$ _____</p> <p>BY FINANCE _____ TITLE _____</p>	<p>IMPACT FEES \$ _____</p> <p>REVIEW FEES \$ _____</p> <p>INSPECTION FEES \$ _____</p> <p>SEWER FEES \$ _____</p> <p>OTHER FEES \$ _____</p> <p>\$ _____</p> <p>\$ _____</p>
---	---





Riverside Ave



14 Riverside Ave.  
Scale 1" = 20'

(H)



# TOWN OF HUDSON — Building/Zoning

APPLICATION FOR  
PLAN EXAMINATION AND  
BUILDING PERMIT  
886-6005

**IMPORTANT — Applicant to complete all items in sections I, II, III, IV, and IX.**

<b>I. LOCATION OF BUILDING</b>	AT (LOCATION) <u>N. RIVERSIDE</u> (STREET)	ZONING DISTRICT
	BETWEEN _____ AND _____	
	(CROSS STREET) _____ (CROSS STREET) _____	
	SUBDIVISION _____ MAP _____ LOT _____ LOT SIZE _____	

## II. TYPE AND COST OF BUILDING — All applicants complete Parts A-D

<b>A. TYPE OF IMPROVEMENT</b> 1 <input type="checkbox"/> New Building 2 <input type="checkbox"/> Addition (If residential, enter number of Bdrm/Baths added, if any, in Sec. III, Part L.) 3 <input type="checkbox"/> Alteration (See 2 above) 4 <input type="checkbox"/> Repair, replacement 5 <input type="checkbox"/> Wrecking (If multi-family residential, enter number of units in building in Part D. 13) 6 <input type="checkbox"/> Moving (relocation) 7 <input type="checkbox"/> Foundation only	<b>D. PROPOSED USE - (For "Wrecking" most recent use)</b>  <table border="0"> <tr> <td style="vertical-align: top;"> <b>Residential</b>            12 <input type="checkbox"/> One family            13 <input checked="" type="checkbox"/> Two family            14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____            15 <input type="checkbox"/> Garage            16 <input type="checkbox"/> Carport            17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)            18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____         </td> <td style="vertical-align: top;"> <b>Non-Residential</b>            18 <input type="checkbox"/> Amusement, recreational            19 <input type="checkbox"/> Church, other religious            20 <input type="checkbox"/> Industrial            21 <input type="checkbox"/> Parking garage            22 <input type="checkbox"/> Service station, repair garage            23 <input type="checkbox"/> Hospital, institutional            24 <input type="checkbox"/> Office, bank, professional            25 <input type="checkbox"/> Public utility            26 <input type="checkbox"/> School, library, other educational            27 <input type="checkbox"/> Stores, merchantile            28 <input type="checkbox"/> Tanks, towers            29 <input type="checkbox"/> Other - Specify _____         </td> </tr> </table>	<b>Residential</b> 12 <input type="checkbox"/> One family 13 <input checked="" type="checkbox"/> Two family 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____ 15 <input type="checkbox"/> Garage 16 <input type="checkbox"/> Carport 17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units) 18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____	<b>Non-Residential</b> 18 <input type="checkbox"/> Amusement, recreational 19 <input type="checkbox"/> Church, other religious 20 <input type="checkbox"/> Industrial 21 <input type="checkbox"/> Parking garage 22 <input type="checkbox"/> Service station, repair garage 23 <input type="checkbox"/> Hospital, institutional 24 <input type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Public utility 26 <input type="checkbox"/> School, library, other educational 27 <input type="checkbox"/> Stores, merchantile 28 <input type="checkbox"/> Tanks, towers 29 <input type="checkbox"/> Other - Specify _____
<b>Residential</b> 12 <input type="checkbox"/> One family 13 <input checked="" type="checkbox"/> Two family 14 <input type="checkbox"/> Transient hotel, motel, or dormitory - Enter number of units _____ 15 <input type="checkbox"/> Garage 16 <input type="checkbox"/> Carport 17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units) 18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____	<b>Non-Residential</b> 18 <input type="checkbox"/> Amusement, recreational 19 <input type="checkbox"/> Church, other religious 20 <input type="checkbox"/> Industrial 21 <input type="checkbox"/> Parking garage 22 <input type="checkbox"/> Service station, repair garage 23 <input type="checkbox"/> Hospital, institutional 24 <input type="checkbox"/> Office, bank, professional 25 <input type="checkbox"/> Public utility 26 <input type="checkbox"/> School, library, other educational 27 <input type="checkbox"/> Stores, merchantile 28 <input type="checkbox"/> Tanks, towers 29 <input type="checkbox"/> Other - Specify _____		
<b>B. OWNERSHIP</b> 8 <input type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.) 9 <input type="checkbox"/> Public (Federal State or local government)			

<b>C. COST</b>  10 Cost of improvement \$ _____ <small>To be installed but not included in the above cost</small> a Electrical _____ b Plumbing _____ c Heating, air conditioning _____ d Other (elevator, etc.) _____ 11 TOTAL COST OF IMPROVEMENT \$ _____	(Omit cents) Nonresidential - Describe in detail proposed use of buildings, e.g., food processing, machine shop, laundry building, schools, college, parking garage, rental office building, industrial plant. If use of existing building is being changed, enter proposed use _____  <div style="text-align: center; font-size: 2em; font-family: cursive;">DEMO</div>
--	--

## III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.

<b>E. PRINCIPAL TYPE OF FRAME</b> 30 <input type="checkbox"/> Masonry (wall bearing) 31 <input type="checkbox"/> Wood Frame 32 <input type="checkbox"/> Structural steel 33 <input type="checkbox"/> Reinforced concrete 34 <input type="checkbox"/> Other - Specify _____	<b>G. TYPE OF SEWAGE DISPOSAL</b> 40 <input type="checkbox"/> Town or private company 41 <input type="checkbox"/> Private (septic tank, etc.) (40 requires town permit)  <b>H. TYPE OF WATER SUPPLY</b> 42 <input type="checkbox"/> Public or private company 43 <input type="checkbox"/> Private (well, cistern)	<b>J. DIMENSIONS</b> 48 Number of stories _____ 49 Total square feet of floor area all floors, based on exterior dimensions _____ 50 Total land area, sq. ft. _____	
<b>F. PRINCIPAL TYPE OF HEATING FUEL</b> 35 <input type="checkbox"/> Gas      35a <input type="checkbox"/> Undergnd 36 <input type="checkbox"/> Oil      36b <input type="checkbox"/> Tank 37 <input type="checkbox"/> Electricity 48 <input type="checkbox"/> Coal 49 <input type="checkbox"/> Other - Specify _____	<b>I. TYPE OF MECHANICAL</b> Will there be central air conditioning? 44 <input type="checkbox"/> Yes      45 <input type="checkbox"/> No  Will there be an elevator? 46 <input type="checkbox"/> Yes      47 <input type="checkbox"/> No	<b>K. NUMBER OF OFF-STREET PARKING SPACES</b> 51 Enclosed _____ 52 Outdoors _____	<b>L. RESIDENTIAL BUILDINGS ONLY</b> 53 Total Bedroom Capacity { Finished _____ Unfinished _____  54 Number of bathrooms { Full _____ Partial _____

1



TOWN OF HUDSON — Building/Zoning

OCT 16 2000

APPLICATION FOR  
PLAN EXAMINATION AND  
BUILDING PERMIT  
886-6005

RECEIVED

IMPORTANT — Applicant to complete all items in sections I, II, III, IV, and IX.

**I. LOCATION OF BUILDING**

AT (LOCATION) 14 RIVERSIDE (NO.) (STREET) ZONING DISTRICT \_\_\_\_\_

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

SUBDIVISION \_\_\_\_\_ MAP \_\_\_\_\_ LOT \_\_\_\_\_ LOT SIZE \_\_\_\_\_

**II. TYPE AND COST OF BUILDING — All applicants complete Parts A-D**

<p><b>A. TYPE OF IMPROVEMENT</b></p> <p>1 <input checked="" type="checkbox"/> New Building</p> <p>2 <input type="checkbox"/> Addition (If residential, enter number of Bdrm/Baths added, if any, in Sec. III, Part L.)</p> <p>3 <input type="checkbox"/> Alteration (See 2 above)</p> <p>4 <input checked="" type="checkbox"/> Repair, replacement</p> <p>5 <input type="checkbox"/> Wrecking (If multi-family residential, enter number of units in building in Part D. 13)</p> <p>6 <input type="checkbox"/> Moving (relocation)</p> <p>7 <input type="checkbox"/> Foundation only</p>	<p><b>D. PROPOSED USE - (For "Wrecking" most recent use)</b></p> <table border="0"> <tr> <td style="vertical-align: top;"> <p><b>Residential</b></p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input checked="" type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel or dormitory - Enter number of units _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____</p> </td> <td style="vertical-align: top;"> <p><b>Non-Residential</b></p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p> </td> </tr> </table>	<p><b>Residential</b></p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input checked="" type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel or dormitory - Enter number of units _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____</p>	<p><b>Non-Residential</b></p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>
<p><b>Residential</b></p> <p>12 <input type="checkbox"/> One family</p> <p>13 <input checked="" type="checkbox"/> Two family</p> <p>14 <input type="checkbox"/> Transient hotel, motel or dormitory - Enter number of units _____</p> <p>15 <input type="checkbox"/> Garage</p> <p>16 <input type="checkbox"/> Carport</p> <p>17 <input type="checkbox"/> Multi-Family - Townhouse, Apartment, etc (enter number of residential units)</p> <p>18 <input type="checkbox"/> Other - Specify (shed, pool, fireplace) _____</p>	<p><b>Non-Residential</b></p> <p>18 <input type="checkbox"/> Amusement, recreational</p> <p>19 <input type="checkbox"/> Church, other religious</p> <p>20 <input type="checkbox"/> Industrial</p> <p>21 <input type="checkbox"/> Parking garage</p> <p>22 <input type="checkbox"/> Service station, repair garage</p> <p>23 <input type="checkbox"/> Hospital, institutional</p> <p>24 <input type="checkbox"/> Office, bank, professional</p> <p>25 <input type="checkbox"/> Public utility</p> <p>26 <input type="checkbox"/> School, library, other educational</p> <p>27 <input type="checkbox"/> Stores, merchantile</p> <p>28 <input type="checkbox"/> Tanks, towers</p> <p>29 <input type="checkbox"/> Other - Specify _____</p>		
<p><b>B. OWNERSHIP</b></p> <p>8 <input checked="" type="checkbox"/> Private (individual, corporation, nonprofit institution, etc.)</p> <p>9 <input type="checkbox"/> Public (Federal, State, or local government)</p>			

<p><b>C. COST</b></p> <p>10 Cost of improvement _____ <i>To be installed but not included in the above cost</i></p> <p>a Electrical _____</p> <p>b Plumbing _____</p> <p>c Heating, air conditioning _____</p> <p>d Other (elevator, etc) _____</p> <p>11 TOTAL COST OF IMPROVEMENT <u>\$162000.00</u></p>	<p>(Omit cents)</p> <p>\$</p>	<p><b>Nonresidential - Describe in detail proposed use of buildings, e.g., food processing, machine shop, laundry building, schools, college, parking garage, rental office building, industrial plant.</b></p> <p>If use of existing building is being changed, enter proposed use _____</p> <p style="text-align: center; font-size: 2em;"><u>3600 sq ft.</u></p>
--	-------------------------------	---

**III. SELECTED CHARACTERISTICS OF BUILDING - For new buildings and additions, complete Parts E-L; for wrecking, complete only Part J, for all others skip to IV.**

<p><b>E. PRINCIPAL TYPE OF FRAME</b></p> <p>30 <input type="checkbox"/> Masonry (wall bearing)</p> <p>31 <input checked="" type="checkbox"/> Wood Frame</p> <p>32 <input type="checkbox"/> Structural steel</p> <p>33 <input type="checkbox"/> Reinforced concrete</p> <p>34 <input type="checkbox"/> Other - Specify _____</p>	<p><b>G. TYPE OF SEWAGE DISPOSAL</b></p> <p>40 <input type="checkbox"/> Town or private company</p> <p>41 <input type="checkbox"/> Private (septic tank, etc.) (#40 requires town permit)</p>	<p><b>J. DIMENSIONS</b></p> <p>48 Number of stories <u>2</u></p> <p>49 Total square feet of floor area all floors, based on exterior dimensions <u>3600</u></p> <p>50 Total land area, sq. ft. _____</p>	
	<p><b>H. TYPE OF WATER SUPPLY</b></p> <p>42 <input checked="" type="checkbox"/> Public or private company</p> <p>43 <input type="checkbox"/> Private (well, cistern)</p>	<p><b>K. NUMBER OF OFF-STREET PARKING SPACES</b></p> <p>51 Enclosed _____</p> <p>52 Outdoors <u>4</u></p>	
<p><b>F. PRINCIPAL TYPE OF HEATING FUEL</b></p> <p>35 <input checked="" type="checkbox"/> Gas      35a <input type="checkbox"/> Undergrnd</p> <p>36 <input type="checkbox"/> Oil      36b <input type="checkbox"/> Tank</p> <p>37 <input type="checkbox"/> Electricity</p> <p>48 <input type="checkbox"/> Coal</p> <p>49 <input type="checkbox"/> Other - Specify _____</p>	<p><b>I. TYPE OF MECHANICAL</b></p> <p>Will there be central air conditioning?</p> <p>44 <input checked="" type="checkbox"/> Yes      45 <input type="checkbox"/> No</p> <p>Will there be an elevator?</p> <p>46 <input type="checkbox"/> Yes      47 <input checked="" type="checkbox"/> No</p>	<p><b>L. RESIDENTIAL BUILDINGS ONLY</b></p> <p>53 Total Bedroom Capacity { Finished _____ Unfinished _____</p> <p>54 Number of bathrooms { Full _____ Partial _____</p>	<p><u>5</u></p> <p><u>3</u></p> <p><u>2</u></p>

MAP 100 SHEET 17 DISTRICT

1

IV. IDENTIFICATION - To be completed by all applicants

	NAME	MAILING ADDRESS - NUMBER, STREET, CITY, AND STATE	ZIP CODE	TEL. NO.
1. Owner or Lessee	LIBBY JACOBS	14 RIVERSIDE		882-7212
2. Elec., Plumb., Masonry, Heating, Gen. Contractor	MARK NIEMI	60 ESSEX ST LOWELL, MA	01850	978-458-0282
	DRACUT PLUMBING	122 OLD PARKER RD. DRACUT, MA	01826	978-957-826
	DC MECHANICAL	23 MOBILE DR HUDSON, N.H.	03051	881-9319
	Foss-McCue Realty	84 PLANTATION RD. LACONIA, N.H.	03246	366-4784
3. Architect or Engineer				

I hereby certify that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and we agree to conform to all applicable laws of this jurisdiction.

SIGNATURE OF APPLICANT <i>Arthur Joss</i>	ADDRESS 84 PLANTATION RD LACONIA, N.H. 03246	APPLICATION DATE
--	--	------------------

DO NOT WRITE BELOW THIS LINE

V. PLAN REVIEW RECORD - For office use

Plans Review Required	Date Rec'd.	Date Plans Check	Started	Date Plans By	Approved	By	Notes
BUILDING							
PLUMBING							
MECHANICAL							
ELECTRICAL							
SITE							
OTHER							

VI. ZONING PLAN EXAMINERS NOTES	VII. REQUIRED PERMIT APPROVAL NOS.
DISTRICT:	SEPTIC PERMIT:
USE:	SEWER PERMIT:
FRONT YARD:	SUBDIVISION APPROVAL:
SIDE YARD:	CONSTRUCTION APPROVAL:
REAR YARD:	EXCAVATION PERMIT:
LOT AREA:	DRIVEWAY PERMIT:
FRONTAGE:	SITE PLAN APPROVAL:
NOTES:	H.C.R.D. PLAN NO.:

VIII. VALIDATION	
BLDG. PERMIT NO. 306-01	IMPACT FEES \$ _____
BLDG. PERMIT ISSUED _____ 19 _____	REVIEW FEES \$ _____
BLDG. PERMIT FEE \$ 358	INSPECTION FEES \$ _____
APPROVED BY <i>WJO</i> 10.19.05	SEWER FEES \$ _____
BUILDING INSPECTOR	OTHER FEES \$ _____
BLDG. PERMIT FEE COLLECTED \$ _____	\$ _____
BY FINANCE <i>WJO</i> 10.19.05	\$ _____
TITLE	



# TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION

J



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

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

Robert M. Buxton  
Chief of Department

## Zoning Compliance/Determination

February 29, 2016

#16-19

Kithinj Kwimga  
P.O. Box 294  
Hudson, NH 03051

Re: 14A Riverside Drive 190/029-000  
Districts: B & TR

Dear Kithinj,

I have received your request for zoning compliance/determination #16-19 regarding the above mentioned property.

**Your request:** To start and operate a taxi business out of the above address.

**Zoning review / Determination:** This lot is bisected with 2 zoning districts B & TR. The current use is as a 2 family of which is not a permitted use in either district. thus the current use is an existing non-conforming use. Per # 334-19: Because of the unique division of this lot with the zoning district line, I would determine that the original and current use is of a residential nature. More specifically a non conformance (2 family) in the TR district. The expansion (as a home occupation) is a permitted use in TR per Table of Permitted Accessory Uses #334 att#2. The taxi business would be as a Home Occupation and would need a Special Exception from the Zoning Board of Adjustment per #334-24.  
Please contact me if you have any questions.

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

Sincerely,

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

cc: Zoning Board of Adjustment  
J. Michaud, Town Assessor  
J. Cashell, Town Planner  
Chief Buxton  
Deputy O'Brien  
Owner  
File



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

### BUILDING PERMIT APPLICATION - PLEASE PRINT

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

<b>Residential</b> <input type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input type="checkbox"/> Other _____	<input type="checkbox"/> Deck <input checked="" type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input type="checkbox"/> Garage <input type="checkbox"/> Carport
---	--	--

<b>Commercial</b> <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	<input type="checkbox"/> Garage <input type="checkbox"/> School <input type="checkbox"/> Store <input type="checkbox"/> Utility	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____	<input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input type="checkbox"/> Interior Demo
---	--	---	--

Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?  
 Yes  (Need IDA Form) No  (Need IDA Checklist) \*Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: \$ <u>3,400</u>	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>12'6" x 20'4"</u>
	_____

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

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

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



K

# TOWN OF HUDSON FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

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

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

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on this building permit authorizes all Code Officials, Building Inspector and Assessor or their Agents to conduct inspections from time to time, during and upon completion of the work for which this permit is issued. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.

Signature of applicant \_\_\_\_\_ Date 9/22/2021

Address 14A RIVERSIDE AVE HUDSON NH 03051

Email: A-MARCOS PINHOIRO @HOTMAIL.COM Phone: 603 438 9553

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

Building permit fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_

**THIS BUILDING PERMIT IS**

\_\_\_\_\_ Issued subject to the following condition(s) \_\_\_\_\_ Denied for the following reason(s)

\_\_\_\_\_

\_\_\_\_\_

<input type="checkbox"/> Plans received	Date _____	Use group: _____
Comments: _____		Construction type _____

Certificate of Occupancy _____ Required _____ Final Inspection (Building & HFD)	Live loading _____
Comments: _____	Occupancy load _____

\_\_\_\_\_ Approved

\_\_\_\_\_ Denied

\_\_\_\_\_ Inspectional Services Official or Designee \_\_\_\_\_ Date \_\_\_\_\_

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



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

(L)

### BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>14A River Side Ave</u> Unit # <u>A</u> Site/Sub Plan: _____ HCRD _____		<b>Office use:</b> Map <u>190</u> Lot <u>29</u> Zone <u>TR</u> <u>2021-01000</u> Permit # _____
<b>Residential</b> <input type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input checked="" type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input type="checkbox"/> Other _____	
<b>Commercial</b> <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____	
<b>Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?</b> Yes <input type="checkbox"/> (Need IDA Form)    No <input type="checkbox"/> (Need IDA Checklist)    *Please consult the Town Engineer at 886-6008 with any questions		
<b>Total Cost of Project:</b> <u>\$ 1300</u>	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>17' x 8'6" Deck</u>	
Square Footage    Footprint _____    Renovated/added _____ Living area of new home (exclude unfinished areas and garage) _____		Number of stories _____ Total area of bldg <u>144.5'</u>
<b>Principal Type of Frame</b> <input type="checkbox"/> Masonry (wall bearing) <input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Structural steel <input type="checkbox"/> Reinforced concrete <input type="checkbox"/> Other Specify _____		
<b>Type of Sewage Disposal</b> <input checked="" type="checkbox"/> Town or private company (requires Town permit) <input type="checkbox"/> Private (septic tank, etc.)		





(L)

# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

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

	Name	Address	City/State/Zip	Phone
Owner	ANTONIO DE CARVALHO		Hudson	603 432 9533
Lessee				
Contractor				
Architect				
Engineer				

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on this building permit authorizes all Code Officials, Building Inspector and Assessor or their Agents to conduct inspections from time to time during and upon completion of the work for which this permit is issued. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.

Signature of applicant [Signature] Date 9/22/2021  
 Address 14A Riverside Ave Hudson NH 03051  
 Email: \_\_\_\_\_ Phone: 603 432 9533

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

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

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

\_\_\_\_ Approved  
 \_\_\_\_ Denied \_\_\_\_\_  
 Inspectional Services Official or Designee \_\_\_\_\_ Date \_\_\_\_\_

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



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

M

### BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>14A River side Ave</u> Unit # <u>A</u>	Office use: Map <u>190</u> Lot <u>29</u> Zone <u>TR</u> Permit # <u>2021-01001</u>
Site/Sub Plan: _____ HCRD _____	

#### Residential

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

#### Type of Improvement

- New Building
- Addition
- Alteration/Renovation
- Repair/Replacement
- Conversion of +/- dwelling units
- Other ABOVE GROUND
- Deck
- Shed
- Swim Pool
- Garage
- Carport

#### Commercial

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

#### Type of Improvement

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

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

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

Total Cost of Project: \$ <u>300</u>	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use.
	<u>9'x12' POOL Above ground</u>

Square Footage Footprint 9'x12' Renovated/added \_\_\_\_\_ Number of stories \_\_\_\_\_  
 Living area of new home (exclude unfinished areas and garage) \_\_\_\_\_ Total area of bldg 12'

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

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



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

<b>Type of Water Supply</b> <input checked="" type="checkbox"/> Town <input type="checkbox"/> Private (well, cistern)		<b>Type of Heat Source</b> <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Oil <input type="checkbox"/> Other _____ <input type="checkbox"/> Electric		
<b>Owner</b>	Name <u>Antonio De CARVALHO</u>	Address _____	City/State/Zip <u>Hudson</u>	Phone <u>603 432 9533</u>
<b>Lessee</b>	_____	_____	_____	_____
<b>Contractor</b>	_____	_____	_____	_____
<b>Architect</b>	_____	_____	_____	_____
<b>Engineer</b>	_____	_____	_____	_____

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on this building permit authorizes all Code Officials, Building Inspector and Assessor or their Agents to conduct inspections from time to time during and upon completion of the work for which this permit is issued. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.

**Signature of applicant** [Signature] **Date** 9/22/21

**Address** 14A REVERSIDO AVE HUDSON NH 03051

**Email:** \_\_\_\_\_ **Phone:** 603 432 9533

**Filing fee** \$ 30.00 **Receipt #** 657,459 **Date** 9/22/21

**Building permit fee** \$ \_\_\_\_\_ **Receipt #** \_\_\_\_\_ **Date** \_\_\_\_\_

**THIS BUILDING PERMIT IS**

Issued subject to the following condition(s) \_\_\_\_\_

Denied for the following reason(s) \_\_\_\_\_

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

Approved \_\_\_\_\_

Denied \_\_\_\_\_

Inspectional Services Official or Designee \_\_\_\_\_ Date \_\_\_\_\_

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



# TOWN OF HUDSON

## Land Use Division



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

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

September 23, 2021

Antonio Marco Pinheiro DeCarvalho  
14 Riverside Dr  
Hudson, NH 03051

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

Dear Mr. DeCarvalho,

**Zoning Review / Determination:**

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

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

Therefore, I deny these Building Permit applications.

Sincerely,

*Bruce Buttrick*

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

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

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

C

NI

**Buttrick, Bruce**

---

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

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

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

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

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

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



For Registry of Deed use only



**COPY**

Send recorded copy to:

TOWN OF HUDSON  
ZONING BOARD OF ADJUSTMENT  
12 School Street, Hudson, New Hampshire 03051

**NOTICE OF DECISION**

**Map 190, Lot 029-000, Zone TR (Town Residence) & B (Business), Case # 190-029b  
ZBA Decision 10/28/2021**

**Equitable Waiver of Dimensional Requirement – GRANTED**

Property Owner & Address: Antonio Marcos Pinheiro De Carvalho  
14A Riverside Drive, Hudson, NH 03051

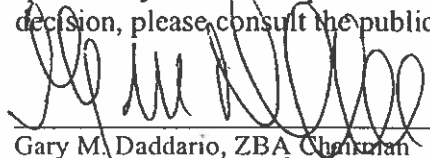
Property Location: 14 Riverside Drive, Hudson, NH 03051

Action sought: Equitable Waiver of Dimensional Requirement to allow a newly installed 12'-6" x 20'-4" (254 square feet) shed to remain in its current location which encroaches the side and rear yard setbacks leaving 11'-3" and 3' respectively where 15 feet is required for both setbacks.


Zoning Ordinance Article: VII, Dimensional Requirement: §334-27, Table of Minimum Dimensional Requirements.

Action granted: After consideration of the testimony and review of the criteria for the granting of an Equitable Waiver of Dimensional Requirement and determining that the criteria have been satisfied and precedent not set, motion made, seconded and voted 5:0 to grant the Equitable Waiver of Dimensional Requirement as requested.

NOTE: All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

  
\_\_\_\_\_  
Gary M. Daddario, ZBA Chairman

11/18/21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Bruce Buttrick, Zoning Administrator

11-18-21  
\_\_\_\_\_  
Date

For Registry of Deed use only:

(P)

Hudson Zoning  
A43

Doc # 210081546 12/03/2021 11:45:12 AM  
Book 9562 Page 2820 Page 1 of 1

Mary Ann Crowell  
Register of Deeds, Hillsborough County

FEES:	10.53
SURCHARGE:	2.00
CASH:	_____

Send recorded copy to:

TOWN OF HUDSON  
ZONING BOARD OF ADJUSTMENT  
12 School Street, Hudson, New Hampshire 03051

**NOTICE OF DECISION**

**Map 190, Lot 029-000, Zone TR (Town Residence) & B (Business), Case # 190-029a**

**ZBA Decision 10/28/2021**

**Variance – GRANTED**

Property Owner & Address: Antonio Marcos Pinheiro De Carvalho  
14A Riverside Drive, Hudson, NH 03051

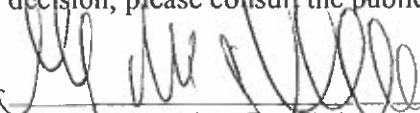
Property Location: 14 Riverside Drive, Hudson, NH 03051

Action sought: A Use Variance for relief from HZO Article V, Permitted Uses; §334-21, Table of Permitted Principal Uses: for newly built deck, pool and shed structures.


Zoning Ordinance Article: VIII, Nonconforming Uses, Structures and Lots: §334-29, Extension or enlargement of non-conforming uses.

Action granted: After consideration of the testimony; review of aerial views of the surrounding properties and recognition that any modification to the residence would require a Variance and that a precedent would not be set; and after review of the criteria for the granting of a Variance and determining that the criteria have been satisfied, motion made, seconded and voted 5:0 to grant the Variance.

NOTE: All representations of fact or intention made by the applicant during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

  
\_\_\_\_\_  
Gary M. Daddario, ZBA Chairman

11/18/21  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Bruce Buttrick, Zoning Administrator

11-18-21  
\_\_\_\_\_  
Date



# TOWN OF HUDSON

## Land Use Division



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

### Complaint – Notice of Violation

June 7, 2023

Antonio Marcos Pinheiro De Carvalho  
14A Riverside Dr.  
Hudson, NH 03051

Re: **14 Riverside Dr. Map 190 Lot 029-000**  
**District: Town Residence (TR)**

**Complaint:** The parking of an excavator/trailer/truck in the driveway and the construction of a new outdoor structure.

#### Violations:

- 1) The operation of a business from this residence is not permitted in the TR zone per §334-21 Table of Permitted Principal Uses. You would need a variance to §334-10 for Mixed or dual uses on a lot, to proceed with this additional use. You would also need site plan approval by the Planning Board per §334-16.1 site plan approval.
- 2) Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds, is not permitted in the TR zone per §334-15 B. (2),
- 3) Garaging or parking of heavy commercial vehicles and equipment is not allowed in the Table of Permitted Accessory Uses §334-22. And would need a site plan approval by the Planning Board per §334-16.1 site plan approval.
- 4) Property line setback requirements for accessory structures are 5ft from the sides and rear per Z.O. §334-27 Table of Minimum Dimensional Requirements. You would need a variance from the Zoning Board of Adjustment for this newly constructed cabana to remain.

There are expired building permits 2021-00999, 2021-01000, and 2021-01001, please contact Inspectional Services for completion of such permits/inspections at (603) 886-6005.

Sincerely,

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

cc: Public Folder  
B. Groth, Town Planner  
R. Abair, Building Official  
File

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





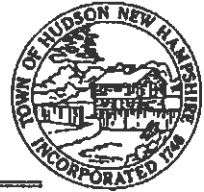
R

June 7-23



# TOWN OF HUDSON

## Land Use Division



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

### Follow-Up - Notice of Violation

June 30, 2023

Antonio Marcos Pinheiro De Carvalho  
14A Riverside Dr.  
Hudson, NH 03051

Re: 14 Riverside Dr. Map 190 Lot 029-000  
District: Town Residence (TR)

**Hello Antonio, I am sending this reminder that you need to take care of the complaint below. After a drive by I noticed the excavator was removed from the property. That needs to say of the property thank you. The other issues are still in violation and need to be dealt with.**

**Complaint:** The parking of an excavator/trailer/truck in the driveway and the construction of a new outdoor structure.

#### Violations:

- 1) The operation of a business from this residence is not permitted in the TR zone per §334-21 Table of Permitted Principal Uses. You would need a variance to §334-10 for Mixed or dual uses on a lot, to proceed with this additional use. You would also need site plan approval by the Planning Board per §334-16.1 site plan approval.
- 2) Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds, is not permitted in the TR zone per §334-15 B. (2),
- 3) Garaging or parking of heavy commercial vehicles and equipment is not allowed in the Table of Permitted Accessory Uses §334-22. And would need a site plan approval by the Planning Board per §334-16.1 site plan approval.
- 4) Property line setback requirements for accessory structures are 5ft from the sides and rear per Z.O. §334-27 Table of Minimum Dimensional Requirements. You would need a variance from the Zoning Board of Adjustment for this newly constructed cabana to remain.

There are expired building permits 2021-00999, 2021-01000, and 2021-01001, please contact Inspectional Services for completion of such permits/inspections at (603) 886-6005.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offense, and \$550.00 for subsequent offenses for each day that your Property is found to be continue in violation of the HZO after the date you receive the first notice (~November 20, 2020), with each day that the violations continue being a separate offense.

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



If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party. Please bring your property into compliance and schedule your inspection and move the shelter and remove the Dump truck from your property By July 12, 2023. Please call with any questions and to schedule an inspection of the relocated structure.

Sincerely,

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

cc: Public Folder  
B. Groth, Town Planner  
R. Abair, Building Official  
File

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



11

U-39-23



Town of Hudson, NH  
**Building Permit**

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

**Permit Number**  
 2021-00999  
**Date of Issue**  
 11/04/2021  
**Expiration Date**  
 6/28/2024  
**Renewal**  
 12/12/2023

U

**Owner:** PINHEIRO DE CARVALHO, ANTONIO  
**Applicant:** PINHEIRO DE CARVALHO, ANTONIO  
**Location of Work:** 14 RIVERSIDE DR

A  
 (Unit or Building)

**Description of Work:** 12'6" x 20' 4" shed. Shed is already installed. Permit applied for after work completed

**ZONING DATA:** District: TR Map\Lot: 190-029-000

**CONTRACTOR:** Owner

**REMARKS:**

*This permit is subject to an appeal (RSA 677:2), and the permit holder proceeds at own risk during this appeal period.*

**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 structure framing 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 FT 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 AND PERMIT WILL EXPIRE IF WORK IS ABANDONED OR SUSPENDED.
  - ALL CONSTRUCTION MUST CONFORM TO ALL STATE OF NEW HAMPSHIRE ADOPTED BUILDING AND FIRE CODES WITH AMENDMENTS AND HUDSON TOWN CODES.

**Permit Holder:** PINHEIRO DE CARVALHO, ANTONIO  
 (Taking Responsibility for the Work)  
**Company/Affiliation:** Owner **Job Site Phone Number:**

**Constr Cost:** \$3,800 **Permit Fee:** \$50.00 **Check No.:** Cash **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

11/04/2021  
 Date



# TOWN OF HUDSON

## Land Use Division

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



### Notice of Violation (Revised)

December 13, 2023

Antonio Marcos & Pinheiro De Carvalho  
14A Riverside Dr.  
Hudson, NH 03051

Re: 14 Riverside Dr. Map 190 Lot 029-000  
District: Town Residence (TR)

Dear Antonio,

I have revised the letter of violation after the discussion on 12-10-23. Please apply for the 2 variance as requested below.

**Complaint:** The parking of a Truck and trailer in your driveway and the running of a business from your residence.

#### Violations:

- 1) The operation of a business from this residence is not permitted in the TR zone per **§334-21 Table of Permitted Principal Uses**. You would need a home occupation special Exception Per **§334-24 Home Occupations**.
- 2) The outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds, is not permitted in the TR zone per **§334-15 B. (2) Parking**.

There are expired building permits 2021-00999, 2021-01000, and 2021-01001, please contact Inspectional Services for completion of such permits/inspections at (603) 886-6005.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offense, and \$550.00 for subsequent offenses for each day that your Property is found to be continue in violation of the

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

V

HZO after the date you receive the first notice (~November 20, 2020), with each day that the violations continue being a separate offense.

If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Please bring your property into compliance and schedule your inspection and move the shelter and remove the Dump truck from your property By July 12, 2023. Please call with any questions and to schedule an inspection of the relocated structure.

Sincerely,



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

cc: Public Folder  
B. Groth, Town Planner  
R. Abair, Building Official  
File

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

# After the Fact Inspections 12-14-2023



Changing An Application \ Permit (2021-00999)

General | Status | RES | Insp | **Ctl. Cond** | Sub Permits | Notes | Cores | Img\Pic | Documents

Date Entered	Type	Description	Status	Sched Date	Date Inspection
9/22/2021	SHED	SHED INSPECTION	Approved	12/14/2023	12/14/2023

Print Get Insert Change Delete

OK Cancel

## Shed BP 2021-00999

Changing An Application \ Permit (2021-01000)

General | Status | RES | Insp | **Ctl. Cond** | Sub Permits | Notes | Cores | Img\Pic | Documents

Date Entered	Type	Description	Status	Sched Date	Date Inspection
9/22/2021	DECK2	DECK-FINAL	In Process	12/14/2023	12/14/2023
9/22/2021	FOUND 5	PIER DEPTH	Approved	12/14/2023	12/14/2023
9/22/2021	DECK1	DECK-FRAME	Approved	12/14/2023	12/14/2023

Print Get Insert Change Delete

OK Cancel

Changing an Inspection Record

Inspection Type:  DECK-FINAL

Date Entered:

Inspector:

Sched Date Inspection:

Date Inspection:

Notes Inspection: Antonio 603-438-9533 post to beam connection needed

Inspection Status

- Not Started
- In Process
- Approved
- Conditional
- Failed

OK Cancel

## Deck BP-2021-01000



# After the Fact Inspections 12-14-2023



Changing An Application \ Permit (2021-01001)

General | Status | RES | Insp | CII. Cond | Sub Permits | Notes | Cores | Img\Pic | Documents

Date Entered	Type	Description	Status	Sched Date	Date Inspection
9/22/2021	POOL	POOL INSPECTION	Failed	12/14/2023	12/14/2023

Print Get Inset Change Delete

OK Cancel

Pool BP# 2021-01001

TOWN OF HUDSON

JS

JAN 2027

LAND USE COMMISSION  
ZONING DEPT.

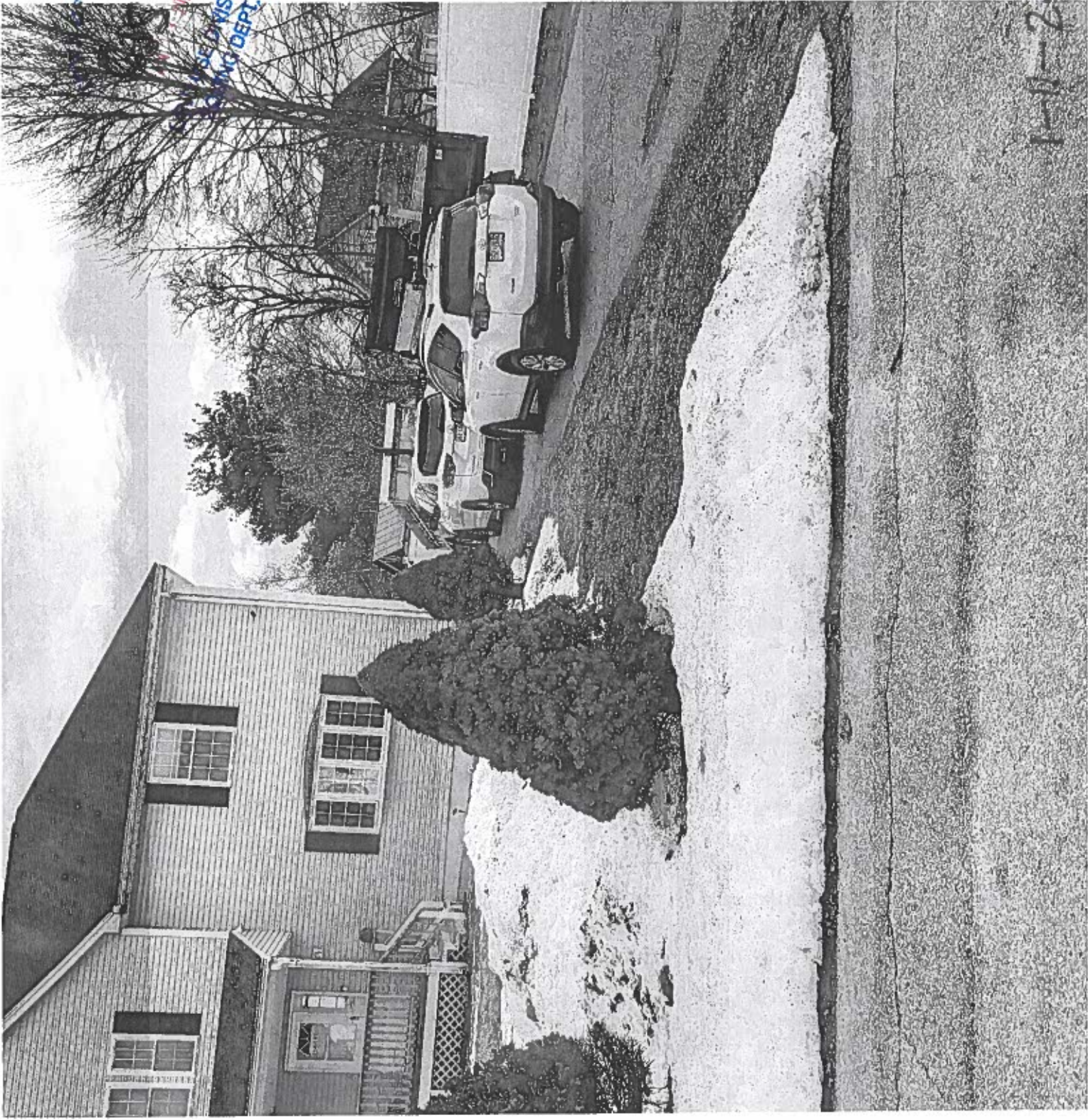


(X)

1-11-24

(X)

1-11-24



HUDSON

DEVISION  
DEPT

**APPLICATION FOR A HOME OCCUPATION  
SPECIAL EXCEPTION**

**TOWN OF HUDSON**

To: Zoning Board of Adjustment  
Town of Hudson  
JAN 05 2024

**LAND USE DIVISION  
ZONING DEPT.**

**Entries in this box are to be filled out by  
Land Use Division personnel**  
Case No. 190-029 (01-25-24)  
Date Filed 1/5/24

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

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

Mailing Address 14 A Riverside Dr Hudson NH 03051

Owner Antonio De Carvalho

Location of Property 14 A Riverside Dr Hudson NH 03051  
(Street Address)

Signature of Applicant \_\_\_\_\_ Date 01/02/2024

Signature of Property-Owner(s) \_\_\_\_\_ Date 01/02/2024

By filing this application as indicated above, the owner(s) hereby give permission to the Town of Hudson, its 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: 1/5/24

**COST:**

Application fee (processing, advertising & recording) ( <b>non-refundable</b> ):	\$	<u>185.00</u>
<u>10</u> Abutter Notice:		
Direct Abutters x Certified postage rate	\$	<u>5.01</u> = \$ <u>50.10</u>
<u>16</u> Indirect Abutters x First Class postage rate	\$	<u>0.66</u> = \$ <u>10.56</u>
<b>Total amount due:</b>		\$ <u>245.66</u>
	Amt. received:	\$ <u>245.66</u> <u>cash</u>
	Receipt No.:	<u>758,788</u>

Received by: (TS6)

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

# TOWN OF HUDSON, NH

## Application Checklist

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

<b>Applicant Initials</b>		<b>Staff Initials</b>
<u>A</u>	Please review the application with the Zoning Administrator or staff before making copies in the next step.	<u>TG</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>13 (thirteen) single-sided</b> copies of the assembled application packet. <b>(Paper clips, no staples)</b>	<u>TG</u>
<u>A</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
_____	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). <b>(NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)</b>	<u>N/A</u>
<u>A</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper <u>mailing addresses</u> , 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> <b>(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.)</b>	<u>TG</u>
<u>A</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>A</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. <b>(NOTE: these copies are available from the Assessor's Office)</b>	<u>TG</u>
<u>A</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
_____	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

**CERTIFIED PLOT PLAN:**

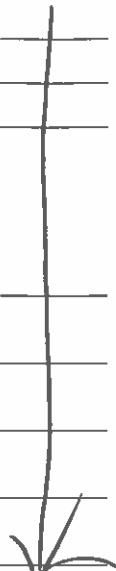
Requests **other than** above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful.

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

\*see proposed parking

- a) \_\_\_\_\_ The plot plan shall be drawn to scale on an 8 ½" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.
- b) \_\_\_\_\_ The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) \_\_\_\_\_ The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) \_\_\_\_\_ The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: 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) \_\_\_\_\_ 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) \_\_\_\_\_ The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) \_\_\_\_\_ The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) \_\_\_\_\_ The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) \_\_\_\_\_ The plot plan shall indicate all parking spaces and lanes, with dimensions.

N/A



TB

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

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

01/02/2024  
Date

\_\_\_\_\_  
Signature of Property Owner(s)

01/02/2024  
Date

**ALL DIRECT ABUTTERS**

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property adjoins or is directly across the street or stream from the land under consideration. For abutting properties being under a condominium or other collective form of ownership, list the mailing address of the officers of the collective or association only. If at the time of your hearing, any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date following notification of such abutters.

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	20	<i>*Include Applicant &amp; Owner(s)</i> DON-KEV PROPERTIES LLC <del>THOMAS J. TERSOWT.</del>	195 R CENTRAL ST HUDSON NH 03051
190	157	CHAPUT, RUDY I. CHAPUT, KIMBERLY A.	13 RIVERSIDE DR HUDSON NH 03051
190	28	LIAMAS, NANCY N.	12 RIVERSIDE DR HUDSON NH 03051
190	24	BROOKS, Kimberley, TR. Brooks Family Rev Trust	5 WINN AVE HUDSON NH 03051
190	19	DRISCOLL, SEAN E.	18 CROSS ST HUDSON NH 03051
190	29	PINHEIRO DE CARVALHO ANTONIO MARCOS	14A RIVERSIDE DR HUDSON NH 03051
190	156	MAEMILLANI, LESLEY	10 CROSS ST HUDSON NH 03051
190	30	Ferreira, JOHNEILL	16 RIVERSIDE DR HUDSON NH 03051
190	158	RANDY OLJEY, PAULINE E. OLJEY, JR. Richard F. OLJEY, JR.	2 OAK AVE HUDSON NH 03051
190	167	Kenneth G. Adams	9 Riverside Dr. Hudson, NH 03051

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective form of ownership, list the mailing address of the officers of the collective or association only. If at the time of your hearing, any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date following notification of such abutters.

(Use additional copies of this page if necessary)

*Direct*

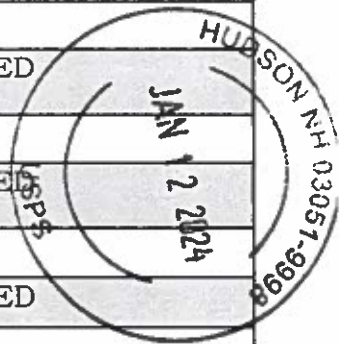
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	155	RUDOLPH, LISA ANN	8 CROSS ST HUDSON NH 03051
190	159	MALL, SUZAN B.	6 OAK AVE HUDSON NH 03051
190	167	ADAMS, KENNETH G.	9 RIVERSIDE DR HUDSON NH 03051
190	166	FERINO, MICHAEL A.	7 OAK AVE HUDSON NH 03051
190	167	LAVOIE DEBRA L.	7 RIVERSIDE DR HUDSON NH 03051
190	143	PARADIS, RICHARD E. JR " KELLY A. JR	17 RIVERSIDE DR HUDSON NH 03051
190	32	THOMAS, TERNON D.	18 RIVERSIDE DR HUDSON NH 03051
190	43	YOUNG, RICHARD M.	1 ANDREWS AVE HUDSON NH 03051
190	18	MONTROYA, ALBEIRO	21 CROSS ST HUDSON NH 03051
190	13	ZORAK, PROPERTY MANAGEMENT LLC	8 WINN AVE HUDSON NH 03051
190	12	PIZZAMAE REAL STATE Holdings.	7 MAMMOTH RD WINDHAM NH 03087
190	160	Beauchesne, MICHAEL D. FR.; Denise H. Beauchesne, TR	10 OAK AVE HUDSON NH 03051
190	31	WILCOX, JOHN G. Wilcox, Joyce A.	15 CROSS ST HUDSON NH 03051





**USPS-Verified Mail**

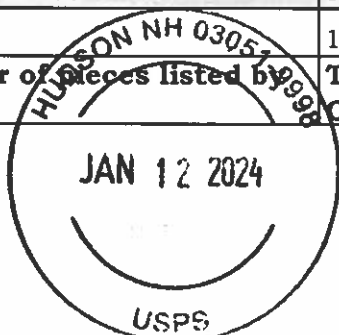
<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	<b>US POSTAL SERVICE - CERTIFIED MAIL</b>	<b>Case# 190-029</b> <b>HOME OCCUP. SE. AND VARIANCE</b> <b>14 RIVERSIDE DRIVE</b> <b>Map 190/Lot 029-000</b> <b>1 of 1</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5603 92	PINHEIRO DE CARVALHO, ANTONIO MARCOS 14A RIVERSIDE DR., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5604 08	DRISCOLL, SEAN C. 18 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5604 15	DON-KEV PROPERTIES LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5604 22	BROOKS, KIMBERLEY, TR.; BROOKS FAMILY REV TRUST 5 WINN AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5604 39	LIAKAS, NANCY N. 12 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5604 46	FERREIRA, JOHN C. III 16 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5604 53	MACMILLAN, LESLEY 10 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5604 60	CHAPUT, RUDY J.; CHAPUT, KIMBERLY A. 13 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	9589 0710 5270 0646 5604 77	RAND-OLJEY, PAULINE E.; OLJEY, RICHARD F. JR. 2 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	9589 0710 5270 0646 5604 84	ADAMS, KENNETH G. 9 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
	<b>Total Number of pieces listed by sender 10</b>	<b>Total number of pieces rec'vd at Post Office</b> <i>10</i>	<b>Postmaster (receiving Employee)</b> <i>Paula Angeli</i>



**USPS-Verified Mail**

<b>SENDER:</b>	<b>TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051</b>	<b>US POSTAL SERVICE - FIRST CLASS MAIL</b>	<b>Case# 190-029 HOME OCCUP. SE. AND VARIANCE 14 RIVERSIDE DRIVE Map 190/Lot 029-000 1 of 2</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	Mailed First Class	PIZZAMAC REAL ESTATE HOLDINGS 7 MAMMOTH RD., WINDHAM, NH 03087	ABUTTER NOTICE MAILED
2	Mailed First Class	ZORAK, PROPERTY MANAGEMENT LLC 8 WINN AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	MONTOYA, ALBEIRO 21 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	WINN AVENUE REAL ESTATE LLC 3 WINN AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	STINSON, GREGORY M. 12 TESSIER ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	BUTLER, FRANCIS LEE; BUTLER, AFRICA M. PO BOX 3836, NASHUA, NH 03061	ABUTTER NOTICE MAILED
7	Mailed First Class	CARON, RENEE D. 10 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	WILCOX, JOHN G.; WILCOX, JOYCE A. 15 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	THOMAS, TERRON D. 18 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	Mailed First Class	YOUNG, RICHARD M. 1 ANDREWS AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
	<b>Total Number of pieces listed by sender 10</b>	<b>Total number of pieces rec'vd at Post Office</b>	<b>Postmaster (receiving Employee)</b>

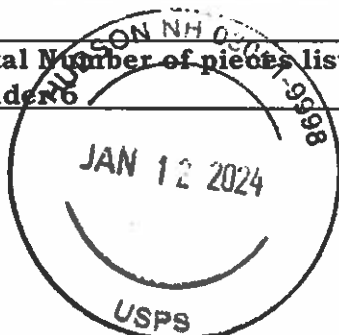
*AC*



Indirect First Class

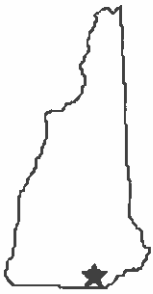
**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 HOME OCCUP. SE. AND VARIANCE 14 RIVERSIDE DRIVE Map 190/Lot 029-000 2 of 2
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	Mailed First Class	PARADIS, RICHARD E., TR.; PARADIS, KELLY A., TR.  17 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	RUDOLPH, LISA ANN  8 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	HALL, SUSAN B.  6 OAK AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	BEAUCHESNE, MICHAEL D., TR.; BEAUCHESNE, DENISE H., TR.  10 OAK AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	FERINO, MICHAEL A.  7 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	LAVOIE, DEBRA L.  7 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7			
8			
9			
10			
	<b>Total Number of pieces listed by sender</b>	<b>Total number of pieces rec'vd at Post Office</b>	<b>Postmaster (receiving Employee)</b>



AC

Indirect First Class (2)



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 190-029 (01-25-24): Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]**
- b. **A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), 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,

Chris Sullivan  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 190-029 (01-25-24): Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]**
- b. **A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]**

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide 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 Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@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,

Chris Sullivan  
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.

I have an excavating company called AMC Excavating. It is a construction as a home business, most of the operations are run from my home. Things like project planning, communicating with clients, managing the finances, and composing emails are the things I do from my home, but the actual construction would happen on the project sites.

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

No my home is primary and my business is secondary to my home

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

The home business will only be carried here and the project sites

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

The only exterior indications and display of my home occupation would be my red truck that has my business name on the side of it.

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 there won't be any 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.

There will be no noise, vibrations, dust, smoke, electrical disturbances, odor, heat, and or glare produced. The only noise that will be heard is the truck when it starts the normal noises.

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.

The volume and traffic in my neighborhood would be the same as now.

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

There will be no customer/client parking. I do pricing quotes on the project sites. I don't take customers/clients in my home.

Who will be conducting the home occupation? Please explain.

I will be the only person conducting the home business. As I am the one to deal with clients and the finances.

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

There will be only one vehicle for my home occupation. It is a red Chevrolet Silverado 5500 truck.





# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation (Revised)

December 13, 2023

Antonio Marcos & Pinheiro De Carvalho  
14A Riverside Dr.  
Hudson, NH 03051

Re: **14 Riverside Dr. Map 190 Lot 029-000**  
**District: Town Residence (TR)**

Dear Antonio,

I have revised the letter of violation after the discussion on 12-10-23. Please apply for the 2 variance as requested below.

**Complaint:** The parking of a Truck and trailer in your driveway and the running of a business from your residence.

#### **Violations:**

- 1) The operation of a business from this residence is not permitted in the TR zone per §334-21 **Table of Permitted Principal Uses**. You would need a home occupation special Exception Per §334-24 **Home Occupations**.
- 2) The outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds, is not permitted in the TR zone per §334-15 B. (2) **Parking**.

There are expired building permits 2021-00999, 2021-01000, and 2021-01001, please contact Inspectional Services for completion of such permits/inspections at (603) 886-6005.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offense, and \$550.00 for subsequent offenses for each day that your Property is found to be continue in violation of the

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

HZO after the date you receive the first notice (~November 20, 2020), with each day that the violations continue being a separate offense.

If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Please bring your property into compliance and schedule your inspection and move the shelter and remove the Dump truck from your property By July 12, 2023. Please call with any questions and to schedule an inspection of the relocated structure.

Sincerely,



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

cc: Public Folder  
B. Groth, Town Planner  
R. Abair, Building Official  
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: 14 RIVERSIDE DR  
 Vision ID: 6653 Account #: 4820

Parcel ID: 190/029/000/1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1040  
 Print Date: 12/12/2023 11:05:22

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)									
PINHEIRO DE CARVALHO, ANTONIO  14A RIVERSIDE DR.  HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed	
		RE	Residential Average			2023	1040	492,500	2023	1040	492,500	2022	1040	492,500	
		TOPO		UTILITIES				1040	132,200		1040	132,200		1040	132,200
		Level		Town Water				1040	5,600		1040	5,600		1040	5,600
				Town Sewer											
						Total	630,300	Total	630,300	Total	630,300	Total	630,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
PINHEIRO DE CARVALHO, ANTONIO MARCO		9360 1362	10-06-2020	Q	I	490,000	00	Grantor: MUTEME, MARGARET.	Appraised Bldg. Value (Card)				428,300
MUTEME, MARGARET		6982 1848	05-12-2003	Q	I	335,000	00	Grantor: JACOBS, ELIZABETH.	Appraised Xf (B) Value (Bldg)				64,200
JACOBS, ELIZABETH		5834 0370	07-22-1997	U	V		48	Grantor: JACOBS, RICHARD	Appraised Ob (B) Value (Bldg)				5,600
JACOBS, RICHARD		5498 1560	12-01-1993	Q	V	93,500	00	Grantor: DPT CORP/ALIN REALTY	Appraised Land Value (Bldg)				132,200
DPT CORP/ALIN REALTY		5442 0311	06-11-1993	U	V	87,200	40	Grantor: SHAWMUT/FORCE	Special Land Value				0
									Total Appraised Parcel Value				630,300

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				Valuation Method		
Parcel ID	190-029-000		Descript	Code	Appraised	Assessed			
Zoning	BD:Business District		BLDG	1040	492,500	492,500			
Flood Hazard	C		LAND	1040	132,200	132,200			
Neigh/Abut1			OB	1040	5,600	5,600			
Neigh/Abut2									
Neigh/Abut3		PREV 0048-0030-0000							
GIS ID	190-029-000	Assoc Pid#							
			Total:		630,300	630,300	Total Appraised Parcel Value		630,300

NOTES		VISIT / CHANGE HISTORY			
3 EXTRA FIXTURES (TOILET, SINK, SHOWER) IN SEPARATE AREAS OF BASEMENT. 1 IS PART OF A 4 FIXTURE BATH. PDAS. 6/19 EA//202 0-appears to be bath rens in 14A in progress		Date	Id	Cd	Purpost/Result
		07-13-2022	26	45	Field Review
		06-07-2022	21	15	Permit Visit
		11-13-2020	21	30	Sales Data Verification
		06-14-2019	19	02	Measured
		06-04-2013	15	03	Meas/Inspect
		08-09-2007	10	02	Measured
		08-23-2005	01	71	Acreage Adjustment From New Map
		05-10-2004	05	03	Meas/Inspect

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2021-01001	11-04-2021	AP		300	C	PINHEIRO DE CARVA	0	18' dia above ground pool . Pool is already installed. Permit applied for after work complet	
2021-01000	11-04-2021	DK		1,800	C	PINHEIRO DE CARVA	0	17' x 8'6 deck. Deck is already built. Permit applied for after work completed	
2021-00999	11-04-2021	SH		3,800	C	PINHEIRO DE CARVA	0	12'6 x 20' 4 shed. Shed is already installed. Permit applied for after work completed	
0306-01	11-27-2000	DW	Dwelling	162,000	C				
0263-01	10-11-2000	MN	Manual		C			Visit Notes: Demo 2-Fam;	
0112-01	09-13-2000	MN	Manual	5,000	C			Visit Notes: Temp Mble Hme;	

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	1040	TWO-FAMILY DWELLIN	Site	0.370 AC	170,000		2.10	5	1.00	RE	1.00			132,200	
Total Card Land Units:				0.370 AC	Parcel Total Land Area:				0.370	AC				Total Land Value:	132,200

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

Property Location: 14 RIVERSIDE DR  
 Vision ID: 6653 Account #: 4820

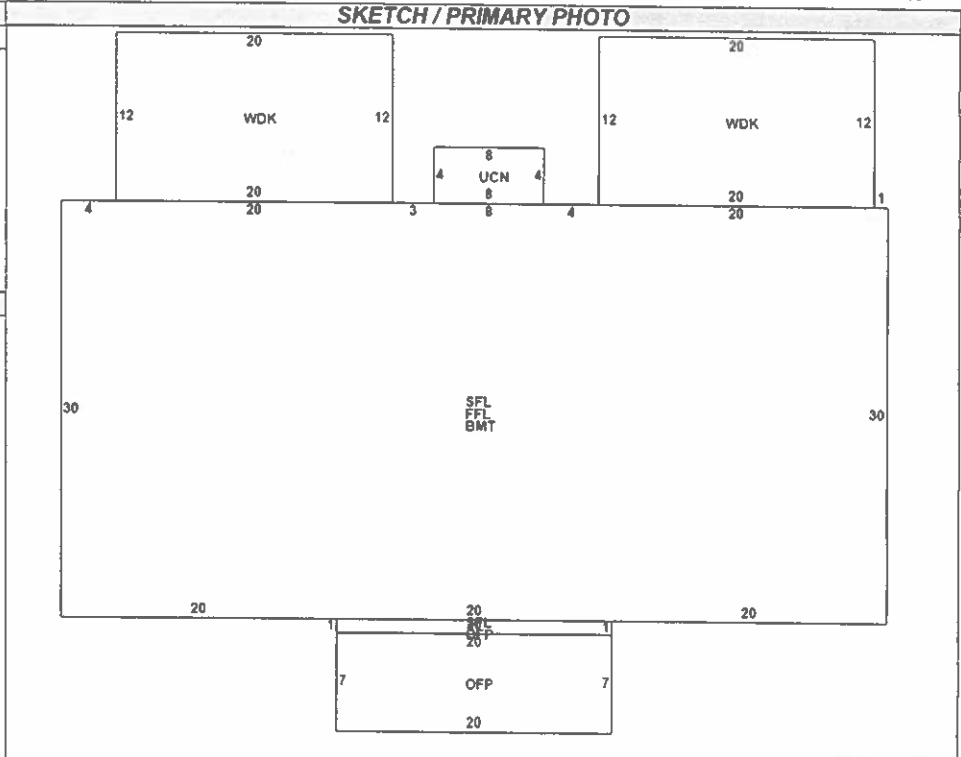
Parcel ID: 190/ 029/ 000/ 1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1040  
 Print Date: 12/12/2023 11:05:23

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	2		Extra Kitchens	0	
Style:	10	Family Duplex	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	2				
Exterior Wall 1	04	Vinyl			
Roof Structure	02	Hip			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	2				
AC Percent	100				
Total Rooms	10				
Bedrooms	6				
Full Baths	3				
3/4 Baths	1				
Half Baths	2				
Extra Fixtures	4				
Kitchens	2				
Kitchen Rating	AV	Average			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GREY				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	486,689
Year Built	2001
Effective Year Built	2010
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
RCNLD	428,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

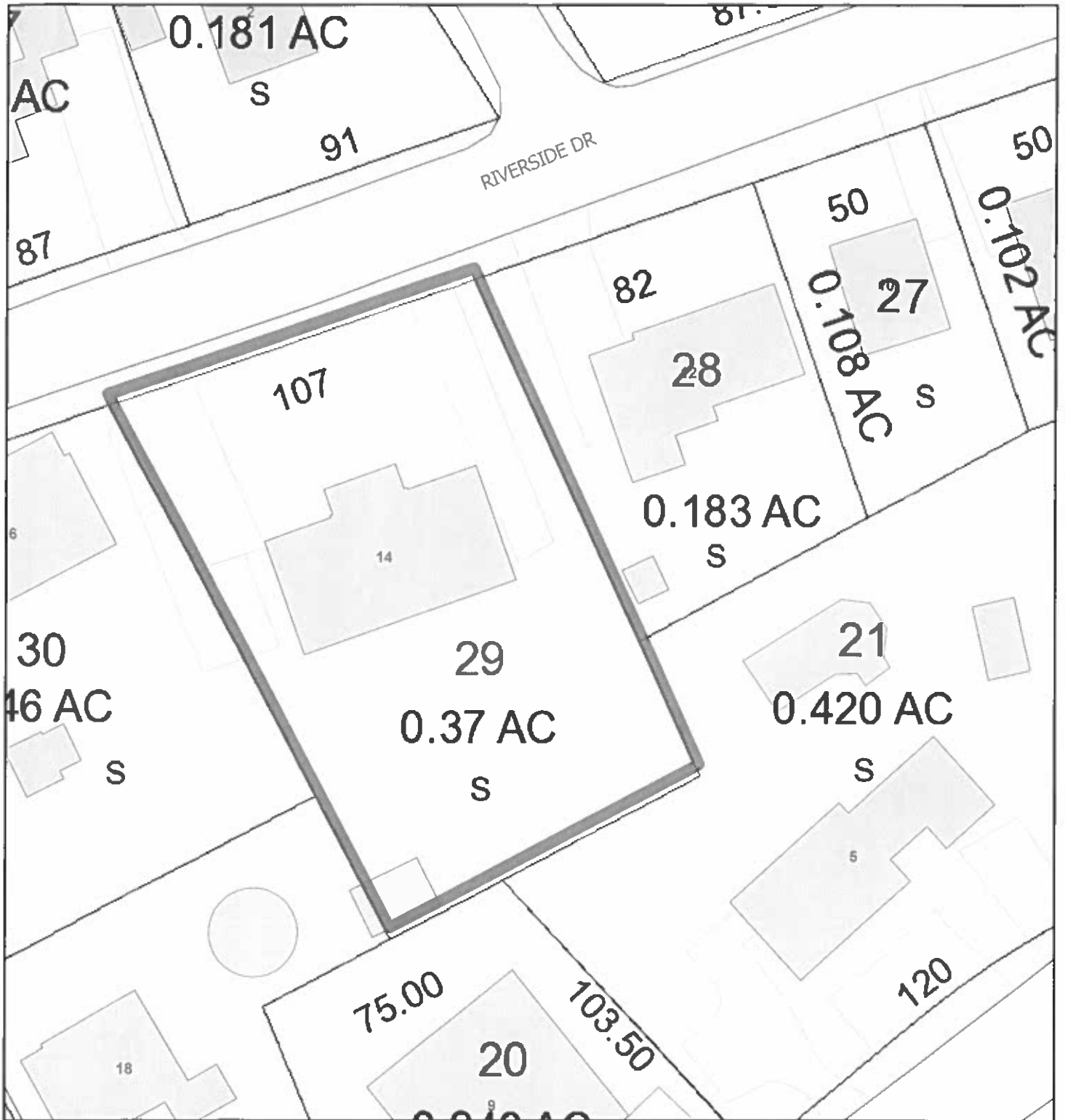


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
XFRM	Rec Room, Fin, BMT	B	1,620	SQ. FT	45.00	2001	AV	88	64,200
SHEDWD	Shed-Wood	L	240	UNITS	31.02	2021	AV	60	4,500
PATIO	Patio	L	250	UNITS	7.30	2021	AV	60	1,100
POOLAC	Round Above Ground Pool	L	18	UNITS	0.00	2021	AV	60	0
POOLDK	Abv Grnd Pool Wood Deck	L	153	UNITS	0.00	2021	AV	60	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,800	450	29.30	52,735
FFL	First Floor, Finished	1,800	1,800	1,800	117.19	210,941
OFF	Open Frame Porch	0	160	32	23.44	3,750
SFL	Second Floor, Finished	1,820	1,820	1,820	117.19	213,285
UCN	Unfinished Canopy	0	32	3	10.99	352
WDK	Wood Deck, or Composite Dk	0	480	48	11.72	5,625
<b>Total Liv Area/Gr. Area/Eff Are</b>		<b>3,620</b>	<b>6,092</b>	<b>4,153</b>	<b>Total Value</b>	<b>486,688</b>

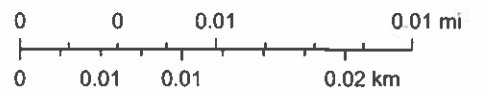


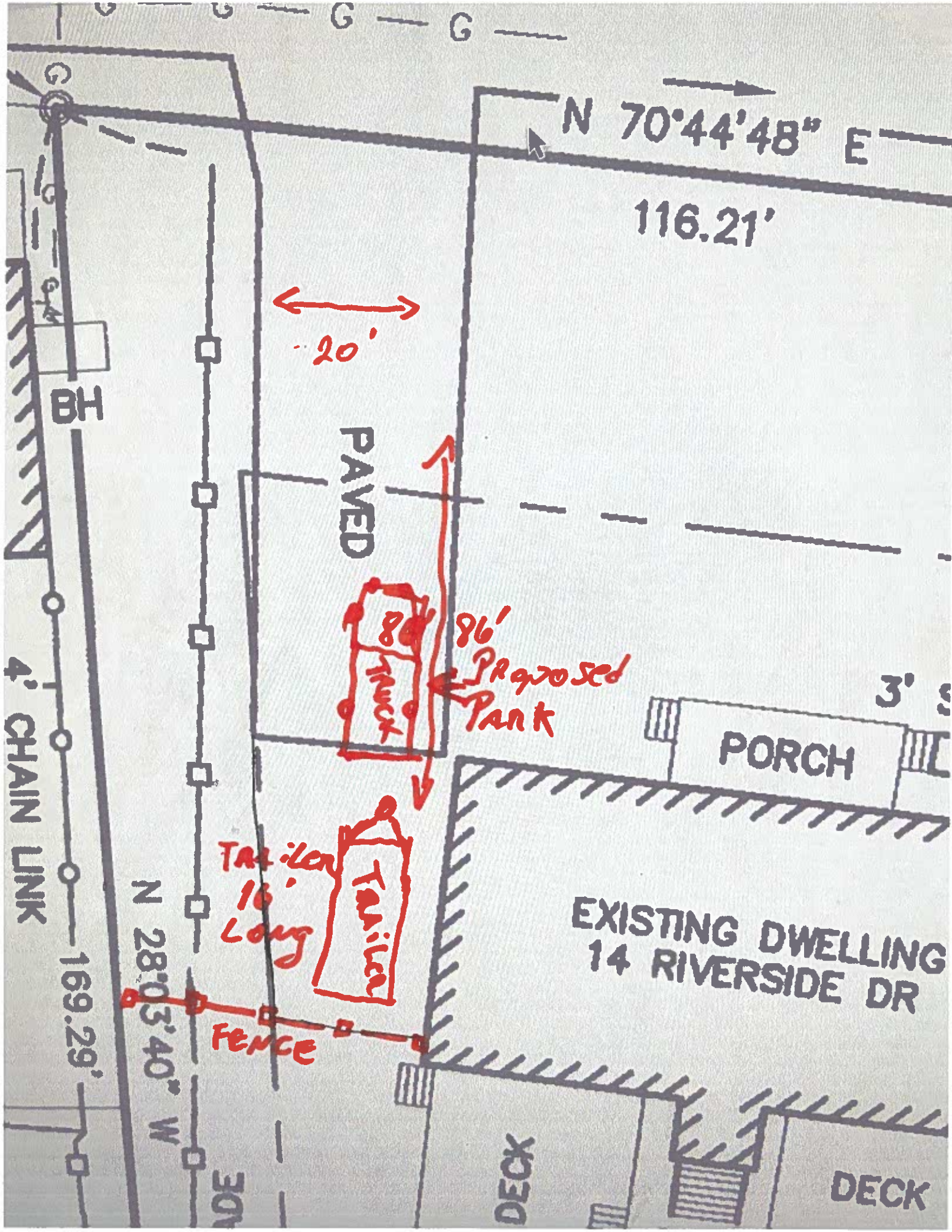
# 14 Riverside Dr



12/28/2023

1:632





**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29, LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33011C05180, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

**PLANS OF REFERENCE**

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

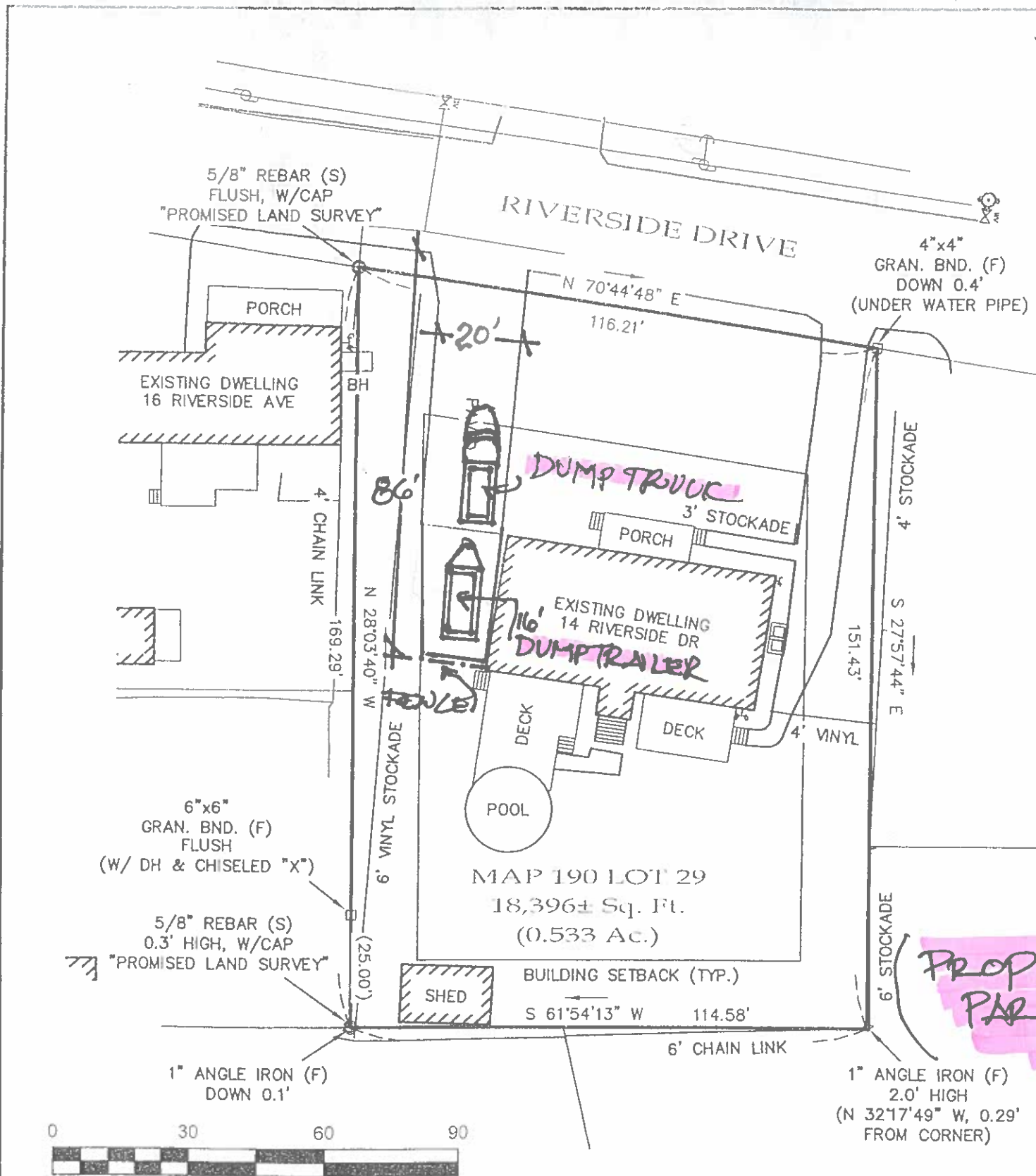
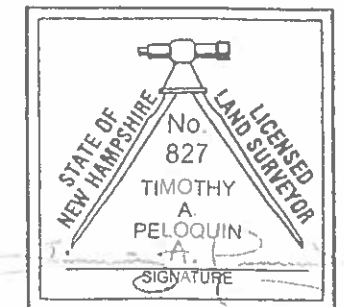
**ZONING**

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

TOWN OF HUDSON

OCT 08 2021

Zoning Department



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

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

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

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

Printed  
1/05/2024

3:20PM

Created  
1/05/2024  
3:13 PM

# Transaction Receipt

Town of Hudson, NH

12 School Street  
Hudson, NH 03051-4249

Receipt# 758,788  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-01-25-24 ZBA Meeting 14 Riverside Dr Map 190 Lot 029-000 Split Zone TR/B Home Occupation SE	0.00	245.6600	0.00
	Variance-Parking	0.00	185.0000	0.00
			Total:	430.66

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Antonio Pinheiro DeCarvalho	CSH	CASH-TG	430.66	0.00	430.66

Total Due:	430.66
Total Tendered:	430.66
Total Change:	0.00
Net Paid:	430.66





TOWN OF HUDSON

JAN 05 2024

LAND USE DIVISION  
ZONING DEPT.

APPLICATION FOR A VARIANCE

Zoning Board of Adjustment  
Town of Hudson

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

Case No. 190-029(01-25-24)

Date Filed 1/5/24

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

Telephone Number (Home) 603 4329533 (Work) \_\_\_\_\_

Mailing Address 14A Riverside dr HUDSON NH 03051

Owner ANTONIO DE CARVALHO

Location of Property 14A Riverside dr HUDSON NH 03051  
(Street Address)

Signature of Applicant \_\_\_\_\_ Date 01/02/2024

Signature of Property-Owner(s) \_\_\_\_\_ Date 01/02/2024

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: 1/5/24

COST:

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

Abutter Notice:

10 Direct Abutters x Certified postage rate \$ N/A = \$ -0-

16 Indirect Abutters x First Class postage rate \$ N/A = \$ -0-

Total amount due: \$ 185-

\* See Home Occupation Special Exception - abutter notices fees paid Amt. received: \$ 185 - cash

Received by: TSG Receipt No.: 758, 788

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

# 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.

<u>Applicant Initials</u>		<u>Staff Initials</u>
<u>A</u>	Please review the completed application with the Zoning Administrator or staff <b>before making copies in next step.</b>	<u>TG</u>
<u>A</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 thirteen (13) <b>single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>A</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and 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>NA</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>A</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: <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>A</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>A</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>A</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>NA</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

**CERTIFIED PLOT PLAN:**

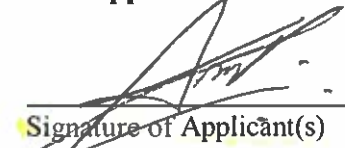
Requests **other than** above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful.

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

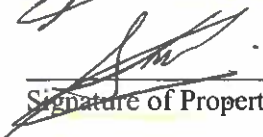
- a) \_\_\_\_\_ The plot plan shall be drawn to scale on an 8 ½” x 11” or 11” x 17” sheet with a North pointing arrow shown on the plan. \_\_\_\_\_
- b) \_\_\_\_\_ The plot plan shall be up-to date and dated, and shall be no more than three years old. \_\_\_\_\_
- c) \_\_\_\_\_ The plot plan shall have the signature and the name of the preparer, with his/her/their seal. \_\_\_\_\_
- d) \_\_\_\_\_ The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: 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) \_\_\_\_\_ 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) \_\_\_\_\_ The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. \_\_\_\_\_
- g) \_\_\_\_\_ The plot plan shall include all proposed buildings, structures, or additions, marked as “PROPOSED,” together with all applicable dimensions and encroachments. \_\_\_\_\_
- h) \_\_\_\_\_ The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. \_\_\_\_\_
- i) \_\_\_\_\_ The plot plan shall indicate all parking spaces and lanes, with dimensions. \_\_\_\_\_

*\*see plan for proposed parking*

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

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

01/02/2024  
Date

  
\_\_\_\_\_  
Signature of Property Owner(s)

01/02/2024  
Date

### ALL DIRECT ABUTTERS

List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property adjoins or is directly across the street or stream from the land under consideration. For abutting properties being under a condominium or other collective form of ownership, list the mailing address of the officers of the collective or association only. If at the time of your hearing, any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date following notification of such abutters.

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	20	*Include Applicant & Owner(s) DON-KEV PROPERTIES LLC	195R CENTRAL ST HUDSON NH 03051
190	157	CHAPUT, Rudy J. CHAPUT, Kimberly A.	13 RIVERSIDE DR HUDSON NH 03051
190	28	LIAKAS, NANCY M.	12 RIVERSIDE DR HUDSON NH 03051
190	21	BROOKS, Kimberley T. BROOKS, Family Rev Trust	5 WINN AV HUDSON NH 03051
190	19	DRISCOLL, SEAN C.	18 CROSS ST HUDSON NH 03051
190	29	PINHEIRO DE CARVALHO ANTONIO MARCOS	14A RIVERSIDE DR HUDSON NH 03051
190	156	MACMILLAN, LESLEY	10 CROSS ST HUDSON NH 03051
190	30	FERRERA, JOHN E. III	16 RIVERSIDE DR HUDSON NH 03051
190	158	RAND-OLJEY, PAULINE E. OLJEY, Richard F. JR.	2 OAK AVE HUDSON NH 03051
190	167	Kenneth G. Adams	9 Riverside Dr. Hudson, NH 03051

**ALL INDIRECT ABUTTERS WITHIN 200 FEET**

List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective form of ownership, list the mailing address of the officers of the collective or association only. If at the time of your hearing, any applicable property owner is found not to have been notified because your lists are incorrect or incomplete, the Zoning Board will defer your hearing to a later date following notification of such abutters.

(Use additional copies of this page if necessary)

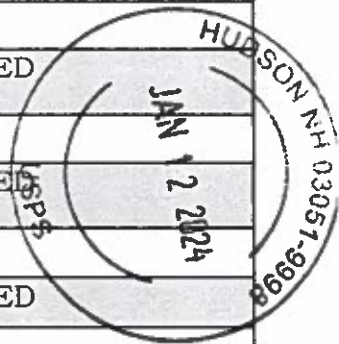
*Direct -*

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	155	RUDOLPH, LISA ANN	8 CROSS ST HUDSON NH 03051
190	159	HALL SUSAN B.	6 OAK AVE HUDSON NH 03051
190	167	Adams Kenneth G.	9 Riverside dr HUDSON NH 03051
190	166	Ferino Michael A.	7 OAK AVE HUDSON NH 03051
190	160	Beauchesne, Michael Beauchesne, Denise H	10 OAK AVE HUDSON NH 03051
190	168	Lavoie, Debra L.	7 Riverside dr HUDSON NH 03051
190	143	Paradis, Richard E, Tr Paradis Kelly A, Tr	17 Riverside dr HUDSON NH 03051
190	32	THOMAS, Terron. D.	18 Riverside dr HUDSON NH 03051
190	43	Young Richard M.	1 Andrews Ave HUDSON NH 03051
190	18	MONTOYA Albeiro	21 CROSS ST HUDSON NH 03051
190	13	ZORAK Property MANAGEMENT LLC	8 Winn Ave HUDSON NH 03051
190	12	PIZZAMAC REAL ESTATE HOLDINGS	7 MAMMOTH RD WINDHAM, NH 03087
190	31	WILCOX, JOHN G. WILCOX JOICE A.	15 CROSS ST HUDSON NH 03051



**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	<b>US POSTAL SERVICE - CERTIFIED MAIL</b>	<b>Case# 190-029</b> <b>HOME OCCUP. SE. AND VARIANCE</b> <b>14 RIVERSIDE DRIVE</b> <b>Map 190/Lot 029-000</b> <b>1 of 1</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5603 92	PINHEIRO DE CARVALHO, ANTONIO MARCOS 14A RIVERSIDE DR., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5604 08	DRISCOLL, SEAN C. 18 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5604 15	DON-KEV PROPERTIES LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5604 22	BROOKS, KIMBERLEY, TR.; BROOKS FAMILY REV TRUST 5 WINN AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5604 39	LIAKAS, NANCY N. 12 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5604 46	FERREIRA, JOHN C. III 16 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5604 53	MACMILLAN, LESLEY 10 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5604 60	CHAPUT, RUDY J.; CHAPUT, KIMBERLY A. 13 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	9589 0710 5270 0646 5604 77	RAND-OLJEY, PAULINE E.; OLJEY, RICHARD F. JR. 2 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	9589 0710 5270 0646 5604 84	ADAMS, KENNETH G. 9 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
	<b>Total Number of pieces listed by sender 10</b>	<b>Total number of pieces rec'vd at Post Office</b> <i>10</i>	<b>Postmaster (receiving Employee)</b> <i>Paula Angeli</i>

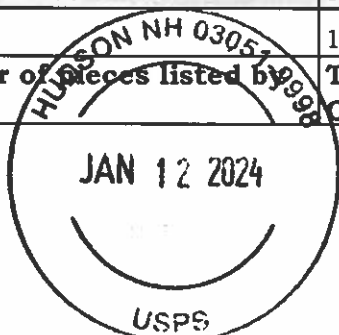




**USPS-Verified Mail**

<b>SENDER:</b>	<b>TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051</b>	<b>US POSTAL SERVICE - FIRST CLASS MAIL</b>	<b>Case# 190-029 HOME OCCUP. SE. AND VARIANCE 14 RIVERSIDE DRIVE Map 190/Lot 029-000 1 of 2</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	Mailed First Class	PIZZAMAC REAL ESTATE HOLDINGS 7 MAMMOTH RD., WINDHAM, NH 03087	ABUTTER NOTICE MAILED
2	Mailed First Class	ZORAK, PROPERTY MANAGEMENT LLC 8 WINN AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	MONTOYA, ALBEIRO 21 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	WINN AVENUE REAL ESTATE LLC 3 WINN AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	STINSON, GREGORY M. 12 TESSIER ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	BUTLER, FRANCIS LEE; BUTLER, AFRICA M. PO BOX 3836, NASHUA, NH 03061	ABUTTER NOTICE MAILED
7	Mailed First Class	CARON, RENEE D. 10 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	WILCOX, JOHN G.; WILCOX, JOYCE A. 15 CROSS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	THOMAS, TERRON D. 18 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	Mailed First Class	YOUNG, RICHARD M. 1 ANDREWS AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
	<b>Total Number of pieces listed by sender 10</b>	<b>Total number of pieces rec'vd at Post Office</b>	<b>Postmaster (receiving Employee)</b>

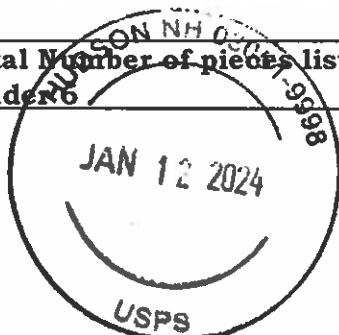
*AC*



Indirect First Class

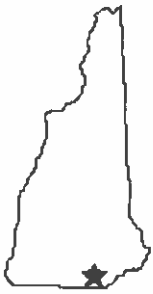
**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-029 HOME OCCUP. SE. AND VARIANCE 14 RIVERSIDE DRIVE Map 190/Lot 029-000 2 of 2
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	Mailed First Class	PARADIS, RICHARD E., TR.; PARADIS, KELLY A., TR.  17 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	RUDOLPH, LISA ANN  8 CROSS ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	HALL, SUSAN B.  6 OAK AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	BEAUCHESNE, MICHAEL D., TR.; BEAUCHESNE, DENISE H., TR.  10 OAK AVENUE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	FERINO, MICHAEL A.  7 OAK AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	LAVOIE, DEBRA L.  7 RIVERSIDE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7			
8			
9			
10			
	<b>Total Number of pieces listed by sender</b>	<b>Total number of pieces rec'vd at Post Office</b>	<b>Postmaster (receiving Employee)</b>



AC

Indirect First Class (2)



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 190-029 (01-25-24): Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]**
- b. **A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), 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,

Chris Sullivan  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 190-029 (01-25-24): Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH [Map 190, Lot 029 Sublot 000; Split Zoned Town Residence (TR) and Business (B)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Home Occupation Special Exception to allow a home business office as permitted by special exception only. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]**
- b. **A Variance to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions-Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]**

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide 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 Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@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,

Chris Sullivan  
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article III General Reg. of HZO Section(s) 534-15 B.(2) Parking in order to permit the following:

To allow The outside parking or storage of vehicles or trailers used in commerce at residence with gross vehicle weight greater than 13,000 lbs. where this is not permitted in the TR zone.

**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 will help me with my business because I can use it for my business and it helps me a lot with my company.

- 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.”)

My truck won't be bothering the neighbors or breaking any ordinances it's just like a normal truck.

- 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.)

If I have my truck it's easier for me to run my company to get my materials on project sites and more it's just faster and more efficient for me

- 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.)

My truck will only be on my property and it won't go on anyone else's property.

**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**

I HAVE A TRUCK chevy 5500 which I use for WORK. and PARK in my DRIVEWAY.

I USE EVERY day To go AND BACK from WORK.

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

MY property is NOT HAVE NOTHING SPECIAL, IS THE SAME AS ALL EVERYONE, NORMAL DRIVEWAY WHICH I USE TO PARK MY TRUCK.

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.



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation (Revised)

December 13, 2023

Antonio Marcos & Pinheiro De Carvalho  
14A Riverside Dr.  
Hudson, NH 03051

Re: **14 Riverside Dr. Map 190 Lot 029-000**  
**District: Town Residence (TR)**

Dear Antonio,

I have revised the letter of violation after the discussion on 12-10-23. Please apply for the 2 variance as requested below.

**Complaint:** The parking of a Truck and trailer in your driveway and the running of a business from your residence.

#### Violations:

- 1) The operation of a business from this residence is not permitted in the TR zone per **§334-21 Table of Permitted Principal Uses**. You would need a home occupation special Exception Per **§334-24 Home Occupations**.
- 2) **The outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds, is not permitted in the TR zone per §334-15 B. (2) Parking.**

There are expired building permits 2021-00999, 2021-01000, and 2021-01001, please contact Inspectional Services for completion of such permits/inspections at (603) 886-6005.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offense, and \$550.00 for subsequent offenses for each day that your Property is found to be continue in violation of the

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



HZO after the date you receive the first notice (~November 20, 2020), with each day that the violations continue being a separate offense.

If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Please bring your property into compliance and schedule your inspection and move the shelter and remove the Dump truck from your property By July 12, 2023. Please call with any questions and to schedule an inspection of the relocated structure.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Sullivan". The signature is fluid and cursive, with the first name "Chris" and the last name "Sullivan" clearly distinguishable.

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

cc: Public Folder  
B. Groth, Town Planner  
R. Abair, Building Official  
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: 14 RIVERSIDE DR  
 Vision ID: 6653 Account #: 4820

Parcel ID: 190/029/000/1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1040  
 Print Date: 12/12/2023 11:05:22

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)									
PINHEIRO DE CARVALHO, ANTONIO  14A RIVERSIDE DR.  HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed	
		RE	Residential Average			2023	1040	492,500	2023	1040	492,500	2022	1040	132,200	
		TOPO		UTILITIES				1040	132,200		1040	132,200		1040	132,200
		Level		Town Water				1040	5,600		1040	5,600		1040	5,600
		Town Sewer			Total		630,300	Total		630,300	Total		630,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
PINHEIRO DE CARVALHO, ANTONIO MARCO		9360 1362	10-06-2020	Q	I	490,000	00	Grantor: MUTEME, MARGARET,	Appraised Bldg. Value (Card)			428,300
MUTEME, MARGARET		6982 1848	05-12-2003	Q	I	335,000	00	Grantor: JACOBS, ELIZABETH,	Appraised Xf (B) Value (Bldg)			64,200
JACOBS, ELIZABETH		5834 0370	07-22-1997	U	V		48	Grantor: JACOBS, RICHARD	Appraised Ob (B) Value (Bldg)			5,600
JACOBS, RICHARD		5498 1560	12-01-1993	Q	V	93,500	00	Grantor: DPT CORP/ ALIN REALTY	Appraised Land Value (Bldg)			132,200
DPT CORP/ ALIN REALTY		5442 0311	06-11-1993	U	V	87,200	40	Grantor: SHAWMI IT/FORFCI	Special Land Value			0
		Total:				630,300			Total Appraised Parcel Value			630,300

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY	
Parcel ID	190-029-000		Descript	Code	Appraised	Assessed	Total Appraised Parcel Value	
Zoning	BD:Business District		BLDG	1040	492,500	492,500	630,300	
Flood Hazard	C		LAND	1040	132,200	132,200	Valuation Method	
Neigh/Abut1			OB	1040	5,600	5,600	C	
Neigh/Abut2			Total:		630,300	630,300	Total Appraised Parcel Value	
Neigh/Abut3	PREV 0048-0030-0000						630,300	
GIS ID	190-029-000	Assoc Pid#					630,300	

NOTES		VISIT / CHANGE HISTORY			
3 EXTRA FIXTURES (TOILET, SINK, SHOWER) IN SEPARATE AREAS OF BASEMENT. 1 IS PART OF A 4 FIXTURE BATH. PDAS. 6/19 EA//202 0-appears to be bath rens in 14A in prog ress		Date	Id	Cd	Purpost/Result
		07-13-2022	26	45	Field Review
		06-07-2022	21	15	Permit Visit
		11-13-2020	21	30	Sales Data Verification
		06-14-2019	19	02	Measured
		06-04-2013	15	03	Meas/Inspect
		08-09-2007	10	02	Measured
		08-23-2005	01	71	Acreage Adjustment From New Map
	05-10-2004	05	03	Meas/Inspect	

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments
2021-01001	11-04-2021	AP		300	C	PINHEIRO DE CARVA	0	18' dia above ground pool . Pool is already installed. Permit applied for after work complet
2021-01000	11-04-2021	DK		1,800	C	PINHEIRO DE CARVA	0	17' x 8'6 deck. Deck is already built. Permit applied for after work completed
2021-00999	11-04-2021	SH		3,800	C	PINHEIRO DE CARVA	0	12'6 x 20' 4 shed. Shed is already installed. Permit applied for after work completed
0306-01	11-27-2000	DW	Dwelling	162,000	C			
0263-01	10-11-2000	MN	Manual		C			Visit Notes: Demo 2-Fam;
0112-01	09-13-2000	MN	Manual	5,000	C			Visit Notes: Temp Mble Hme;

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	1040	TWO-FAMILY DWELLIN	Site	0.370 AC	170,000		2.10	5	1.00	RE	1.00			132,200
Total Card Land Units:				0.370 AC	Parcel Total Land Area:				0.370	AC	Total Land Value:			132,200

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

Property Location: 14 RIVERSIDE DR  
 Vision ID: 6653 Account #: 4820

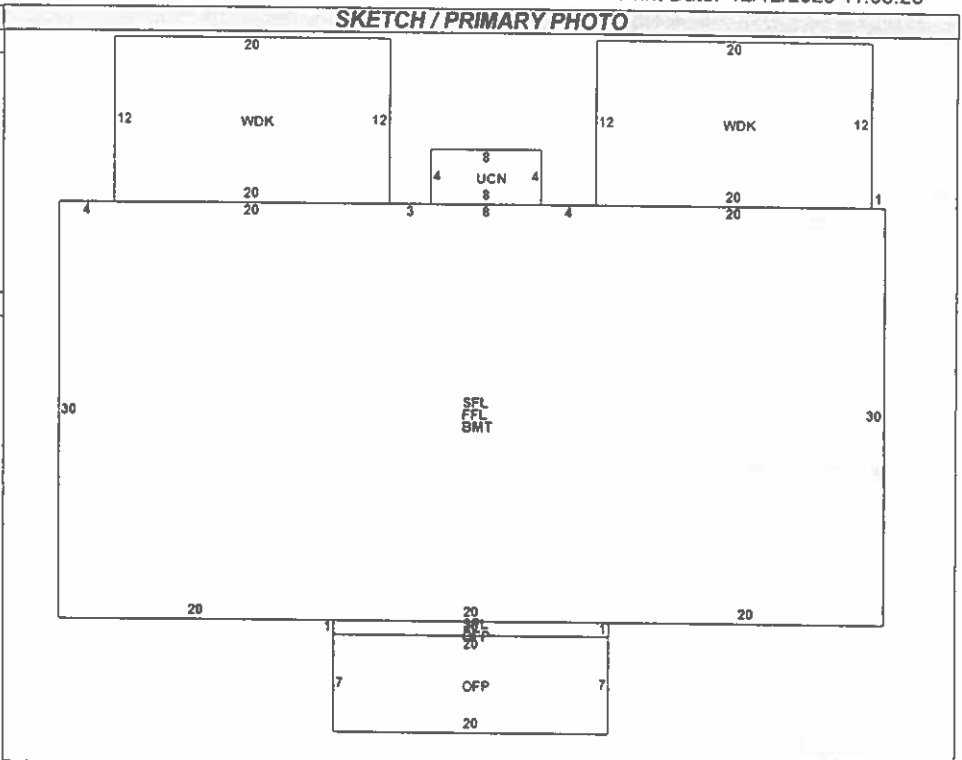
Parcel ID: 190/029/000/1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1040  
 Print Date: 12/12/2023 11:05:23

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	2		Extra Kitchens	0	
Style:	10	Family Duplex	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	2				
Exterior Wall 1	04	Vinyl			
Roof Structure	02	Hip			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	2				
AC Percent	100				
Total Rooms	10				
Bedrooms	6				
Full Baths	3				
3/4 Baths	1				
Half Baths	2				
Extra Fixtures	4				
Kitchens	2				
Kitchen Rating	AV	Average			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GREY				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	486,689
Year Built	2001
Effective Year Built	2010
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
RCNLD	428,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

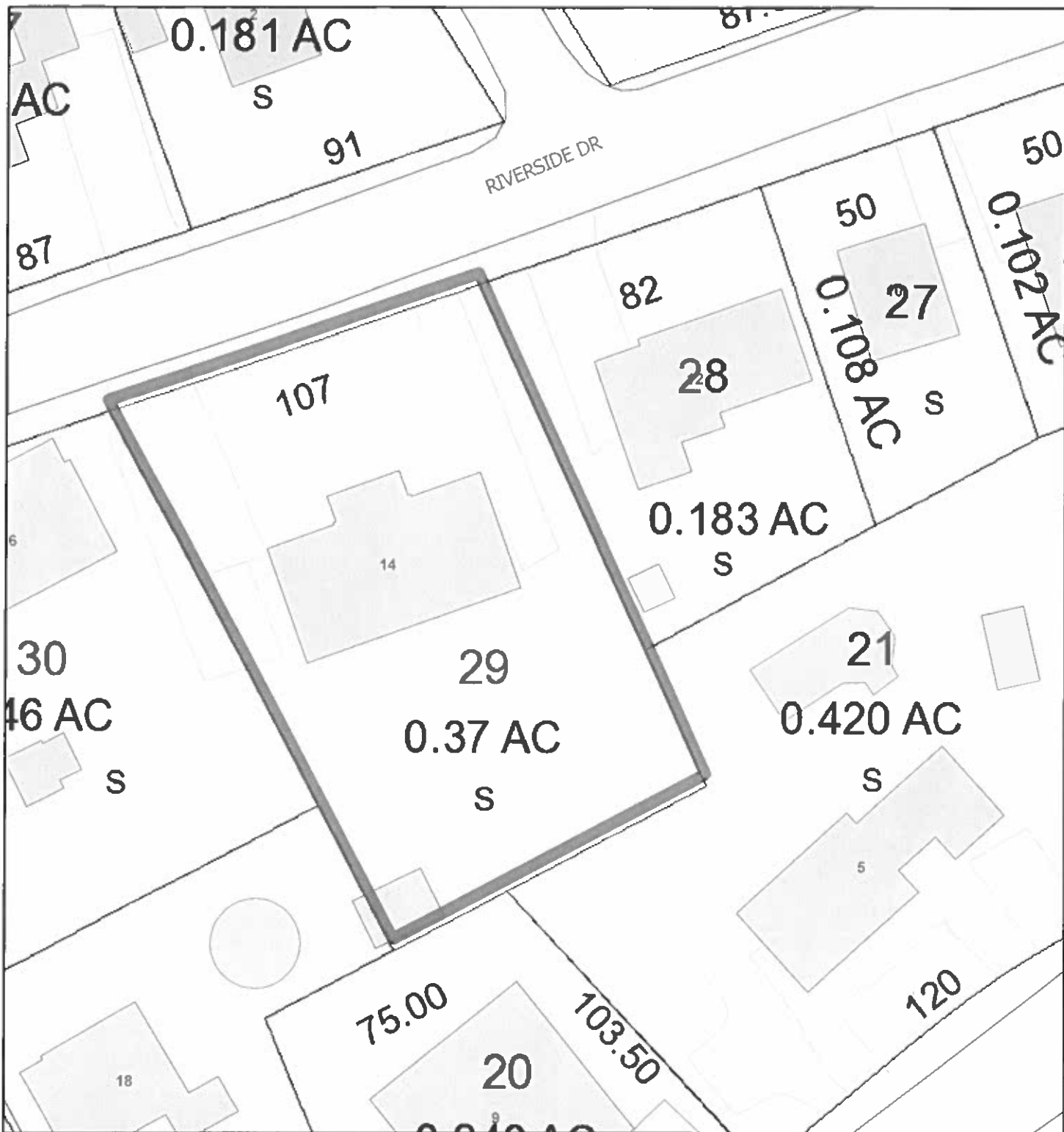


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
XFRRM	Rec Room, Fin, BMT	B	1,620	SQ. FT	45.00	2001	AV	88	64,200
SHEDWD	Shed-Wood	L	240	UNITS	31.02	2021	AV	60	4,500
PATIO	Patio	L	250	UNITS	7.30	2021	AV	60	1,100
POOLAC	Round Above Ground Pool	L	18	UNITS	0.00	2021	AV	60	0
POOLDK	Abv Grnd Pool Wood Deck	L	153	UNITS	0.00	2021	AV	60	0

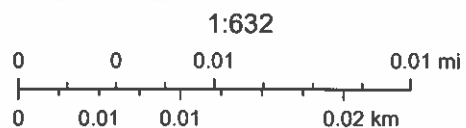
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,800	450	29.30	52,735
FFL	First Floor, Finished	1,800	1,800	1,800	117.19	210,941
OPF	Open Frame Porch	0	160	32	23.44	3,750
SFL	Second Floor, Finished	1,820	1,820	1,820	117.19	213,285
UCN	Unfinished Canopy	0	32	3	10.99	352
WDK -	Wood Deck, or Composite Dk	0	480	48	11.72	5,625
Total Liv Area/Gr. Area/Eff Are		3,620	6,092	4,153	Total Value	486,688

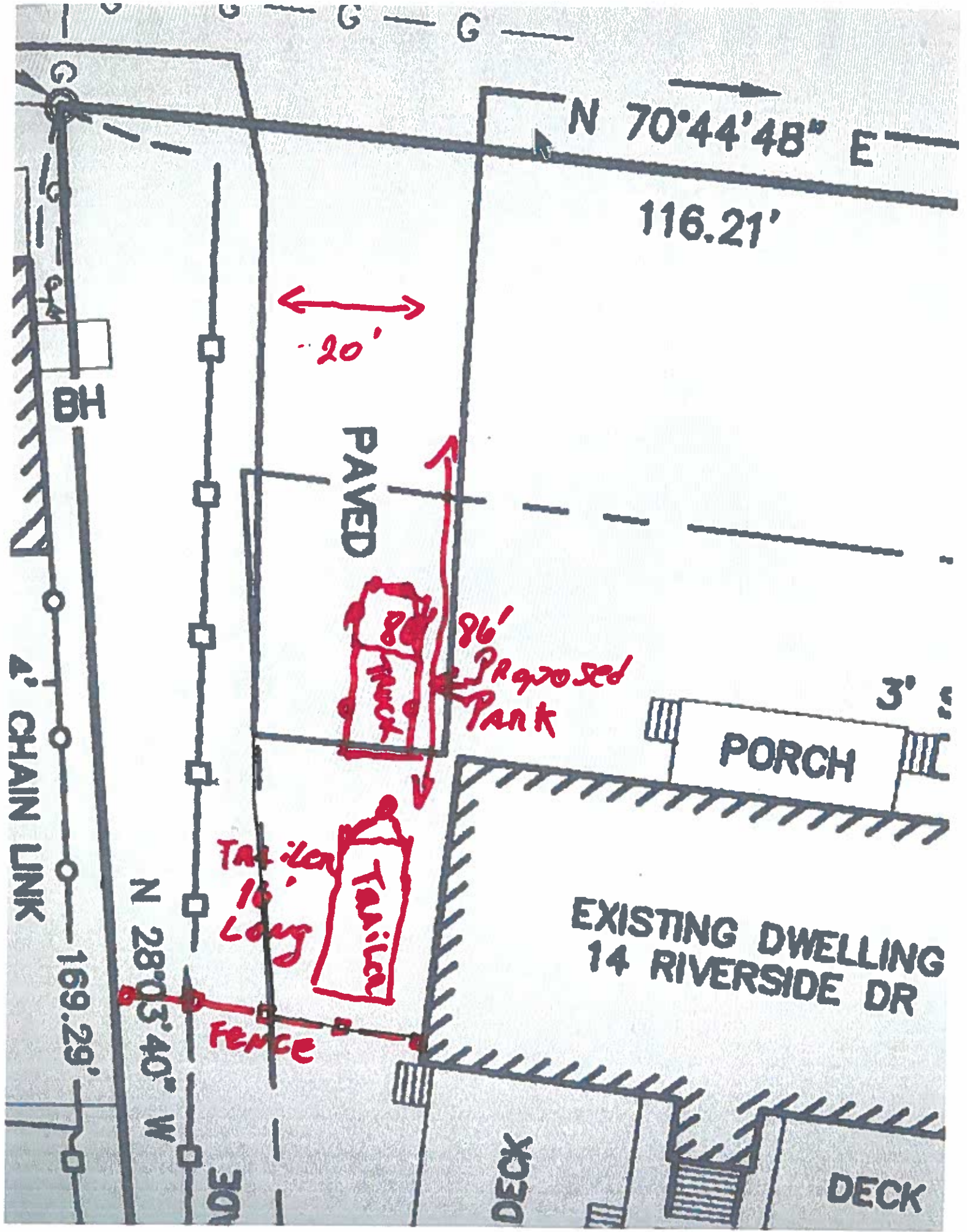


14 Riverside Dr



12/28/2023





**NOTES**

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE EXISTING PLOT PLAN CONDITIONS OF MAP 190 LOT 29, LOCATED AT 14 RIVERSIDE DRIVE IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD CONDITIONS AND RECORD EVIDENCE LAST OBSERVED IN AUGUST OF 2021.
- 3) THIS PARCEL OF LAND (MAP 190 LOT 29) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) #33011C05180, HAVING AN EFFECTIVE DATE OF SEPTEMBER 25, 2009.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER, SEWER, AND GAS UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83-2011 STATE PLANE COORDINATE SYSTEM.
- 6) THIS PLAN IS INTENDED TO BE AT THE DEPICTED SCALE WHEN PLOTTED ON 11x17 (ANSI B) SIZE PAPER.
- 7) ALL DISTANCES, UNLESS OTHERWISE INDICATED, ARE US SURVEY FEET HORIZONTAL DISTANCES.
- 8) ALL ZONING INFORMATION SHALL BE VERIFIED PRIOR TO ANY BUILDING OR CONSTRUCTION ACTIVITY.
- 9) NO WETLANDS WERE OBSERVED OR DELINEATED ON SITE WHILE CONDUCTING THIS SURVEY.

**PLANS OF REFERENCE**

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

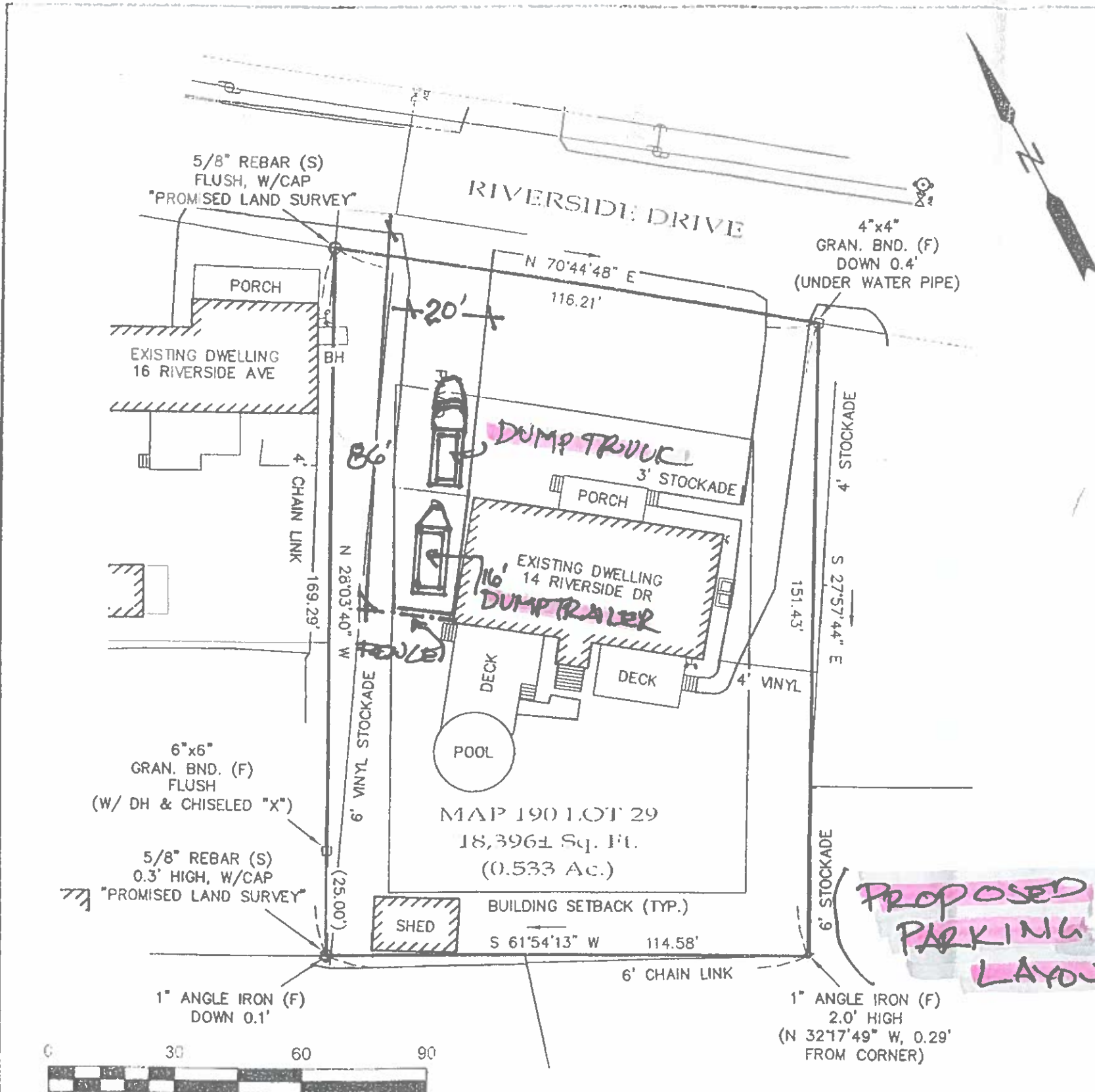
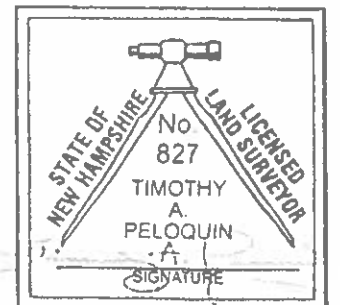
**ZONING**

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

TOWN OF HUDSON

OCT 08 2021

Zoning Department



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

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

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



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

Printed  
1/05/2024  
3:21PM  
Created  
1/05/2024  
3:13 PM

# Transaction Receipt

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

Receipt# 758,788  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-01-25-24 ZBA Meeting 14 Riverside Dr Map 190 Lot 029-000 Split Zone TR/B Home Occupation SE	0.00	245.6600	0.00
	Variance-Parking	0.00	185.0000	0.00
			Total:	430.66

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Antonio Pinheiro DeCarvalho	CSH	CASH-TG	430.66	0.00	430.66

Total Due: 430.66  
Total Tendered: 430.66  
Total Change: 0.00  
Net Paid: 430.66

**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

On **01/25/2024**, the Zoning Board of Adjustment heard **Case 190-029b.**, being a case brought by **Antonio Marcos Pinheiro De Carvalho, 14 Riverside Dr., Hudson, NH** requesting a **Variance** to allow the continued accessory use of existing outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds which is not permitted in the TR district and prohibited in the TR and B Districts per the Table of Permitted Accessory Uses. [HZO Article III: General Regulations; § 334-15 B. (2), Parking; HZO Article II: Terminology; §334-6, Definitions–Commercial Vehicle, Heavy; HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses; HZO Article VI: Special Exceptions; §334-24 L.(2)(b), Home Occupations.]

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

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

---

---

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

---

---

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

---

---

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

---

---

**(Continue-next page-Hardship Criteria)**



**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; **and**

---

---

---

(2) The proposed use is a reasonable one.

---

---

---

**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

---

---

---

Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

---

---

---



# 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: January 25, 2024

CJS  
1-17-23

**Case 218-025 (1-25-24):** Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:

- a. A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]
- b. A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B. (2).]

**Address:** 5 Homestead lane  
**Zoning district:** General One (G-1)

#### Property Description:

The town records indicate this parcel is an existing lot of record. The property is 87,120 sq. ft. The property has a single family residence. The log home structure is 936 sf and was built in 1998. There is no town water or sewer service. In 2021 there was 2,200 sq. ft. a pre-fabricated steel garage was constructed. In 2021 the owner add a 700 sq. ft. addition with a drive under garage. There is an 18’X36’ ground pool near the house. The pool was install in October of 2018

#### In-House comments:

##### **Town Engineer:**

1. The plan that has been provided and 2022 ortho imagery indicates driveway beyond building setbacks and beyond property line.
2. Significant impervious surface areas have taken place from 1998 to present and the applicant should propose drainage and water quality improvements related to the runoffs.

**Inspectional Services/Fire Dept.: No comment**

##### **Associate Planner:**

As noted in the violation letter, the applicant must seek site plan approval from the Planning Board per §334-16.1.

**History/Attachments:**

**A** 2022 Aerial

**B: BP # 337-88:** to construct a 26'X36' Log Home

**C:** Occupancy Permit (10-31-88)

**D: BP # 2006-695:** to construct a 40'X55' pre-fabricated steel garage (9-7-06)

**E: Permit # 2017-00664 Tank installation Permit:** Installation of a 500 gal propane tank (6-28-17)

**F: BP # 2021-00:** to construct a 22X32 log addition with a drive under garage. (5-4-21)

**G: Driveway Permit # 2021-00508-2-DR** install drive way by new addition. (5-27-21)

**H:** Notice of Violation /Cease/Desist (5- 18- 21)

**I:** Attachment A (10-16-21)

**J: BP # 2023-01227:** Installation of 28 Solar Panels (9-22-23)

**K:** Update Notice of Violation (12-26-23)

**L:** 2022 Ortho - from Town Engineer goes with Comment 1

**M:** 1998 Ortho - from Town Engineer goes with Comment 2

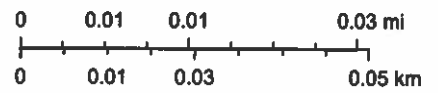
# 5 Homestead Lane (2022)

A



1/2/2024

1:1,419





TOWN OF HUDSON, N. H.

(B)

# Application for a Permit To Build

Date ..... 19.....

Residential	
Commercial	
Industrial	
Garage	
Breezeway	
No. of Units	

Subdivision	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Planning Bd. Approval Sub Div.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Water Pollution Approval Sub Div. No. WPI	-2033	
Septic Construction Permit No.	23677	
Necessary Bonds Posted	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Bd. of Adj. Variance Granted If Nec.	<input checked="" type="checkbox"/> X	

New	<input checked="" type="checkbox"/> X
Alter	<input type="checkbox"/>
Addition	<input type="checkbox"/>
Repair	<input type="checkbox"/>

Permit Number

337-88

Name of Owner Paul A. & Dolores M. Simone Address 617 So. Main St. Tel. 882-7121  
Nashua, N. H.

Land Purchased From R. A. N. Assoc. Address \_\_\_\_\_

Location Homestead Lane Property Tax No. \_\_\_\_\_

Name of General Contractor General Const. Co. Map and Lot No. Map 15 Lot #25-3

Name of Heating Contr. \_\_\_\_\_ Name of Electrical Contractor \_\_\_\_\_

Type of Heat Propane FHA Name of Plumbing Contractor \_\_\_\_\_

Name of Fireplace Mason -0- Name of Masonry Contractor -0-

Material of Building Cedar Logs Style of Roof \_\_\_\_\_ Roof Covering Fiberglass shingles

Size of Foundation 26x36 Living Floor Area 1404 No. of Stories 1 1/2

Size of Garage -0- Water well Sewer septic

Foundation Material Poured concrete Width 8" Height 7'10" Footings  Yes  No

Fireplace  No. of Flues 1 Size woodstove Chimney Material Flue pipe

Brief Description of Repair, Alter or Other Construct log home - Katahdin Forest Products

Bldg Permit Fee \$184.00

IF NECESSARY, AN APPLICATION FOR A DRIVEWAY PERMIT MUST BE FILED WITH THE CIVIL ENGINEER.

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 ..... will notify the Building Inspector when foundation, frame, chimneys, fire-stops and heater-pipes, electrical wiring and plumbing are ready for inspection. I also certify that I have been authorized by the owner to apply for this permit.

OVER

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

Owner's Signature Paul A. Simone  
Contractor's Signature [Signature]  
Address 43 E. Hollis St. Nashua

(2)

Map 15 Lot 25-3

# TOWN OF HUDSON

Map No. 2302



## OCCUPANCY PERMIT

Owner or Builder

*Paul & Paloma Sweeney*

Address of Building

*5 Woodford Ln*

PERMISSION IS HEREBY GRANTED TO OCCUPY THIS BUILDING:

Date

*10/31* 19 *88*

Building Inspector's Approval

*Edward J. Maloney*

No person shall occupy this building until Inspector's approval.

(D)



# BUILDING PERMIT APPLICATION COMMUNITY DEVELOPMENT DEPARTMENT

Town of Hudson  
12 School Street  
Hudson, New Hampshire  
Phone (603) 886-6005 Fax (603) 594-1142

2006-695



Address: <u>5 Homestead Ln</u>	Map: <u>218</u>
Cross Roads: <u>Trigate Rd</u> and <u>Harwood Rd</u>	Lot: <u>25</u>
Site/Sub Plan: _____	Zone: <u>61</u>
	HCRD: _____

<b>Residential</b> <input checked="" type="checkbox"/> Single family detached <input type="checkbox"/> Townhouse <input type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input type="checkbox"/> Other _____	<input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport
---	--	--

<b>Commercial</b> <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	<input type="checkbox"/> Garage <input type="checkbox"/> School <input type="checkbox"/> Store <input type="checkbox"/> Utility	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____	<input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input type="checkbox"/> Interior Demo
---	--	---	--

<b>Total Cost of Project Excluding</b> plumbing, electrical, mechanical, fire suppression, elevator, etc. \$ <u>55,000</u>	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>Erect 40x55 pre fabricated steel garage on 10 3x3 footings and pour concrete floor eventually.</u> <u>storage/vehicles per part 9/7/06</u>
---	--

Square Footage Footprint _____ Renovated/added <u>  </u> Number of stories <u>1</u> Living area of new home (exclude unfinished areas and garage) _____ Total area of bldg <u>40x55</u>
--

<b>Principal Type of Frame</b> <input type="checkbox"/> Masonry (wall bearing) <input type="checkbox"/> Wood Frame <input checked="" type="checkbox"/> Structural steel <input type="checkbox"/> Reinforced concrete <input type="checkbox"/> Other-Specify _____
---

<b>Type of Sewage Disposal</b> <input type="checkbox"/> Town or private company (requires Town permit) <input checked="" type="checkbox"/> Private (septic tank, ect.)
--

<b>Type of Water Supply</b> <input type="checkbox"/> Public or private <input checked="" type="checkbox"/> Private (well, cistern)
--



**BUILDING PERMIT APPLICATION**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

**Town of Hudson**  
**12 School Street**  
**Hudson, New Hampshire**  
Phone (603) 886-6005 Fax (603) 594-1142

(D)

Name	Address	City/State/Zip	Phone
Owner	Patrick and Brian Russell	5 Homestead Ln Hudson NH	792-314- <del>2118</del> 2333
Lessee			
Contractor			
Architect			
Engineer	Allied Steel	640 N Andrews Ave Ft Lauderdale FL	33309

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and we agree to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. Applicants are advised that the making of a false statement on this form is of criminal offense.

Signature of applicant Patrick and Brian Russell Date 9-6-06  
 Address Paul J. Russell X Brian Russell

Filing Fee \$ \_\_\_\_\_ Receipt # \_\_\_\_\_ Date \_\_\_\_\_  
 Building permit fee \$ 440 Receipt # \_\_\_\_\_ Date \_\_\_\_\_

**THIS BUILDING PERMIT IS**

\_\_\_\_\_ Issued subject to the following condition(s) \_\_\_\_\_ Denied for the following reason(s)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Approved \_\_\_\_\_  
 Denied \_\_\_\_\_  
 Building Inspector [Signature] Date 9/7/06

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





Town of Hudson, NH  
**TANK INSTALL PERMIT**  
 Hudson Fire - Inspectional Services Division  
 12 School Street  
 Hudson, NH 03051  
 603-886-6005

Permit Number  
 2017-00664  
 Date of Issue  
 6/28/2017  
 Expiration Date  
 12/25/2017



Owner: RUSSELL, PATRICK RUSSELL, LISA  
 Applicant: Ciardelli fuel company inc.  
 Location of Work: 5 HOMESTEAD LANE  
 (No. and Street) (Unit or Building)

Description of Work: Replacement of a 500 gallon above ground pool

**ZONING DATA:** District: Map\Lot: 218-025-000

CONTRACTOR: Ciardelli fuel company inc. 6731336

**REMARKS:**

Permission is hereby granted for the installation of an above/below ground storage tank as described below. Said tank shall be in compliance with the adopted editions of NFPA 30 Flammable and Combustible Liquid Code; NFPA 58 Liquefied Petroleum Code; NFPA 54 National Fuel Gas Code; and all applicable state and local laws and ordinances.

Contact the Hudson Fire Department Inspectional Services Division to schedule an inspection once the unit(s) are installed/operational.

**\*\*\*\*THIS CARD MUST BE AVAILABLE AT THE TIME OF INSPECTION\*\*\*\***

The signature below indicates that the required inspection has been completed and approved by the Hudson Fire Department Inspectional Services Division.

Permission is hereby granted to operate the equipment described above which has been inspected and found to be in compliance with its listing and standards listed above.

Inspectional Services Representative \_\_\_\_\_ Date \_\_\_\_\_

Permit Holder: Ciardelli fuel company inc.  
 (Taking Responsibility for the Work)  
 Company/Affiliation: Contractor Job Site Phone Number:

Constr Cost: \$0 Permit Fee: \$30.00 Check No.: 22515 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.

*J. Kennedy* Code Official *[Signature]* Permit Holder 6/28/2017 Date



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

*Cherry North*

**RECEIVED**

JUN 28 2017

### TANK INSTALLATION PERMIT APPLICATION

Installation Address: <u>5 Homestead Lane</u>	Office Use: <u>INSPECTIONAL SERVICES DIVISION</u>
Business Name: _____ Unit: _____	Permit#: <u>006064</u>
Type of Occupancy: Residential <input checked="" type="checkbox"/> Commercial/Industrial <input type="checkbox"/>	Map: <u>218</u>
Estimated Cost: _____ Permit Fee: <u>30.</u>	Lot: <u>025</u>
	Zone: _____

Tank Location\*: Above Ground  Under Ground\*\*  Fuel: Propane  Oil

Tank: New  Replacement  Gas Lines: Existing  New

Tank Size: 500 Number of Tanks: 1 Tank Serial #: 500112018

Tank Owner: Ciardelli Fuel Co

Tank Owner's Address: 467 Nashua St Milford NH 03055

Phone #: 603-673-1336 Email: aciardelli@cfuel.com

Property Owner: Patrick Russell

Mailing Address: 5 Homestead Ln  
Hudson NH 03051

Daytime Phone #: \_\_\_\_\_

Cell Phone #: 978-314-8293

Email: \_\_\_\_\_

Contractor: Ciardelli Fuel Co

Mailing Address: 467 Nashua St  
Milford NH 03055

Daytime Phone #: 673-1336

Cell Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

\*A site plan and or drawing of tank placement must be attached to this document. The plan / drawing must include the following: main road, driveway, house location and adjacent lot line with approximate dimensions to all.

\*\* All underground installations must be inspected by an Inspectional Services representative prior to back-filling of excavation.

My signature indicates that residential installations have met all requirements as stated in the NFPA Standard 58 LP Gas Code, latest edition adopted by the NH State Fire Marshal's Office and all applicable state and local laws, ordinances, regulations and standards. My signature also indicates that commercial and industrial installations have met all the above mentioned codes in addition to NFPA 30 Flammable and Combustible Liquid Code and NFPA 54 National Fuel Gas Code.

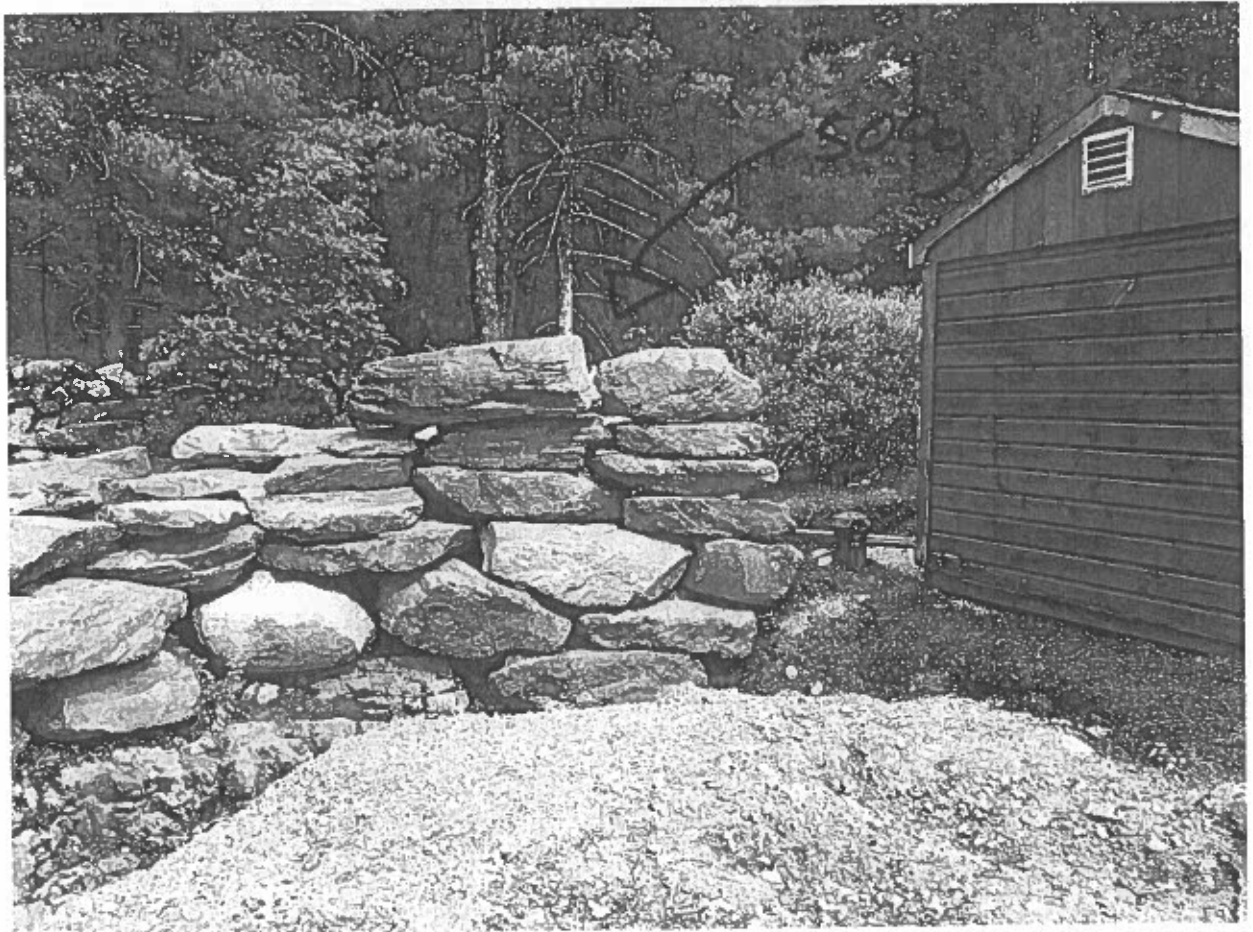
*Patrick Russell*  
Signature of Installer

*[Signature]*  
Signature of Permit Clerk

6-28-2017  
Date

6-28-17  
Date

E





# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION 4 2021

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

RECEIVED

F

HUDSON FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION

### BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>5 Homestead Lane</u> Unit # _____	Office use: Map <u>218</u> Lot <u>25</u> Zone <u>G-1</u> Permit # <u>2021-00</u>
Site/Sub Plan: <u>Tax Map 218/Lot 25</u> HCRD _____	

<b>Residential</b> <input checked="" type="checkbox"/> Single family detached <input type="checkbox"/> Modular Homes <input type="checkbox"/> Duplex <input type="checkbox"/> 3+ family dwelling (# of units _____) <input type="checkbox"/> Other _____	<b>Type of Improvement</b> <input checked="" type="checkbox"/> New Building <input checked="" type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion of +/- dwelling units <input type="checkbox"/> Other _____	<input checked="" type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport
---	--	---

<b>Commercial</b> <input type="checkbox"/> Office/Bank/Professional <input type="checkbox"/> Hospital/Medical <input type="checkbox"/> Industrial/Warehouse <input type="checkbox"/> Restaurant <input type="checkbox"/> Other _____	<input type="checkbox"/> Garage <input type="checkbox"/> School <input type="checkbox"/> Store <input type="checkbox"/> Utility	<b>Type of Improvement</b> <input type="checkbox"/> New Building <input type="checkbox"/> Addition <input type="checkbox"/> Alteration/Renovation <input type="checkbox"/> Repair/Replacement <input type="checkbox"/> Conversion from residential to commercial space <input type="checkbox"/> Other _____	<input type="checkbox"/> Deck <input type="checkbox"/> Shed <input type="checkbox"/> Swim Pool <input type="checkbox"/> Interior Demo
---	--	---	--

**Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?**  
 Yes  (Need IDA Form)    No  (Need IDA Checklist)    \*Please consult the Town Engineer at 886-6008 with any questions

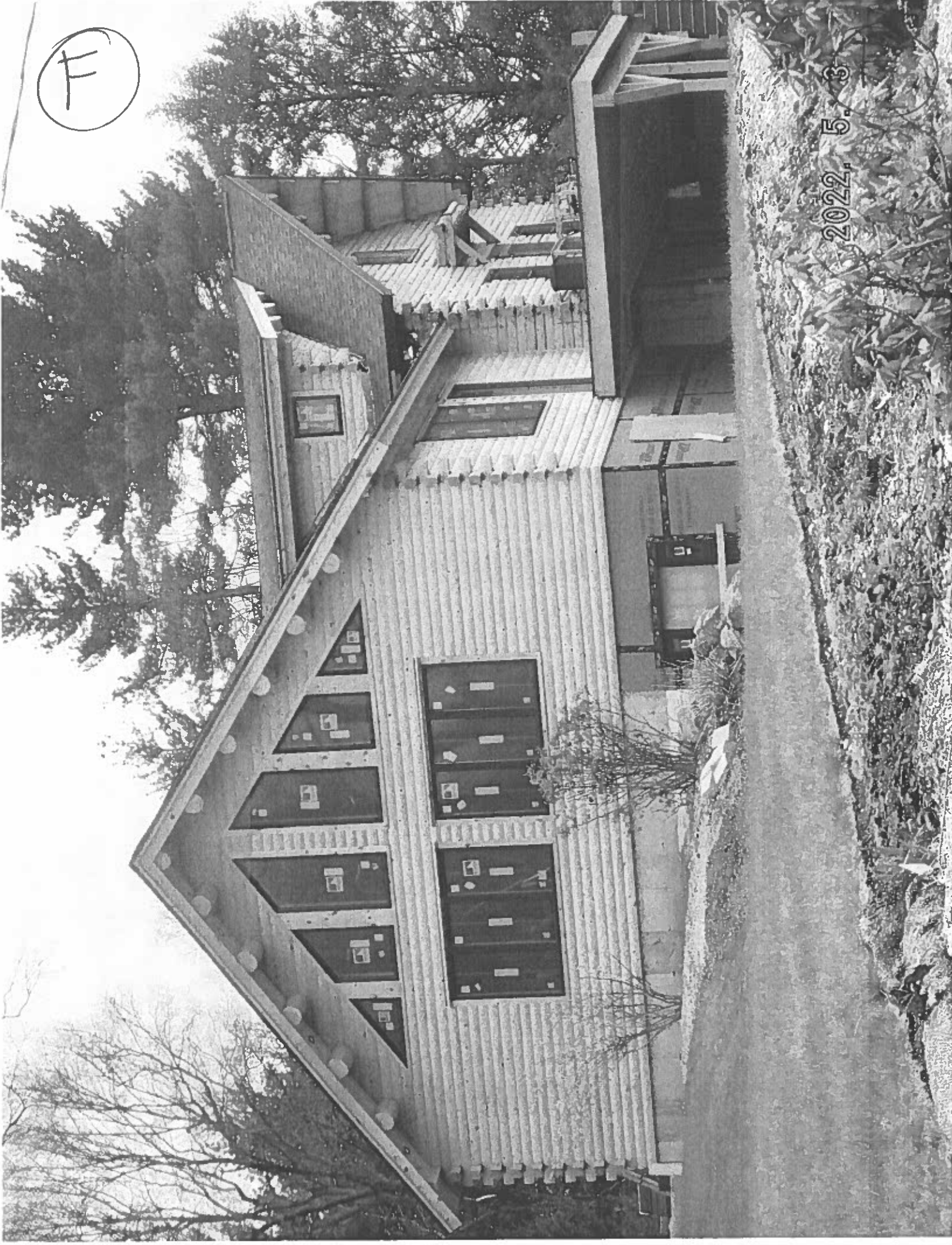
<b>Total Cost of Project:</b> <u>\$125,000</u>	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>22x32 log addition with drive</u> <u>under garage and a bathroom. It's a great</u> <u>room / breakfast nook with a loft for</u> <u>office. Including a new deck.</u>
---	---

<b>Square Footage</b> Footprint <u>704</u> Renovated/added _____ Living area of new home (exclude unfinished areas and garage) <u>1968</u>	Number of stories <u>2</u> Total area of bldg _____
--	--

<b>Principal Type of Frame</b> <input type="checkbox"/> Masonry (wall bearing) <input type="checkbox"/> Reinforced concrete	<input checked="" type="checkbox"/> Wood Frame <input type="checkbox"/> Other-Specify <u>Logs</u>	<input type="checkbox"/> Structural steel
---	--	---

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

F



2022. 5. 3



Town of Hudson, NH  
**DRIVEWAY PERMIT**

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

Permit Number  
2021-00508-2-DR

Date of Issue  
5/27/2021

Expiration Date  
11/23/2021

G

Owner: RUSSELL, PATRICK RUSSELL, LISA

Applicant: Owner

Location of Work: 5 HOMESTEAD LANE (Unit or Building)  
(No. and Street)

Description of Work: 22X32 log home addition

ZONING DATA: District: G-1 Map/Lot: 218-025-000

CONTRACTOR: Owner

**REMARKS:**

A FINAL DRIVEWAY INSPECTION IS REQUIRED. PLEASE CALL 603-886-6008 TO SCHEDULE ONCE COMPLETE.

Permit Holder: Owner		(Taking Responsibility for the Work)	
Company/Affiliation:		Job Site Phone Number:	
Constr Cost:	\$0	Permit Fee:	\$50.00
		Check No.:	1015
		Cash:	\$0.00
<b>The Permit Card Shall be Posted and Visible From the Street During Construction</b>			
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
			5/27/2021





# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation/Cease and Desist

May 18, 2021

Certified 7018 1130 0001 8113 7545  
& USPS 1<sup>st</sup> class

PJ Russell Landscaping, LLC  
5 Homestead Ln  
Hudson, NH 03051  
Att: Patrick J Russell

Re: 5 Homestead Ln Map 218 Lot 025-000  
District: General One (G-1)

Dear Mr. Russell,

I find the above referenced property (and detached structure) to be in violation as follows:

**Violation:**

1) The use of the property and structure (commercial/business vehicles and equipment) is in violation of the Table of Permitted Accessory Uses §334-22, as the permitted principal use of this property is single family residential use.

**Order:**

Cease and desist the operation of the unpermitted uses on this property which are in violation of the issued building permit #2006-695 (which has stipulation "for residential purposes only") and Hudson Zoning Ordinance, **no later than June 15, 2021**. If you desire to abate these violations by bringing them into compliance through various Land Use applications such as (but not inclusive to) Variances, Home

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

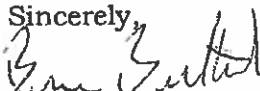


H

Occupation Special Exception, to name a few, please contact me for requesting a Zoning Determination.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalties of \$275.00 first offenses, and \$550.00 for subsequent offenses for each day that your Property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,

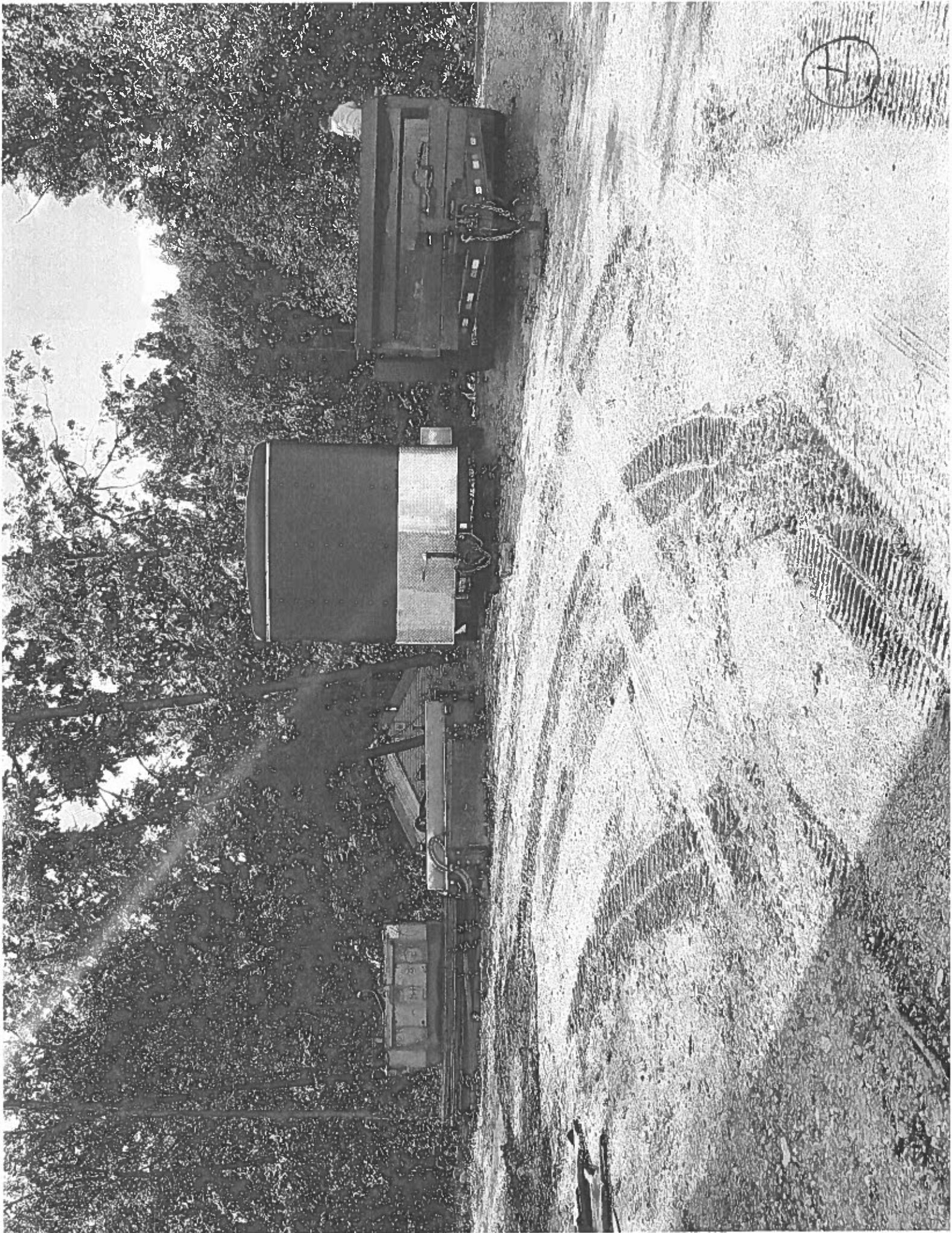


*Bruce Buttrick*

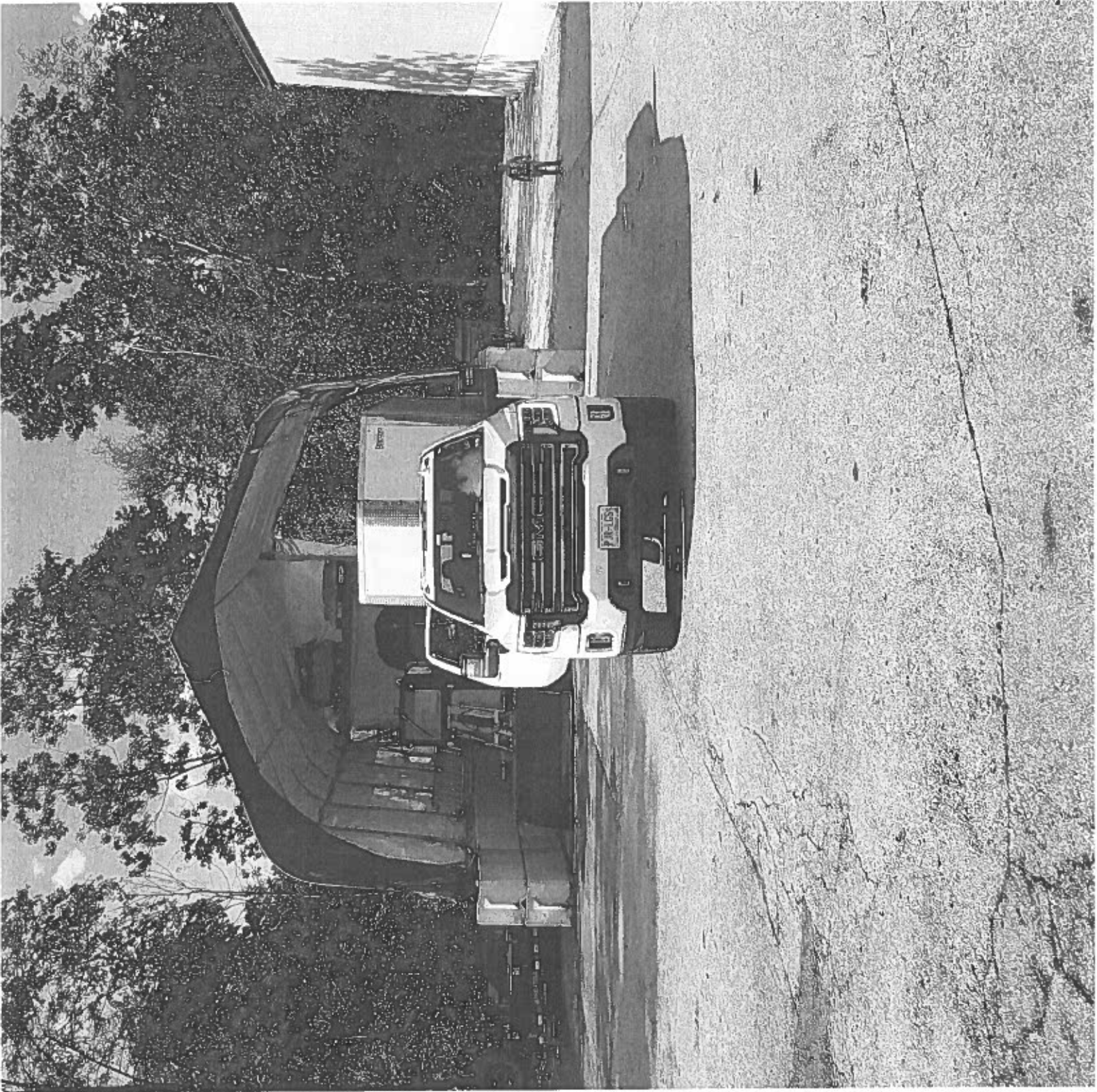
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

encl: BP # 2006-695, F/B picture, NH Secretary of State business registration  
cc: Public Folder  
Dave Hebert - Building Official  
Brjan Groth - Town Planner  
File

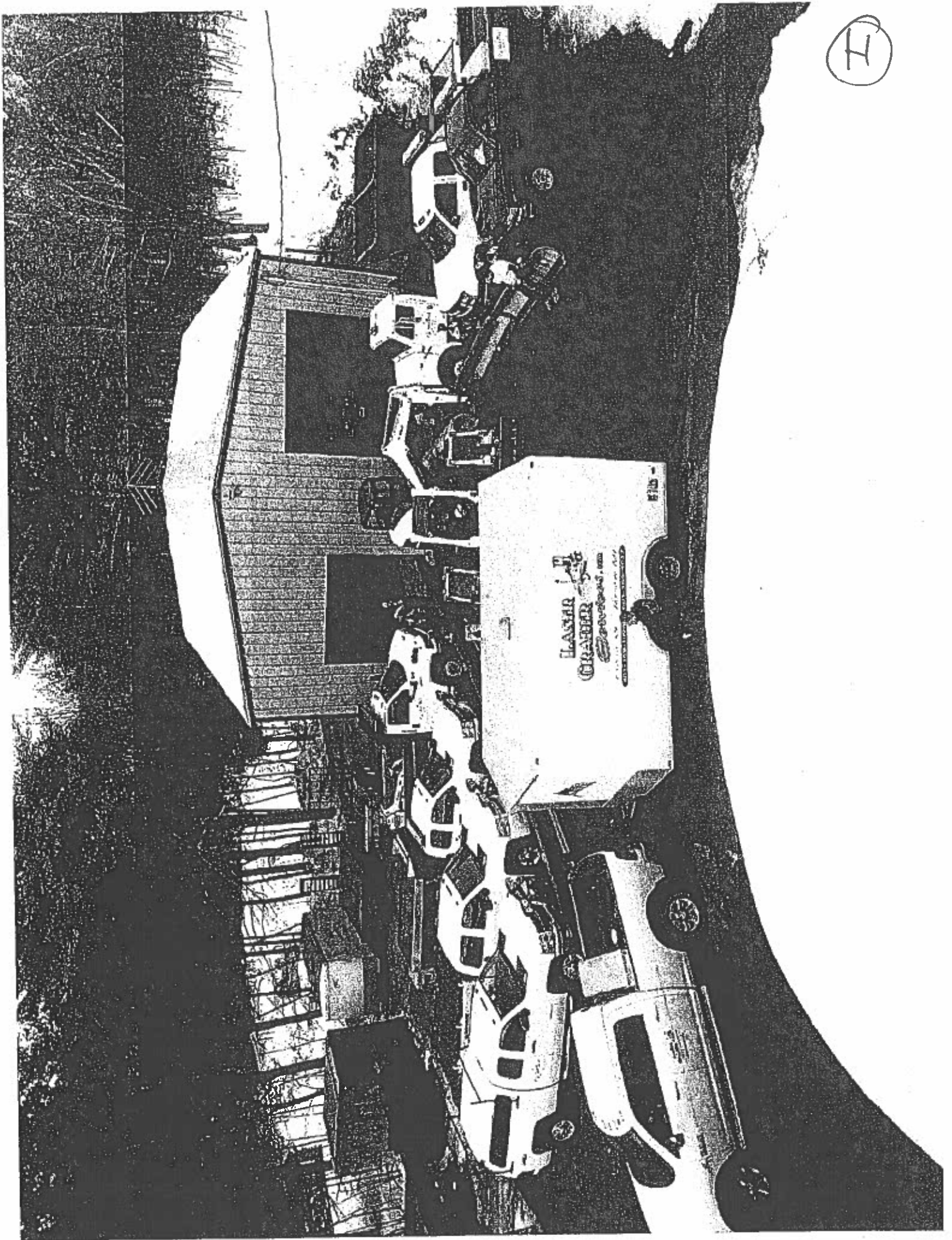
*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*



(H)



(H)



### 5 HOMESTEAD LANE HUDSON, NH 03051

**Sponsored Links**

**Crossroads Contracting - Whole House Remodeling**  
**Crossroads Contracting**



There are 5 companies that have an address matching 5 Homestead Lane Hudson, NH 03051.

The companies are Pj Russell Landscaping LLC, New England Storm Water Management LLC, Pj Russell Landscaping LLC, Laser Grader Services LLC, and Laser Grader Services LLC.

Award Winning Design and Build Remodeling Firm in New Hampshire, USA



WEBSITE



DIR

**PJ RUSSELL LANDSCAPING, LLC**  
MASSACHUSETTS DOMESTIC LIMITED-LIABILITY COMPANY (LLC)

[WRITE REVIEW](#)

**Address:** 5 Homestead Lane  
Hudson, NH 03051

**Address Types:** Officer

**Registered Agent:** National Registered Agents, Inc.

**Filing Date:** March 17, 2005

**File Number:** 202500121

[Contact Us About The Company Profile For Pj Russell Landscaping, LLC](#)

**NEW ENGLAND STORM WATER MANAGEMENT, LLC**  
NEW HAMPSHIRE DOMESTIC LIMITED-LIABILITY COMPANY

[WRITE REVIEW](#)

**Address:** 5 Homestead Lane  
Hudson, NH 03051

**Address Types:** Registered Agent

**Registered Agent:** Hayes, James , JR

**Filing Date:** October 23, 2007

**File Number:** 586404

[Contact Us About The Company Profile For New England Storm Water Management, LLC](#)

**Sponsored Links**

**Crossroads Contracting - Interior Home Renovation**  
**Crossroads Contracting**



We Design and Build Additions, Porch and Kitchens. Contact Us.



WEBSITE



DIR

**PJ RUSSELL LANDSCAPING, LLC**  
NEW HAMPSHIRE FOREIGN LIMITED-LIABILITY COMPANY

[WRITE REVIEW](#)

**Address:** 5 Homestead Lane  
Hudson, NH 03051

**Address Types:** Principal and Registered Agent

**Registered Agent:** Russell, Patrick J

**Filing Date:** April 11, 2006

**File Number:** 555545

**LASER-GRADER SERVICES, LLC**  
NEW HAMPSHIRE DOMESTIC LIMITED-LIABILITY COMPANY

[WRITE REVIEW](#)

**Address:** 5 Homestead Lane  
Hudson, NH 03051

**Address Types:** Principal and Registered Agent

**Registered Agent:** Russell, Patrick J

**Filing Date:** March 19, 2014

**File Number:** 705747

ATTACHMENT A 10-16-21

5 Homestead Lane is used for garaging or parking of two or more light commercial vehicles and associated equipment storage outside.

Our daily operation includes finish grading of sports and athletic surfaces, as well as light excavation and light site prep. We typically laser-grade turf fields, basketball courts, hockey rinks and large concrete floors. We travel to our jobs and leave the equipment for multiple days on site. When possible we stage equipment from job to job and avoid bringing equipment back to the shop to avoid excess logistics. We also do light excavation locally such as pulling stumps and grading lawns. We don't typically supply any materials to our customers, most of them provide us with the material on site. We don't own any large dump trucks or equipment larger than 10,000 lbs. Our trucks are 3500 pick up trucks and we don't own anything larger. We typically tow a trailer every day, but most of the time we're able to leave the trailers on site with the equipment for multiple days.

Our operation is busy between May and November every year and is basically shut down in the winter with the exception of some indoor floors and ice areas for laser-grading. It's a seasonal business with no onsite revenue generated at 5 homestead lane.

We don't offer plowing, we do have a plow just to plow my own property and the street for my neighbors. I also have a bobcat golf cart with a sander on it that I use to treat my driveway in the winter. I only have 1 guy and don't plan on ever having any more than 1 guy after selling my landscape operation in 2017.

Inside the garage I keep personal hand-tools and leaf blowers, lawn mower, and misc household items like my pool cover, Christmas lights, tables and chairs for bbq's, party tent, and other golfcarts and toys like power wheels

The equipment stored at 5 homestead would include:

- 1 Bobcat Skid Steer 10k
- 1 Bobcat Mini Excavator. 10k
- 1 1968 swinger loader 7k
- 1 white Enclosed trailer (holds the laser-grader) 22 ft 14k
- 1 deckover equipment trailer 24' 14k
- 1 tilt trailer 20' 14k
- 1 dump trailer 14' 14k
- 1 black enclosed trailer 7k

Various bobcat buckets, and attachments such as a roller attachment, rake attachment and sweeper attachment



J

RECEIVED

SEP 22 REC'D

TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-8005 • Fax: 603-594-1142

HUDSON FIRE DEPARTMENT INSPECTIONAL SERVICES DIVISION

BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: 5 Homestead Lane (home) (Machine Time) Unit # Map 218 Lot 025-000 Site/Sub Plan: HCRD Zone GL Permit # 01327

- Residential
X 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 Solar
Deck
Shed
Swim Pool
Garage
Carport

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

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

Will the applicant/owner manufacture, assemble or produce any product, regardless of water use?
Yes (Need IDA Form) No (Need IDA Checklist) \*Please consult the Town Engineer at 886-6008 with any questions

Total Cost of Project: \$ 19,352
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. Install a 11.2kW PV solar roof array with 28 400W solar panels and 28 Enphase IQ8+ micro inverters.

Square Footage Footprint Renovated/added 592 Number of stories
Living area of new home (exclude unfinished areas and garage) Total area of bldg 2602

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.)



①

# TOWN OF HUDSON FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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

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

	Name	Address	City/State/Zip	Phone
Owner	Patrick Russell	5 Homestead Lane	Hudson, NH 03051	978-314-8293
Lessee	_____	_____	_____	_____
Contractor	603 Solar	24 Charter Street	Exeter, NH 03833	603-570-2607
Architect	_____	_____	_____	_____
Engineer	_____	_____	_____	_____

I hereby certify the owner of record authorizes the proposed work and I have been authorized by the owner to make this application as his agent and to conform to all applicable laws of the Town of Hudson. I hereby attest all statements made on this application are true to the best of my knowledge. The signature on this building permit authorizes all Code Officials, Building Inspector and Assessor or their Agents to conduct inspections from time to time during and upon completion of the work for which this permit is issued. If said structure is commercial or industrial I understand that an as-built plan is required prior to occupancy of the structure.

Signature of applicant Marian Caisse Date 9/20/23

Address 24 Charter St., Exeter, NH 03833

Email: marian@603solar.com Phone: 603-570-2607

Filing fee	\$ _____	Receipt # _____	Date _____
Building permit fee	\$ _____	Receipt # _____	Date _____

**THIS BUILDING PERMIT IS**

Issued subject to the following condition(s) \_\_\_\_\_

Denied for the following reason(s) \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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

Approved

Denied

\_\_\_\_\_ Inspectional Services Official or Designee \_\_\_\_\_ Date \_\_\_\_\_

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





K

# TOWN OF HUDSON

## Land Use Division



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

### Updated Notice of Violation

December 26, 2023

USPS 1<sup>st</sup> class & Email

Patrick and Lisa Russell  
5 Homestead Ln  
Hudson, NH 03051

Re: 5 Homestead Ln Map 218 Lot 025-000  
District: General One (G-1)

Dear Mr. Russell,

Here are the violation that are occurring on the above mentioned property.

#### Violation:

- a. The Property has an existing (non-permitted) mixed principal uses: (A.1.) Residential Use- Single family detached dwelling and (E.15.) Industrial Use- Contractor's yard on the lot where mixed uses on a lot are not permitted in the G-1 district. This will require a variance from §334-10 Mix or Dual Use Lot
- b. On the property there is an existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. You would require a variance per §334-22 Table of Permitted Accessory Uses
- c. Please contact the Planning Department a Site plan review approval by the Planning Board would be required per §334-16.1 Site Plan Approval.

#### Order:

Please provide your applications for 2 variances so a review of completeness can be completed by January 2, 2024.

Sincerely,

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

cc: Public Folder  
File

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

# 2022 Orthos



# 1998 Orthos



APPLICATION FOR A VARIANCE

JAN 09 REC'D  
2024  
Zoning Department

Zoning Board of Adjustment  
Town of Hudson

Entries in this box are to be filled out by  
Land Use Division personnel  
Case No. 218-025 a (01-25-24)  
Date Filed 1/9/24

Name of Applicant Patrick and Lisa Russell Map: 218 Lot: 025-000 Zoning District: 6-1

Telephone Number (Home) 603-566-4039 (Work) 978-314-8293

Mailing Address 5 Homestead Lane Hudson NH 03051

Owner Patrick J Russell Lisa M Russell

Location of Property 5 Homestead Lane Hudson NH 03051

[Signature] (Street Address) Lisa Russell  
Signature of Applicant [Signature] Date 1-1-2024

[Signature] Lisa Russell  
Signature of Property-Owner(s) [Signature] Date 1-1-2024

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: 1/9/24

**COST:**

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

Abutter Notice:

<u>8</u> Direct Abutters x Certified postage rate	\$ <u>5.01</u> =	\$ <u>40.08</u>
<u>0</u> Indirect Abutters x First Class postage rate	\$ <u>0</u> =	\$ <u>0</u>
<b>Total amount due:</b>		<b>\$ <u>225.08</u></b>

Amt. received: \$ 225.08

Receipt No.: 759,184

Received by: [Signature]

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

Engineering  Fire Dept.  Health Officer  Planner  Other

# 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>AK</u>	Please review the completed application with the Zoning Administrator or staff <b>before making copies in next step.</b>	<u>TG</u>
<u>AK</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 thirteen (13) <b>single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>AK</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>AK</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>AK</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>AK</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>AK</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>AK</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>AK</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

**CERTIFIED PLOT PLAN:**

Requests **other than** above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted).

See  
2021  
certified  
plot plan  
w/proposed  
TB

- a)  The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. \_\_\_\_\_
- b)  The plot plan shall be up-to date and dated, and shall be no more than three years old. \_\_\_\_\_
- c)  The plot plan shall have the signature and the name of the preparer, with his/her/their seal. \_\_\_\_\_
- d)  The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: 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)  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)  The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. \_\_\_\_\_
- g)  The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. \_\_\_\_\_
- h)  The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. \_\_\_\_\_
- i)  The plot plan shall indicate all parking spaces and lanes, with dimensions. \_\_\_\_\_

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

[Signature] Kaci Bunker  
Signature of Applicant(s)

1-1-2024  
Date

[Signature] Kaci Bunker  
Signature of Property Owner(s)

1-1-2024  
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)

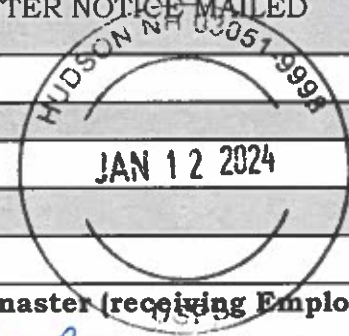
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
218	025-000	*Include Applicant & Owner(s) Patrick and Lisa Russell	5 Homestead Lane Hudson NH 03051
218	023-000	Robert E Clegg Jr. Priscilla Clegg	39 Trigate Rd Hudson NH 03051
218	024-000	Earl. W Simoneau	4 Daniels Drive Enfield NH 03048-3061
218	026-000	Selective Properties Peterson and Associates LLC	11 Majestic Ave Pelham NH 03076
219	001-000	Nash Family Investment Properties	40 Temple St Nashua NH 03060
219	001-001	Gerald Q Nash DBA TV Services and Supply	40 Temple Street Nashua NH 03060
219	001-002	Verizon Wireless C/O Network RE	Po Box 2545 Addison TX 75001
219	001-004	T mobile Omnicast Holdings c/o T-Mobile Prop. Mgmt	4 Sylvan Way Passipanny NJ 07054





**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - <b>CERTIFIED MAIL</b>	Case# 218-025 <b>VARIANCES a. and b.</b> 5 HOMESTEAD LANE Map 218/Lot 025-000 <span style="float:right">1 of 1</span>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5604 91	PATRICK and LISA RUSSELL 5 HOMESTEAD LANE, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5605 07	ROBERT E CLEGG, JR., PRISCILLA CLEGG 39 TRIGATE RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5605 14	EARL SIMONEAU 4 DANIELS DR., ENFIELD, NH 03748-3061	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5605 21	SELECTIVE PROPERTIES; PETERSEN & ASSOCIATES, LLC 11 MAJESTIC AVE., PELHAM, NH 03076	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5605 38	NASH FAMILY INVESTMENT PROPERTIES 40 TEMPLE ST., NASHUA, NH 03060	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5605 45	NASH, GERALD Q.; D/B/A TV SERVICES AND SUPPLY 40 TEMPLE ST., NASHUA, NH 03060	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5605 52	VERIZON WIRELESS; C/O NETWORK RE PO BOX 2549, ADDISON, TX 75001	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5605 69	T-Mobile / Omnipoint Holdings; c/o T-Mobile Prop Mngmnt 4 SYLVAN WAY, PARSIPPANY, NJ 07054	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> <i>8</i>	<b>Postmaster (receiving Employee)</b> <i>Paula Angelli</i>



Direct Certified



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 218-025 (1-25-24): Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use- Single family detached dwelling and (E.15.) Industrial Use- Contractor's yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]**
- b. A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]**

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,

Chris Sullivan  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 218-025 (1-25-24): Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use- Single family detached dwelling and (E.15.) Industrial Use- Contractor's yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]**
- b. A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]**

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide 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 Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@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,

Chris Sullivan  
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article 334-10 of HZO Section(s) Mixed uses in order to permit the following:

Residential and Contractors yard.

**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.”)

See Attached

See Attached

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

See Attached

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

See Attached

4. The proposed use will not diminish the values of surrounding properties, because:  
(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

See Attached

**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***

See Attached

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

See Attached

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.

1. Granting this request will not be contrary to public interest because I'm using the property to store trailers and equipment that is not in use. Typically all equipment moves from job to job all summer long but does need to be stored on the property in the offseason. December thru March. Various bobcat attachments remain at the shop and do get switched out on an intermittent basis. No customers of mine ever come to the shop, no business is done at the shop, it is simply storage for not in use equipment. I don't sell any materials at the shop and am not a landscaping business. I'm an equipment operating contractor with a single employee who takes his company truck home to Townsend MA every night and typically goes directly to the job every day.

2. Proposed use will observe the spirit of the ordinance and I am a contractor and use my yard as storage for my business equipment. My company is very simple, very small with 5 small pieces of equipment and 5 trailers with 1 employee and 2 trucks total in the company. The trucks are both pick-up trucks with the highest GVW of 12,400 lbs. GMC 3500 quad cab and regular cab diesels. There are 3 equipment trailers with GVW's of 14,000 lbs and two trailers with GVW's of 7000lbs.

3. Substantial justice would be provided to me by approving this use as I am no disturbance to any of my neighbors, operate at regular hours with respect and am no different than common traffic on any road in Hudson NH.

4. The proposed use will not affect the property values of any surrounding properties as I cannot be seen or heard by anyone other than my direct abutting neighbor who is already approved for the same uses.

5.A The special conditions of the property (5 homestead lane) located in G-1 zoning, off a private road (Homestead lane) at the end of a dead end road (Trigate rd) provide the property with seclusion and privacy to not affect the neighboring properties and reasonably does not need to be restricted to "residential use". I'm simply a home-owner with enough space to privately store property that is used on jobsites and does not produce revenue at the restricted location.

B. Using the property to store equipment not in use is reasonable because it does not affect any other properties other than a similar abutting property who have already been approved for the same uses.



Missing -  
Include w/ application

## TOWN OF HUDSON

### Land Use Division



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

### Notice of Violation/Cease and Desist

May 18, 2021

Certified 7018 1130 0001 8113 7545  
& USPS 1<sup>st</sup> class

PJ Russell Landscaping, LLC  
5 Homestead Ln  
Hudson, NH 03051  
Att: Patrick J Russell

Re: **5 Homestead Ln Map 218 Lot 025-000**  
**District: General One (G-1)**

Dear Mr. Russell,

I find the above referenced property (and detached structure) to be in violation as follows:

**Violation:**

1) The use of the property and structure (commercial/business vehicles and equipment) is in violation of the Table of Permitted Accessory Uses §334-22, as the permitted principal use of this property is single family residential use.

**Order:**

Cease and desist the operation of the unpermitted uses on this property which are in violation of the issued building permit #2006-695 (which has stipulation "for residential purposes only") and Hudson Zoning Ordinance, **no later than June 15, 2021**. If you desire to abate these violations by bringing them into compliance through various Land Use applications such as (but not inclusive to) Variances, Home

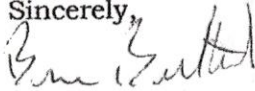
*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*



Occupation Special Exception, to name a few, please contact me for requesting a Zoning Determination.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalties of \$275.00 first offenses, and \$550.00 for subsequent offenses for each day that your Property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,



*Bruce Buttrick*

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

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

encl: BP # 2006-695, F/B picture, NH Secretary of State business registration  
cc: Public Folder  
Dave Hebert - Building Official  
Brian Groth - Town Planner  
File

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



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation Update

September 27, 2023

USPS 1<sup>st</sup> class

Patrick and Lisa Russell  
5 Homestead Ln  
Hudson, NH 03051

Re: **5 Homestead Ln Map 218 Lot 025-000**  
**District: General One (G-1)**

Dear Mr. Russell,

My name is Chris Sullivan I am going through some old files and notice you applied for a Home Occupation, but never went to the Zoning Board meeting. Please update me and why the home occupation application was not followed through with.

**Violation:**

1) The use of the property and structure (commercial/business vehicles and equipment) is in violation of the **Table of Permitted Accessory Uses §334-22**, as the permitted principal use of this property is single-family residential use.

**Order:**

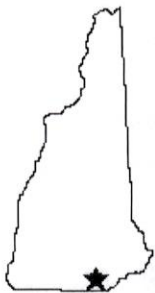
Please Contact me no later than **October 19, 2023** discuss the use of the property and reapply for the Home Occupation Special Exception.

Sincerely,

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

cc: Public Folder  
Brian Groth - Town Planner  
File

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



# TOWN OF HUDSON

## Land Use Division



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

### Updated Notice of Violation

December 26, 2023

USPS 1<sup>st</sup> class & Email

Patrick and Lisa Russell  
5 Homestead Ln  
Hudson, NH 03051

Re: 5 Homestead Ln Map 218 Lot 025-000  
District: General One (G-1)

Dear Mr. Russell,

Here are the violation that are occurring on the above mentioned property.

#### Violation:

- a. The Property has an existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. This will require a variance from **§334-10 Mix or Dual Use Lot**
- b. On the property there is an existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. You would require a variance per **§334-22 Table of Permitted Accessory Uses**
- c. Please contact the Planning Department a Site plan review approval by the Planning Board would be required per **§334-16.1 Site Plan Approval**.

#### Order:

Please provide your applications for 2 variances so a review of completeness can be completed by **January 2, 2024**.

Sincerely,

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

cc: Public Folder  
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: 5 HOMESTEAD LN  
 Vision ID: 2096 Account #: 7628

Parcel ID: 218/ 025/ 000/ 1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 11/6/2023 8:32:16 AM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
RUSSELL, PATRICK RUSSELL, LISA 5 HOMESTEAD LANE  HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed	
		RG	Residential Very Good		2023	1010	361,100	2023	1010	329,000	2022	1010	329,000	
		TOPO		UTILITIES			1010	210,300		1010	210,300		1010	210,300
		Abv St		Priv Water			1010	72,800		1010	72,800		1010	72,800
		Septic												
					Total	644,200		Total	612,100		Total	612,100		

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY	
RUSSELL, PATRICK	8705	1850	10-27-2014	U	I		0	38	Grantor: RUSSELL, PATRICK J.	Appraised Bldg. Value (Card)	330,800	
RUSSELL, PATRICK J.	8190	2959	03-26-2010	U	I		0	38	Grantor: RUSSELL, BRIAN J.			
RUSSELL, BRIAN J.	7864	0042	06-11-2007	U	I		0	31	Grantor: RUSSELL, BRIAN J.	Appraised Xf (B) Value (Bldg)	30,300	
RUSSELL, BRIAN J.	7644	2129	03-15-2006	Q	I	305,000	00		Grantor: RUSSELL, BRIAN J.	Appraised Ob (B) Value (Bldg)	72,800	
TAYLOR, MICHAEL G.	5577	0401	09-09-1994	U	I	100,000	99		Grantor: TAYLOR, MICHAEL G., Grantor: SIMONEAU, DOLORES	Appraised Land Value (Bldg)	210,300	
										Special Land Value	0	
										Total Appraised Parcel Value	644,200	
										Valuation Method	C	
										Total Appraised Parcel Value	644,200	

SUPPLEMENTAL DATA				CURRENT ASSESSMENT			
Parcel ID	218-025-000			Descript	Code	Appraised	Assessed
Zoning	G1:General-1			BLDG	1010	361,100	361,100
Flood Hazard	C			LAND	1010	210,300	210,300
Neigh/Abut1				OB	1010	72,800	72,800
Neigh/Abut2							
Neigh/Abut3		PREV 0015-0025-0003					
GIS ID	218-025-000	Assoc Pid#		Total:		644,200	644,200

NOTES				VISIT / CHANGE HISTORY			
4/19 EXT/INT=AVG. nc=8 for 22-bth shell, rgh pl + el/walls add aprox 75% compl//review and remove n c 2023//est complete 4/23				Date	Id	Cd	Purpost/Result
				08-16-2023	21	15	Permit Visit
				08-11-2022	21	18	Hearing - Change
				07-12-2022	26	45	Field Review
				05-03-2022	21	15	Permit Visit
				04-26-2021	21	15	Permit Visit
				04-11-2019	19	02	Measured
				04-11-2019	19	03	Meas/Inspect
05-17-2007	10	30	Sales Data Verification				

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments
2021-00508-7-	09-14-2022	TI			C	Ciardelli Fuel Company		Install one (1) underground 1000 g propane tank. New Goodman GSX14030 air handler and condenser Plumbing 1/2 bath (2) Boilers (1) Tankless Water Heater (1) Furnace and gas piping 22X32 log home addition. Family room no additional dwelling unit.
2021-00508-6-	06-22-2022	MC		20,000	C	Nashoba Air, Inc		
2021-00508-5-	06-08-2022	PL		3,500	C	M. W. A. Plumbing & H		
2021-00508-4-	06-08-2022	MG		80,000	C	M. W. A. Plumbing & H		
2021-00508	11-03-2021	RA	Residential-Additi	125,000	C	RUSSELL PATRICK R	0	
2021-00508-3	10-08-2021	ELEC	Electrical	8,000	C			
2021-00508-1	06-18-2021	FD	Foundation	125,000	C			
2021-00508-2	05-27-2021	DRV	Driveway		C			
2020-00422	05-29-2020	MECH	Mechanical	9,000	C			
2020-00346	05-07-2020	GEN	Generator		C			

LAND LINE VALUATION SECTION															
B #	LandUse 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	1.000	AC	170,000	1.00	5	1.00	RG	1.10	Comm Use	1.10	ACCESS; TOPO;	205,700
1	1010	SINGLE FAMILY RES	Excess	1.000	AC	6,000	1.00	0	1.00	RG	1.10	Topo	0.70		4,600
Total Card Land Units:				2.000 AC		Parcel Total Land Area:				2.000 AC		Total Land Value:		210,300	

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

Property Location: 5 HOMESTEAD LN  
 Vision ID: 2096 Account #: 7628

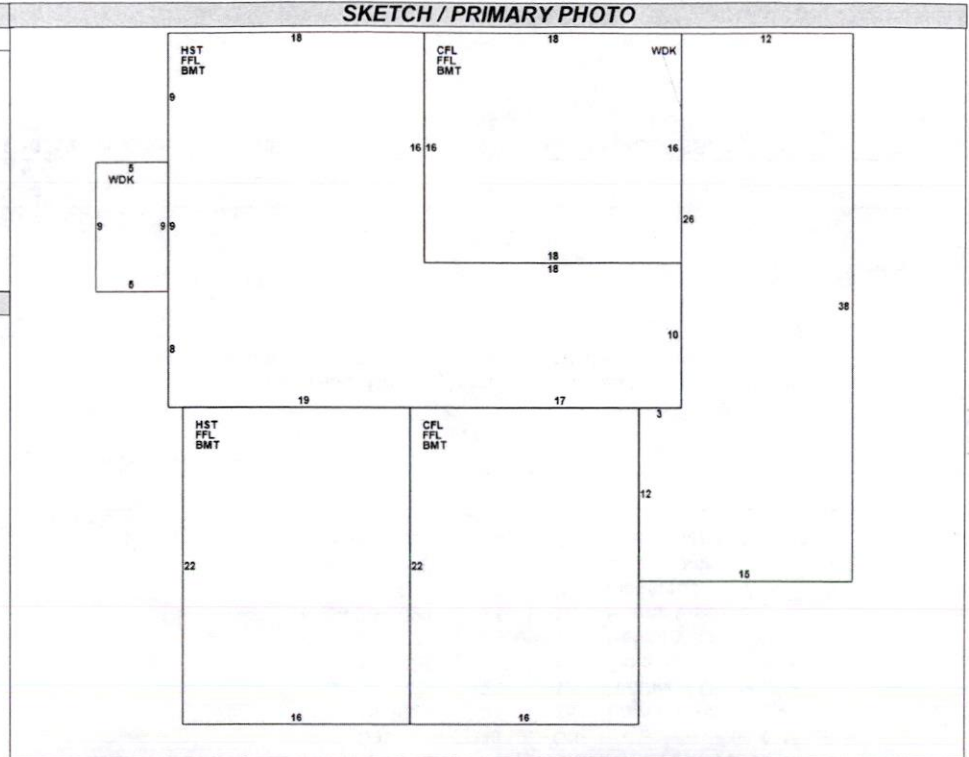
Parcel ID: 218/ 025/ 000/ /  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 11/6/2023 8:32:17 AM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.5		Extra Kitchens	0	
Style:	04	Cape Cod	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	10	Logs			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	04	Solid Wood			
Interior Floor 1	04	Carpet			
Heat Fuel	04	Propane			
Heat Type	01	Forced Air			
# Heat Systems	2				
AC Percent	100				
Total Rooms	6				
Bedrooms	3				
Full Baths	2				
3/4 Baths	0				
Half Baths	1				
Extra Fixtures	1				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	NATURAL				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	367,508
Year Built	1988
Effective Year Built	2012
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
RCNLD	330,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

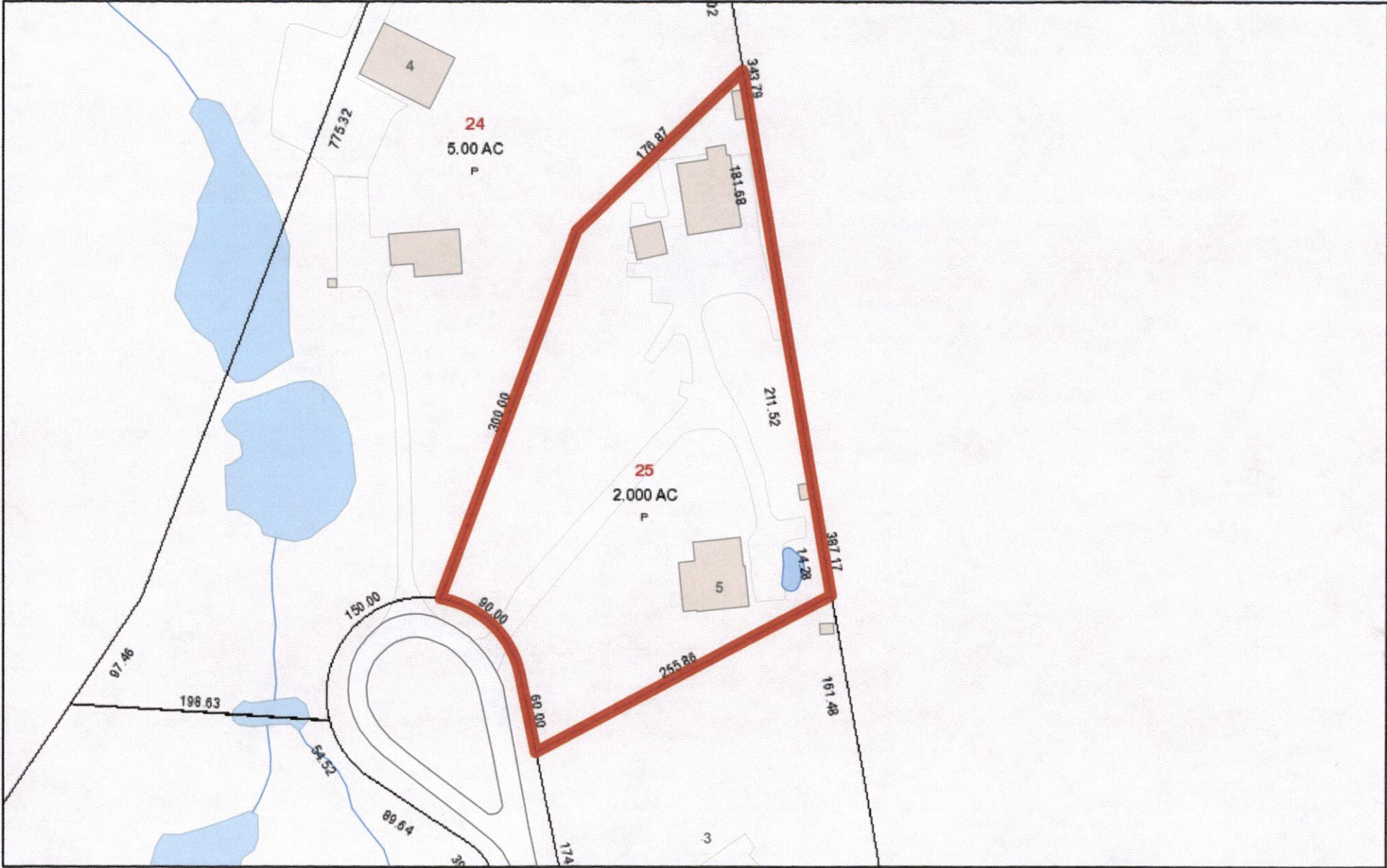


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
GAR1H	Garage, High Bay	L	2,200	SQ. FT	38.20	2007	AV	60	50,400
PATIO	Patio	L	528	UNITS	7.30	2019	GD	80	3,100
POOLIG	Pool - Gunite In Ground Pool	L	350	UNITS	57.47	2019	GV	85	17,100
SHEDNV	Shed No Value - Less Than 1	L	96	UNITS	0.00	1991	AV	60	0
SHEDWD	Shed-Wood	L	120	UNITS	31.02	1998	AV	60	2,200
XFRRM	Rec Room,Fin,BMT	B	749	SQ. FT	45.00	1988	AV	90	30,300

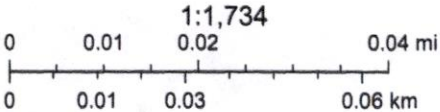
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,640	410	34.44	56,476
CFL	Cathedral Ceiling Area, not Sq.	0	640	64	13.77	8,816
FFL	First Floor, Finished	1,640	1,640	1,640	137.75	225,904
HST	Half Story, Finished	500	1,000	500	68.87	68,873
WDK	Wood Deck, or Composite Dk	0	537	54	13.85	7,438
Total Liv Area/Gr. Area/Eff Are		2,140	5,457	2,668	Total Value	367,507



# Letter ANSI A Landscape



1/1/2024





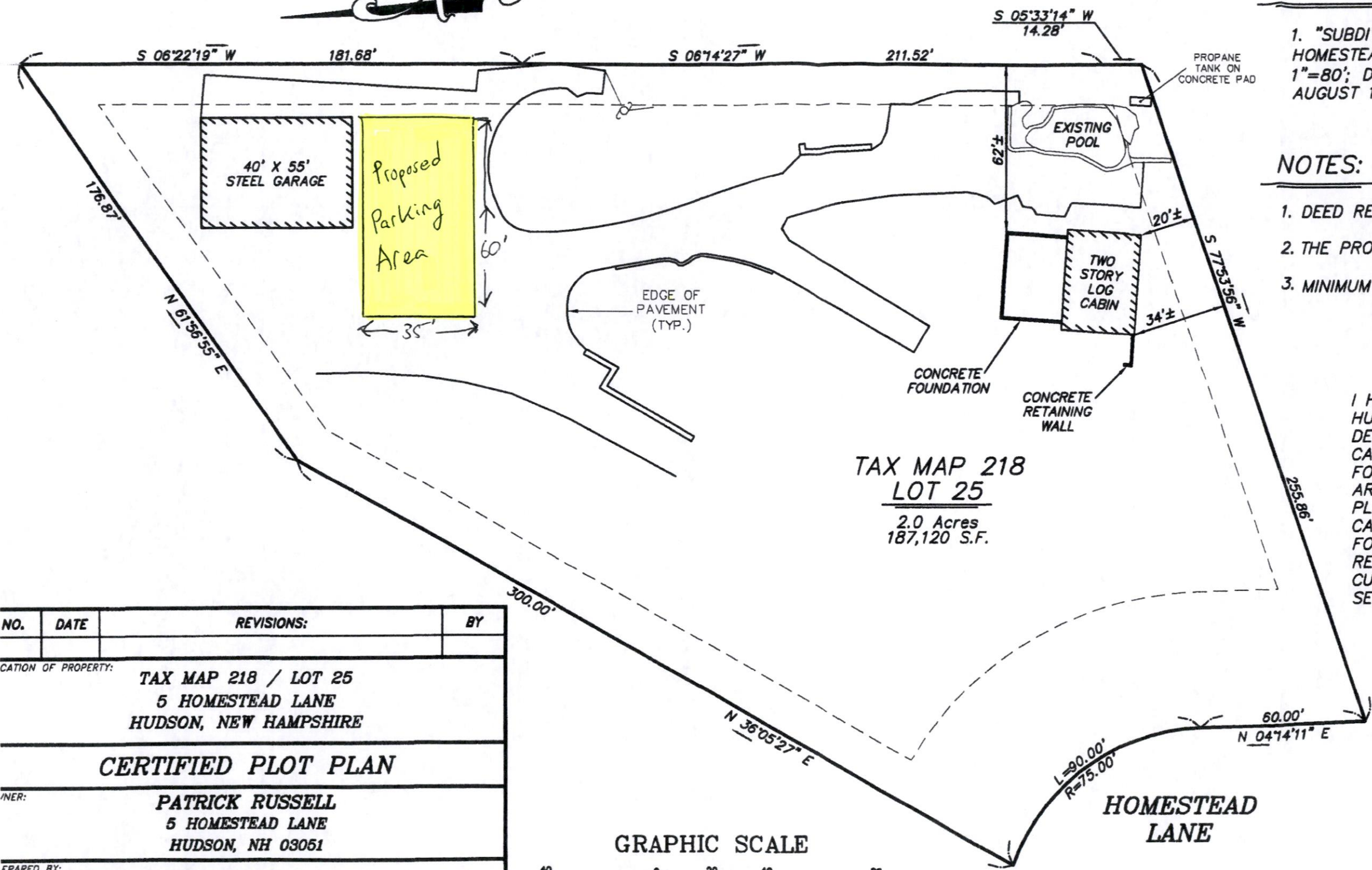
**PLAN REFERENCES:**

1. "SUBDIVISION PLAN (MAP 15, LOT 25-1), HOMESTEAD HEIGHTS, HUDSON, NH"; SCALE 1"=80'; DATED MAY 13, 1987; REVISED AUGUST 17, 1987; H.C.R.D. #21759.

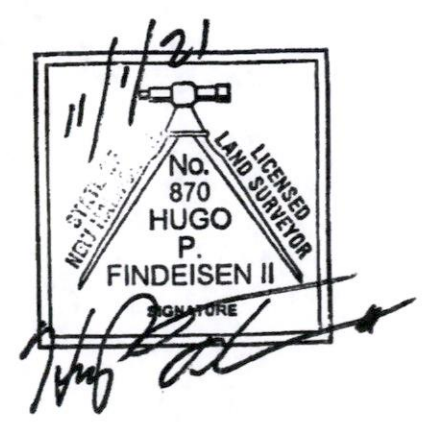
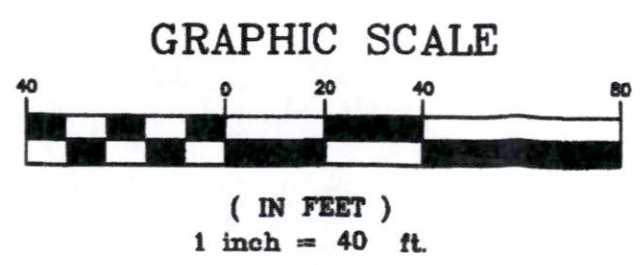
**NOTES:**

1. DEED REFERENCE: BOOK 5577, PAGE 401
2. THE PROPERTY IS ZONED: G1
3. MINIMUM BUILDING SETBACKS: FRONT 50'  
SIDE 15'  
REAR 15'

I HEREBY CERTIFY TO THE TOWN OF HUDSON, NEW HAMPSHIRE BUILDING DEPARTMENT THAT THE EXISTING LOG CABIN, GARAGE, CONCRETE FOUNDATION AND RETAINING WALL ARE LOCATED AS SHOWN ON THIS PLAN AND THAT THE EXISTING LOG CABIN, GARAGE, CONCRETE FOUNDATION AND CONCRETE RETAINING WALL DO COMPLY TO CURRENT MINIMUM BUILDING SETBACKS TO PROPERTY LINES.



NO.	DATE	REVISIONS:	BY
CATION OF PROPERTY: TAX MAP 218 / LOT 25 5 HOMESTEAD LANE HUDSON, NEW HAMPSHIRE			
<b>CERTIFIED PLOT PLAN</b>			
/NER: PATRICK RUSSELL 5 HOMESTEAD LANE HUDSON, NH 03051			
EPARED BY: <b>FINDEISEN SURVEY &amp; DESIGN LLC</b> 47 Enterprise Drive, Windham, NH P.O. Box 612, Sandown, NH 03873-0612 Tel. (603) 898-8516 / FSDLLC@gmail.com			
Scale: 1" = 40'	Date: 11/01/21	Drawn by: J.A.T.	Job No: 506008



Printed  
1/09/2024  
3:17PM  
Created  
1/09/2024  
3:12 PM

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

Receipt# 759,184  
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application-1/25/24 ZBA Meeting 5 Homestead Lane Map 218 Lot 025-000 (Zone G-1)			
	Variance a-Mixed Use	0.00	225.0800	0.00
	Variance b-Accessory	0.00	185.0000	0.00
			Total:	410.08

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Patrick J & Lisa M Russell	CHECK	CHECK# 1034	410.08	0.00	410.08

Total Due: 410.08  
Total Tendered: 410.08  
Total Change: 0.00  
Net Paid: 410.08



**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

On **01/25/2024**, the Zoning Board of Adjustment heard **Case 218-025a.**, being a case brought by **Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH** requesting a **Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district.** [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1); HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]

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

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

---

---

---

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

---

---

---

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

---

---

---

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

---

---

---

**(Continue-next page-Hardship Criteria)**

**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; **and**

---

---

---

(2) The proposed use is a reasonable one.

---

---

---

**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

---

---

---

Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

---

---

---

TOWN OF HUDSON  
 JAN 09 REC'D  
 2024  
 Zoning Department

Case 218-025 b  
 (VARIANCE b.)

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. 218-025 b (01-25-24)

Date Filed 1/9/24

Name of Applicant Patrick and Lisa Russell Map: 218 Lot: 025-000 Zoning District: 6-1

Telephone Number (Home) 603-566-4039 (Work) 928-314-8293

Mailing Address 5 Homestead Lane Hudson NH 03051

Owner Patrick J Russell Lisa M Russell

Location of Property 5 Homestead Lane Hudson NH 03051  
 (Street Address)

Signature of Applicant [Signature] Date 1-1-2024

Signature of Property-Owner(s) [Signature] Date 1-1-2024

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: 1/9/24

COST:

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

Abutter Notice:  
8 Direct Abutters x Certified postage rate \$ N/A = \$ N/A  
0 Indirect Abutters x First Class postage rate \$ N/A = \$ N/A  
**Total amount due:** \$ 185-

Amt. received: \$ 185-

Receipt No.: 759,184

Received by: [Signature]

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

Engineering  Fire Dept.  Health Officer  Planner  Other

# 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>ppc</u>	Please review the completed application with the Zoning Administrator or staff <b>before making copies in next step.</b>	<u>TG</u>
<u>ppc</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 thirteen (13) <b>single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>ppc</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>ppc</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>ppc</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>ppc</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>ppc</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>ppc</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>ppc</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

**CERTIFIED PLOT PLAN:**

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

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

See  
2021  
Certified  
plot plan  
w/proposed  
Parking  
(TB)

- a)  The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. \_\_\_\_\_
- b)  The plot plan shall be up-to date and dated, and shall be no more than three years old. \_\_\_\_\_
- c)  The plot plan shall have the signature and the name of the preparer, with his/her/their seal. \_\_\_\_\_
- d)  The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: 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)  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)  The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. \_\_\_\_\_
- g)  The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. \_\_\_\_\_
- h)  The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. \_\_\_\_\_
- i)  The plot plan shall indicate all parking spaces and lanes, with dimensions. \_\_\_\_\_

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

*[Signature]* Yusea Russell  
Signature of Applicant(s)

1-1-2024  
Date

*[Signature]* Yusea Russell  
Signature of Property Owner(s)

1-1-2024  
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.

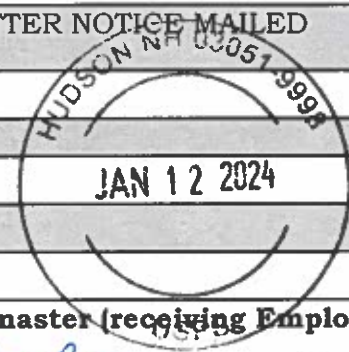
(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
218	025-000	*Include Applicant & Owner(s) Patrick and Lisa Russell	5 Homestead Lane Hudson NH 03051
218	023-000	Robert E Clegg Jr. Priscilla Clegg	39 Trigate Rd Hudson NH 03051
218	024-000	Earl. W Simoneau	4 Daniels Drive Enfield NH 03048-3061
218	026-000	Selective Properties Peterson and Associates LLC	11 Majestic Ave Pelham NH 03076
219	001-000	Nash Family Investment Properties	40 Temple ST Nashua NH 03060
219	001-001	Gerald Q Nash DBA TV Services and Supply	40 Temple Street Nashua NH 03060
219	001-002	Verizon Wireless C/O Network RE	Po Box 254T Addison TX 75001
219	001-004	T mobile Omnipoint Holdings c/o T-mobile Prop Mngment	4 Sylvan Way Parsippany NJ 07054



**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - <b>CERTIFIED MAIL</b>	Case# 218-025 <b>VARIANCES a. and b.</b> 5 HOMESTEAD LANE Map 218/Lot 025-000 <span style="float:right">1 of 1</span>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>01/25/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5604 91	PATRICK and LISA RUSSELL 5 HOMESTEAD LANE, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5605 07	ROBERT E CLEGG, JR., PRISCILLA CLEGG 39 TRIGATE RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5605 14	EARL SIMONEAU 4 DANIELS DR., ENFIELD, NH 03748-3061	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5605 21	SELECTIVE PROPERTIES; PETERSEN & ASSOCIATES, LLC 11 MAJESTIC AVE., PELHAM, NH 03076	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5605 38	NASH FAMILY INVESTMENT PROPERTIES 40 TEMPLE ST., NASHUA, NH 03060	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5605 45	NASH, GERALD Q.; D/B/A TV SERVICES AND SUPPLY 40 TEMPLE ST., NASHUA, NH 03060	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5605 52	VERIZON WIRELESS; C/O NETWORK RE PO BOX 2549, ADDISON, TX 75001	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5605 69	T-Mobile / Omnipoint Holdings; c/o T-Mobile Prop Mngmnt 4 SYLVAN WAY, PARSIPPANY, NJ 07054	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> <i>8</i>	<b>Postmaster (receiving Employee)</b> <i>Paula Angelli</i>



Direct Certified





# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

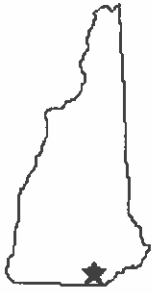
**Case 218-025 (1-25-24): Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]**
- b. **A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]**

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,

Chris Sullivan  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

January 11, 2024

### 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, January 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 218-025 (1-25-24): Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1)] requests the following from the provisions of the Hudson Zoning Ordinance:**

- a. **A Variance to allow the continued existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. [HZO Article III: General Regulations; §334-10 A., Mixed or dual use on a lot.]**
- b. **A Variance to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds is prohibited. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]**

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide 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 Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@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,

Chris Sullivan  
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article 334-22 of HZO Section(s) Table of permitted acc. uses in order to permit the following:

over 13K pound equipment storage

---

---

---

---

---

---

**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.”)

attached

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

Attached

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

Attached

- 4. The proposed use will not diminish the values of surrounding properties, because:  
(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Attached

**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

Attached

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

Attached

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.

~~Attached~~

1. Granting this request will not be contrary to public interest because I'm using the property to store trailers and equipment that is not in use. Typically all equipment moves from job to job all summer long but does need to be stored on the property in the offseason. December thru March. Various bobcat attachments remain at the shop and do get switched out on an intermittent basis. No customers of mine ever come to the shop, no business is done at the shop, it is simply storage for not in use equipment. I don't sell any materials at the shop and am not a landscaping business. I'm an equipment operating contractor with a single employee who takes his company truck home to Townsend MA every night and typically goes directly to the job every day.

2. Proposed use will observe the spirit of the ordinance and I am a contractor and use my yard as storage for my business equipment. My company is very simple, very small with 5 small pieces of equipment and 5 trailers with 1 employee and 2 trucks total in the company. The trucks are both pick-up trucks with the highest GVW of 12,400 lbs. GMC 3500 quad cab and regular cab diesels. There are 3 equipment trailers with GVW's of 14,000 lbs and two trailers with GVW's of 7000lbs.

3. Substantial justice would be provided to me by approving this use as I am no disturbance to any of my neighbors, operate at regular hours with respect and am no different than common traffic on any road in Hudson NH.

4. The proposed use will not affect the property values of any surrounding properties as I cannot be seen or heard by anyone other than my direct abutting neighbor who is already approved for the same uses.

5.A The special conditions of the property (5 homestead lane) located in G-1 zoning, off a private road (Homestead lane) at the end of a dead end road (Trigate rd) provide the property with seclusion and privacy to not affect the neighboring properties and reasonably does not need to be restricted to "residential use". I'm simply a home-owner with enough space to privately store property that is used on jobsites and does not produce revenue at the restricted location.

B. Using the property to store equipment not in use is reasonable because it does not affect any other properties other than a similar abutting property who have already been approved for the same uses.



Missing -  
Include w/ application

# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation/Cease and Desist

May 18, 2021

Certified 7018 1130 0001 8113 7545  
& USPS 1<sup>st</sup> class

PJ Russell Landscaping, LLC  
5 Homestead Ln  
Hudson, NH 03051  
Att: Patrick J Russell

Re: **5 Homestead Ln Map 218 Lot 025-000**  
**District: General One (G-1)**

Dear Mr. Russell,

I find the above referenced property (and detached structure) to be in violation as follows:

**Violation:**

1) The use of the property and structure (commercial/business vehicles and equipment) is in violation of the Table of Permitted Accessory Uses §334-22, as the permitted principal use of this property is single family residential use.

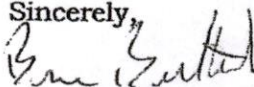
**Order:**

Cease and desist the operation of the unpermitted uses on this property which are in violation of the issued building permit #2006-695 (which has stipulation "for residential purposes only") and Hudson Zoning Ordinance, **no later than June 15, 2021**. If you desire to abate these violations by bringing them into compliance through various Land Use applications such as (but not inclusive to) Variances, Home  
*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*

Occupation Special Exception, to name a few, please contact me for requesting a Zoning Determination.

Please be further advised, that in accordance with the Hudson Zoning Ordinance (HZO) and RSA § 676:17, you are subject to a civil penalties of \$275.00 first offenses, and \$550.00 for subsequent offenses for each day that your Property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,



*Bruce Buttrick*

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

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

encl: BP # 2006-695, F/B picture, NH Secretary of State business registration

cc: Public Folder

Dave Hebert - Building Official

Brian Groth - Town Planner

File

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





# TOWN OF HUDSON

## Land Use Division



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

### Notice of Violation Update

September 27, 2023

USPS 1<sup>st</sup> class

Patrick and Lisa Russell  
5 Homestead Ln  
Hudson, NH 03051

Re: **5 Homestead Ln Map 218 Lot 025-000**  
**District: General One (G-1)**

Dear Mr. Russell,

My name is Chris Sullivan I am going through some old files and notice you applied for a Home Occupation, but never went to the Zoning Board meeting. Please update me and why the home occupation application was not followed through with.

**Violation:**

1) The use of the property and structure (commercial/business vehicles and equipment) is in violation of the **Table of Permitted Accessory Uses §334-22**, as the permitted principal use of this property is single-family residential use.

**Order:**

Please Contact me no later than **October 19, 2023** discuss the use of the property and reapply for the Home Occupation Special Exception.

Sincerely,

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

cc: Public Folder  
Brian Groth - Town Planner  
File

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



# TOWN OF HUDSON

## Land Use Division



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

### Updated Notice of Violation

December 26, 2023

USPS 1<sup>st</sup> class & Email

Patrick and Lisa Russell  
5 Homestead Ln  
Hudson, NH 03051

Re: 5 Homestead Ln Map 218 Lot 025-000  
District: General One (G-1)

Dear Mr. Russell,

Here are the violation that are occurring on the above mentioned property.

#### Violation:

- a. The Property has an existing (non-permitted) mixed principal uses: (A.1.) Residential Use– Single family detached dwelling and (E.15.) Industrial Use– Contractor’s yard on the lot where mixed uses on a lot are not permitted in the G-1 district. This will require a variance from **§334-10 Mix or Dual Use Lot**
- b. On the property there is an existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. You would require a variance per **§334-22 Table of Permitted Accessory Uses**
- c. Please contact the Planning Department a Site plan review approval by the Planning Board would be required per **§334-16.1 Site Plan Approval**.

#### Order:

Please provide your applications for 2 variances so a review of completeness can be completed by **January 2, 2024**.

Sincerely,

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

cc: Public Folder  
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: 5 HOMESTEAD LN  
 Vision ID: 2096 Account #: 7628

Parcel ID: 218/025/000/1  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 11/6/2023 8:32:16 AM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)							
RUSSELL, PATRICK RUSSELL, LISA 5 HOMESTEAD LANE  HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RG	Residential Very Good		2023	1010	361,100	2023	1010	329,000	2022	1010	329,000
		TOPO	UTILITIES			1010	210,300		1010	210,300		1010	210,300
		Abv St	Priv Water			1010	72,800		1010	72,800		1010	72,800
			Septic										
					Total	644,200	Total	612,100	Total	612,100	Total	612,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY		
RUSSELL, PATRICK		8705 1850	10-27-2014	U	I	0	38	Grantor: RUSSELL, PATRICK J.,	Appraised Bldg. Value (Card)		
RUSSELL, PATRICK J.		8190 2959	03-26-2010	U	I	0	38	Grantor: RUSSELL, BRIAN J.,	Appraised Xf (B) Value (Bldg)		
RUSSELL, BRIAN J.		7864 0042	06-11-2007	U	I	0	31	Grantor: RUSSELL, BRIAN J.,	Appraised Ob (B) Value (Bldg)		
RUSSELL, BRIAN J.		7644 2129	03-15-2006	Q	I	305,000	00	Grantor: TAYLOR, MICHAEL G.,	Appraised Land Value (Bldg)		
TAYLOR, MICHAEL G.		5577 0401	09-09-1994	U	I	100,000	99	Grantor: SIMONEAU, DOI ORFS	Special Land Value		
									Total Appraised Parcel Value	644,200	
									Valuation Method	C	
									Total Appraised Parcel Value	644,200	

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				Total		Total Appraised Parcel Value	
Parcel ID	218-025-000		Descript	Code	Appraised	Assessed				
Zoning	G1:General-1		BLDG	1010	361,100	361,100				
Flood Hazard	C		LAND	1010	210,300	210,300				
Neigh/Abut1			OB	1010	72,800	72,800				
Neigh/Abut2										
Neigh/Abut3		PREV 0015-0025-0003								
GIS ID	218-025-000	Assoc Pid#								
			<b>Total:</b>		644,200	644,200				

NOTES		VISIT / CHANGE HISTORY			
4/19 EXT/INT=AVG. nc=8 for 22-bth shell, rgh pl + el/walls add aprox 75% compl//review and remove n c 2023//est complete 4/23		Date	Id	Cd	Purpost/Result
		08-16-2023	21	15	Permit Visit
		08-11-2022	21	18	Hearing - Change
		07-12-2022	26	45	Field Review
		05-03-2022	21	15	Permit Visit
		04-26-2021	21	15	Permit Visit
		04-11-2019	19	02	Measured
		04-11-2019	19	03	Meas/Inspect
		05-17-2007	10	30	Sales Data Verification

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2021-00508-7-	09-14-2022	TI			C	Ciardelli Fuel Company		Install one (1) underground 1000 g propane tank.	
2021-00508-6-	06-22-2022	MC		20,000	C	Nashoba Air, Inc		New Goodman GSX14030 air handler and condenser	
2021-00508-5-	06-08-2022	PL		3,500	C	M. W. A. Plumbing & H		Plumbing 1/2 bath	
2021-00508-4-	06-08-2022	MG		80,000	C	M. W. A. Plumbing & H		(2) Boilers (1) Tankless Water Heater (1) Furnaceand gas piping	
2021-00508	11-03-2021	RA	Residential-Additi	125,000	C	RUSSELL PATRICK R	0	22X32 log home addition. Family room no additional dwelling unit.	
2021-00508-3	10-08-2021	ELEC	Electrical	8,000	C				
2021-00508-1	06-18-2021	FD	Foundation	125,000	C				
2021-00508-2	05-27-2021	DRV	Driveway		C				
2020-00422	05-29-2020	MECH	Mechanical	9,000	C				
2020-00346	05-07-2020	GEN	Generator		C				

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	1.000	AC	170,000	1.00	5	1.00	RG	1.10	Comm Use		205,700
1	1010	SINGLE FAMILY RES	Excess	1.000	AC	6,000	1.00	0	1.00	RG	1.10	Topo	0.70	4,600
Total Card Land Units:				2.000	AC	Parcel Total Land Area:				2.000	AC	Total Land Value:		210,300

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

Property Location: 5 HOMESTEAD LN  
 Vision ID: 2096 Account #: 7628

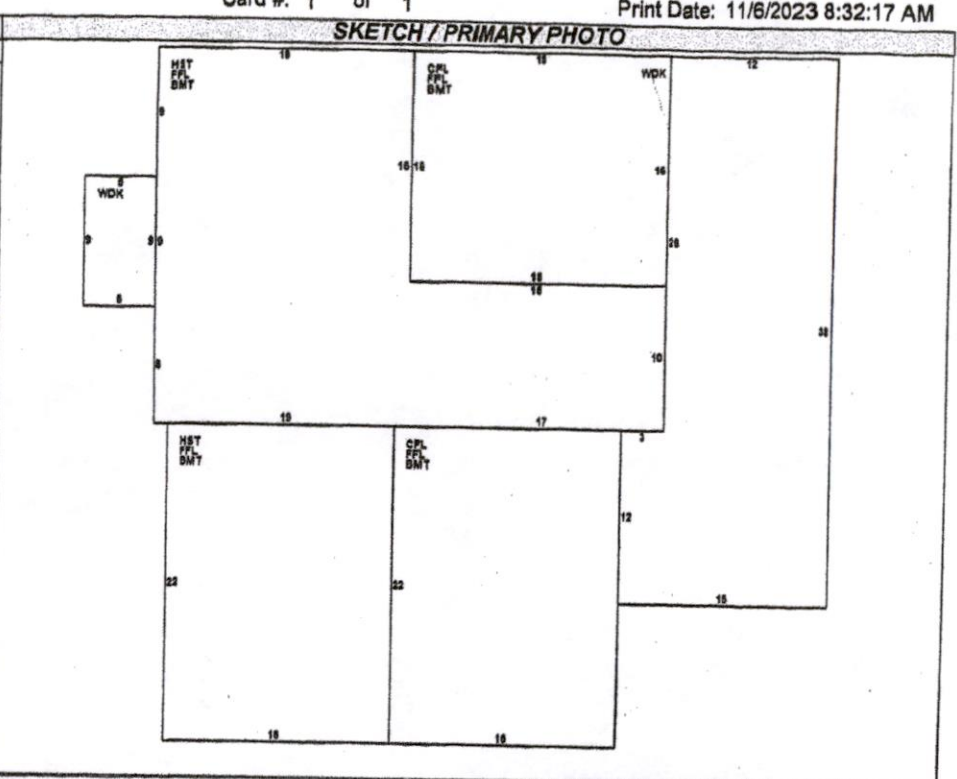
Parcel ID: 218/025/000/1  
 Bldg #: 1

Card Address: Card #: 1 of 1

LUC: 1010  
 Print Date: 11/6/2023 8:32:17 AM

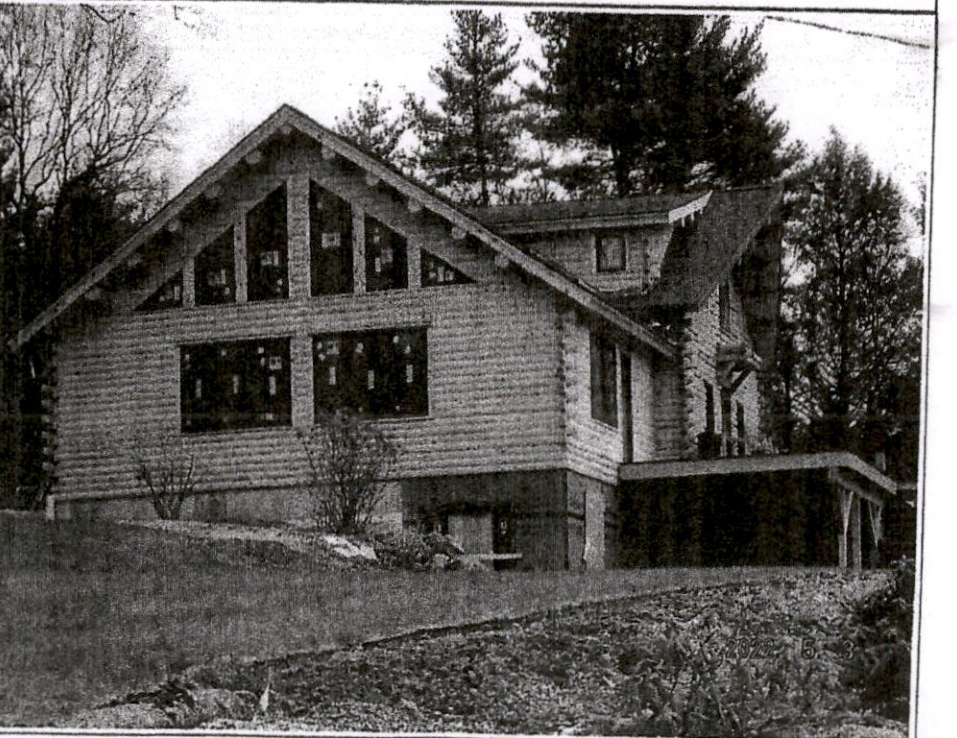
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.5		Extra Kitchens	0	
Style:	04	Cape Cod	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	10	Logs			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	04	Solid Wood			
Interior Floor 1	04	Carpet			
Heat Fuel	04	Propane			
Heat Type	01	Forced Air			
# Heat Systems	2				
AC Percent	100				
Total Rooms	6				
Bedrooms	3				
Full Baths	2				
3/4 Baths	0				
Half Baths	1				
Extra Fixtures	1				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	NATURAL				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	367,508
Year Built	1988
Effective Year Built	2012
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
RCNLD	330,800
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

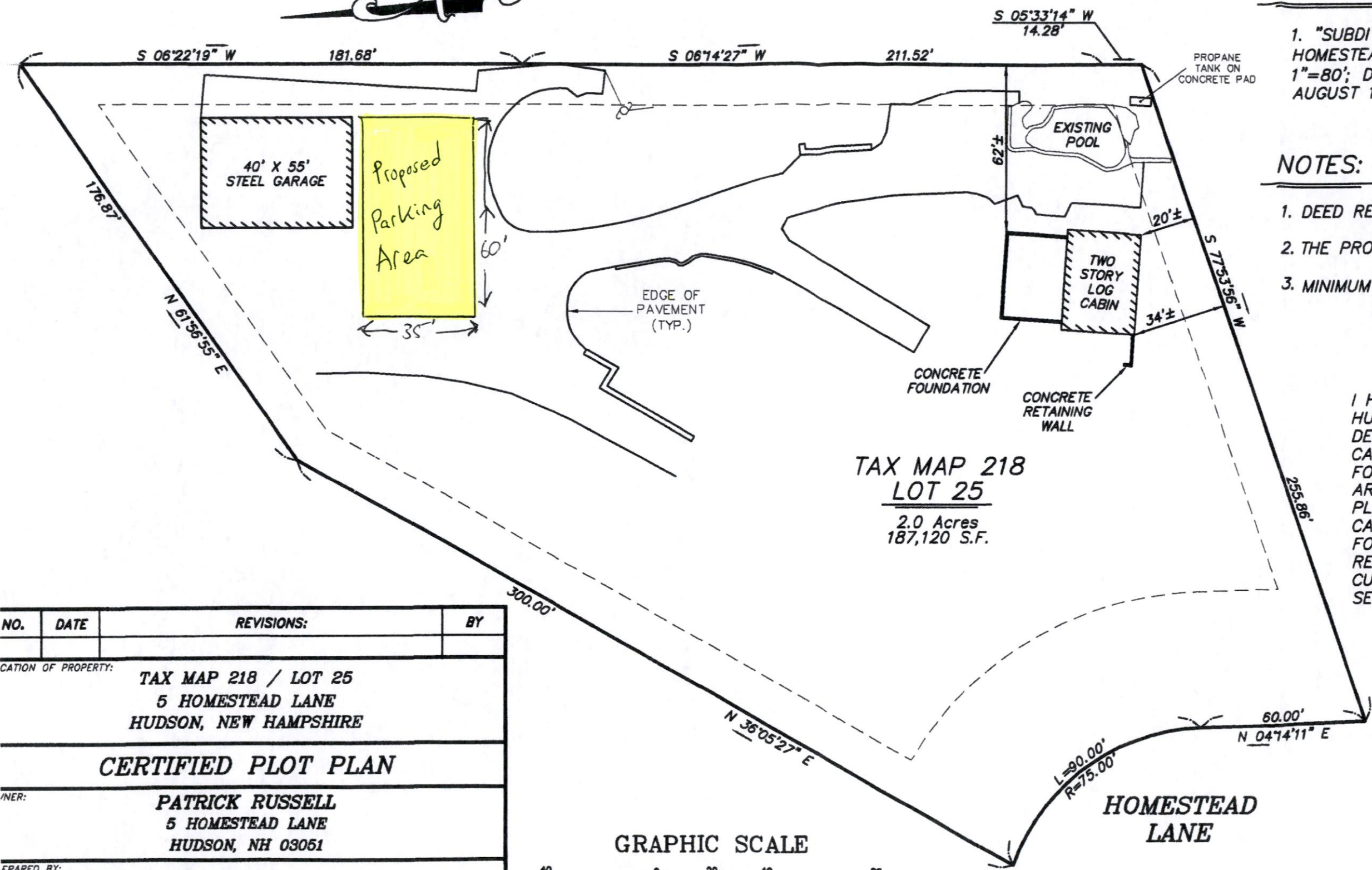


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Bilt	Cnd.	% G	Assd. Value
GAR1H	Garage, High Bay	L	2,200	SQ. FT	38.20	2007	AV	60	50,400
PATIO	Patio	L	528	UNITS	7.30	2019	GD	80	3,100
POOLIG	Pool - Gunite In Ground Pool	L	350	UNITS	57.47	2019	GV	85	17,100
SHEDNV	Shed No Value - Less Than 1	L	96	UNITS	0.00	1991	AV	60	0
SHEDWD	Shed-Wood	L	120	UNITS	31.02	1998	AV	60	2,200
XFRRM	Rec Room, Fin, BMT	B	749	SQ. FT	45.00	1988	AV	90	30,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,640	410	34.44	56,476
CFL	Cathedral Ceiling Area, not Sq.	0	640	64	13.77	8,816
FFL	First Floor, Finished	1,640	1,640	1,640	137.75	225,904
HST	Half Story, Finished	500	1,000	500	68.87	68,873
WDK	Wood Deck, or Composite Dk	0	537	54	13.85	7,438
Total Liv Area/Gr. Area/Eff Are		2,140	5,457	2,668	Total Value	367,507







**TAX MAP 218  
LOT 25**  
2.0 Acres  
187,120 S.F.

**PLAN REFERENCES:**

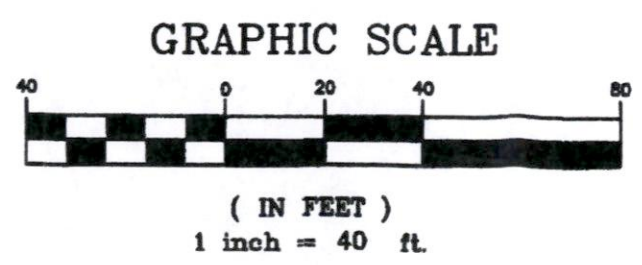
- "SUBDIVISION PLAN (MAP 15, LOT 25-1), HOMESTEAD HEIGHTS, HUDSON, NH"; SCALE 1"=80'; DATED MAY 13, 1987; REVISED AUGUST 17, 1987; H.C.R.D. #21759.

**NOTES:**

- DEED REFERENCE: BOOK 5577, PAGE 401
- THE PROPERTY IS ZONED: G1
- MINIMUM BUILDING SETBACKS: FRONT 50'  
SIDE 15'  
REAR 15'

I HEREBY CERTIFY TO THE TOWN OF HUDSON, NEW HAMPSHIRE BUILDING DEPARTMENT THAT THE EXISTING LOG CABIN, GARAGE, CONCRETE FOUNDATION AND RETAINING WALL ARE LOCATED AS SHOWN ON THIS PLAN AND THAT THE EXISTING LOG CABIN, GARAGE, CONCRETE FOUNDATION AND CONCRETE RETAINING WALL DO COMPLY TO CURRENT MIMUMUM BUILDING SETBACKS TO PROPERTY LINES.

NO.	DATE	REVISIONS:	BY
CATION OF PROPERTY: <b>TAX MAP 218 / LOT 25</b> <b>5 HOMESTEAD LANE</b> <b>HUDSON, NEW HAMPSHIRE</b>			
<b>CERTIFIED PLOT PLAN</b>			
PREPARED BY: <b>PATRICK RUSSELL</b> <b>5 HOMESTEAD LANE</b> <b>HUDSON, NH 03051</b>			
PREPARED BY: <b>FINDEISEN SURVEY &amp; DESIGN LLC</b> <b>47 Enterprise Drive, Windham, NH</b> <b>P.O. Box 612, Sandown, NH 03873-0612</b> <b>Tel. (603) 898-8516 / FSDLLC@gmail.com</b>			
Scale: 1" = 40'	Date: 11/01/21	Drawn by: J.A.T.	Job No: 506008



Printed  
1/09/2024  
3:17PM  
Created  
1/09/2024  
3:12 PM

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

**Receipt#** 759,184  
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	<b>Zoning Application-1/25/24 ZBA Meeting</b> <b>5 Homestead Lane</b> <b>Map 218 Lot 025-000 (Zone G-1)</b>			
	Variance a-Mixed Use	0.00	225.0800	0.00
	<b>Variance b-Accessory</b>	0.00	<b>185.0000</b>	0.00
			<b>Total:</b>	<b>410.08</b>

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Patrick J & Lisa M Russell	CHECK	CHECK# 1034	410.08	0.00	410.08

<b>Total Due:</b>	<b>410.08</b>
<b>Total Tendered:</b>	<b>410.08</b>
<b>Total Change:</b>	<b>0.00</b>
<b>Net Paid:</b>	<b>410.08</b>

**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

On **01/25/2024**, the Zoning Board of Adjustment heard **Case 218-025b.**, being a case brought by **Patrick and Lisa Russell, 5 Homestead Ln., Hudson, NH** requesting a **Variance** to allow the continued accessory use of existing (non-permitted) garaging or parking of heavy commercial vehicles and equipment where these uses are not permitted in the G-1 district if the property is not served by Town water and sewer. Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than **13,000 pounds is prohibited.** [Map 218, Lot 025, Sublot-000; Zoned General-One (G-1); HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article III: General Regulations; §334-15 B.(2).]

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

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

---

---

---

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

---

---

---

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

---

---

---

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

---

---

---

**(Continue-next page-Hardship Criteria)**



**HUDSON ZONING BOARD OF ADJUSTMENT  
Variance Decision Work Sheet (Rev 4-17-23)**

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; **and**

---

---

---

(2) The proposed use is a reasonable one.

---

---

---

**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

---

---

---

Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

---

---

---



# TOWN OF HUDSON

## Zoning Board of Adjustment

Gary M. Daddario, Chairman      Dillon Dumont, Selectmen Liaison

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

### MEETING MINUTES – December 14, 2023 – as edited

The Hudson Zoning Board of Adjustment met on Thursday, December 14, 2023 at 7:00 PM in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH.

**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

Acting Chairman Normand Martin called the meeting to order at 7:01 PM, invited everyone to stand for the Pledge of Allegiance and read the Preamble (Exhibit A in the Board’s Bylaws) regarding the procedure and process of the meeting.

**III. ATTENDANCE**

Members present were Tristan Dion (Alternate), Tim Lanphear (Alternate), Normand Martin (Regular/Vice Chair/Acting Chair), Marcus Nicolas (Regular), Jim Pacocha (Regular) and Edward Thompson (Alternate/Clerk). Also present were Louise Knee, Recorder (remote) and Chris Sullivan, Zoning Administrator. Excused were Gary Daddario (Regular/Chair) and Dillon Dumont, Selectman Liaison. Dean Sakati (Regular) arrived at 7:17 PM. Alternate Dion was appointed to vote in Mr. Daddario’s absence. Alternate Lanphear was appointed to vote in Mr. Sakati’s absence.

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

1. **Case 148-071 (12-14-23): Jason and Rena Hand, 18 Towhee Dr., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement to allow a shed to remain in its current location which encroaches approx. 6 ft. into the rear yard setback leaving approx. 9 ft. where 15 feet is required. [Map 148, Lot 071-000, Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]

Mr. Nicolas questioned whether this Case should be before the Board as the setbacks were recently reduced to five feet (5'). Both Mr. Sullivan and Mr. Martin confirmed the recent reduction in the setback requirement had occurred but not in this R-1 Zone.

45 Mr. Sullivan read the Case into the record, referred to his Staff Report initialed  
46 12/5/2023 and noted that the Town Officials had reviewed but had no  
47 concerns or comments.

48

49 Jason Hand introduced himself and addressed the four (4) criteria for an  
50 Equitable Waiver. The information shared included:

51

52 a) *discovered too late*

- 53 • the structure was in place when property was purchased in 2017
- 54 • first became aware of the issue when notice was sent in connection  
55 with a plot plan submitted for an unrelated extension to the main  
56 house
- 57 • believe shed has been in place for more than ten (10) years, but  
58 cannot substantiate this
- 59 • aerial views from 2005, 2015 and 2022 show the shed

60 b) *innocent mistake*

- 61 • when purchasing the property due diligence was done and did not  
62 discover the issue
- 63 • when lot was surveyed for an accurate plot plan for the proposed  
64 addition to the main house, it was discovered that the shed was  
65 almost entirely in the setback

66 c) *no nuisance*

- 67 • the shed has never received a complaint for its placement
- 68 • a minor intrusion with a modest garden shed

69 d) *high correction cost*

- 70 • the shed is installed on a concrete foundation and has no joists or  
71 other flooring making it hard to move
- 72 • moving would involve removing and replacing the foundation and  
73 probably need to include replacing the structure itself as it may not  
74 be able to move it intact and when its all said and done could end  
75 up costing \$25,000

76

77 Public testimony opened at 7:13 PM. No one addressed the Board. Email  
78 received 12/12/2023 at 10:06 AM from Abutters Joseph and Karen Bakzunczyk  
79 of 15 Meadowlark Drive stating that the shed poses no issues to them and they  
80 have no objection to allowing it to remain. Public testimony closed at 7:14 PM.

81

82 Motion made by Mr. Nicolas and seconded by Mr. Lanphear to grant the  
83 Equitable Waiver of Dimensional Requirement as all four (4) conditions have  
84 been met, it was discovered too late, it provides no nuisance, it was probably an  
85 innocent mistake by previous property owner and there is a high correction  
86 cost. Both Mr. Nicolas and Mr. Lanphear voted to grant the request.

87

88 Mr. Martin voted to grant and noted that the shed was in place when the home  
89 was purchased and has not presented a nuisance but does present a high cost  
90 to correct, that even though there is no evidence that an innocent mistake was

91 made when shed was installed, the current property owner is innocent of its  
92 placement and there is no evidence that it was discovered too late.

93  
94 Mr. Pacocha voted to grant and stated that all four (4) criteria have been met.  
95 Mr. Dion voted to grant and noted that all four (4) criteria have been met.

96  
97 Roll call vote was 5:0. Equitable Waiver of Dimensional Requirement granted.  
98 The 30-day Appeal period was noted.

99  
100 Mr. Sakati arrived at 7:17 PM. Mr. Lanphear returned to Alternate status.

101  
102 2. **Case 118-049 (12-14-23):** Kenneth Doubleday, Jr. and Jennifer  
103 Doubleday, **58 Griffin Rd., Hudson, NH** requests an Equitable Waiver of  
104 Dimensional Requirement to allow a shed to remain in its current  
105 location which encroaches approx. 10 ft. into the side yard setback  
106 leaving approx. 5 ft. where 15 feet is required. [Map 118, Lot 049-000,  
107 Zoned General-One (G-1); HZO Article VII: Dimensional Requirements;  
108 §334-27, Table of Minimum Dimensional Requirements and NH RSA  
109 674:33-a.I.]

110  
111 Mr. Sullivan read the Case into the record, referred to his Staff Report initialed  
112 12/5/2023 and noted that the Town Officials had reviewed but had no  
113 concerns or comments.

114  
115 Ken Doubleday introduced himself, sat at the Applicant's table and proceeded  
116 to address the criteria for the granting of an Equitable Waiver of Dimensional  
117 Requirements. The information shared included:

- 118  
119 a) *discovered too late*
- 120 • not sure why this was not discovered before, like when the permit
  - 121 was pulled for the above ground pool as the shed was in this spot at
  - 122 that time
- 123 b) *innocent mistake*
- 124 • as a first time home-owner, Mr. Doubleday stated he was unaware
  - 125 of the rules/laws of where he could place his shed
  - 126 • at the time of purchase there was a large carport in this spot so I
  - 127 saw no harm in taking that down and replacing it with a small shed
  - 128 • was not trying to cause any problems
- 129 c) *no nuisance*
- 130 • this is not a large shed and it is not falling apart and it is in my
  - 131 backyard almost out of sight
  - 132 • don't see a problem for others or it being an eyesore for anyone to
  - 133 be looking at seeing as its in the corner part of my backyard
- 134 d) *high correction cost*
- 135 • to have to move this shed would cost more than the shed is worth,
  - 136 especially since I had to pay a lot (~\$1,400.00) to move it once and

137 with prices now it would probably cost more to move it again and it  
138 just doesn't make sense to pay to move it again  
139

140 Public testimony opened at 7:24 PM. No one addressed the Board. Email  
141 received 12/8/2023 at 11:07 AM from Scott Sherman and Jacqueline Smith of  
142 60 Griffin Road stating that they have no objection to the placement of the  
143 shed so close to the property line and requested that any future additions  
144 honor the fifteen foot setback and asked that the culvert continue to be  
145 maintained and pumped. Mr. Martin stated that the culvert request is a civil  
146 matter and is not before the Board. Mr. Doubleday stated he is unaware but  
147 would address with his neighbor. Public testimony closed at 7:26 PM.  
148

149 Mr. Pacocha made the motion to grant the Equitable Waiver. Mr. Nicolas  
150 seconded the motion. Mr. Pacocha spoke to his motion stating that it was  
151 discovered too late and was the result of an innocent mistake, that it is of no  
152 nuisance and presents a high cost to correct. Mr. Pacocha voted to grant.  
153

154 Mr. Nicolas spoke to his second noting that all the criteria were satisfied, that it  
155 was discovered too late, that it resulted from an innocent mistake and provides  
156 no nuisance and is too high a correction cost. Mr. Nicolas voted to grant.  
157

158 Mr. Sakati voted to grant noting that all four (4) criteria have been satisfied.  
159 Mr. Dion voted to grant and noted that that all four (4) criteria were satisfied.  
160 Mr. Martin voted to grant, stated that all the criteria have been satisfied, and  
161 added that the property is heavily wooded, and the shed will not be a nuisance  
162 to abutters.  
163

164 Roll call vote was 5:0. Equitable Waiver if Dimensional Requirement granted.  
165 The 30-day Appeal period was noted.  
166

#### 167 **V. REQUEST FOR REHEARING:**

168  
169 No requests were received for Board consideration.  
170

#### 171 **VI. REVIEW OF MINUTES:**

172  
173 11/16/23 edited draft Minutes

174 Mr. Sakati made a correction to the spelling of his name on Page 8. No other  
175 amendments were offered. Motion made by Mr. Nicolas, seconded by Mr. Sakati  
176 and unanimously voted to approve the 11/16/2023 Minutes as edited and  
177 amended.  
178

#### 179 **VII. OTHER:**

- 180 • 2024 ZBA Meeting Schedule  
181  
182

183 Motion made by Mr. Nicolas, seconded by Mr. Dion and unanimously voted to  
184 adopt the 2024 ZBA Meeting Schedule as presented.

- 185
- 186 • Next Regular Scheduled ZBA Meeting- Thursday, January 25, 2024

187  
188 So noted.

- 189
- 190 • Annual Election of Officers: Chair, Vice-Chair, Clerk- Thursday, January  
191 25, 2024

192  
193 So noted.

- 194
- 195 • Term Expirations

196  
197 It was noted that both Mr. Pacocha and Mr. Thompson terms expire at the end of  
198 the year and both have opted not to renew. Mr. Thompson stated that he has  
199 enjoyed his time on the Board but the next couple of years will have him  
200 preoccupied elsewhere and that perhaps he may return. Mr. Martin thanked Mr.  
201 Pacocha for his thirty plus years serving the Town of Hudson, that he personally  
202 had him as a mentor when he first joined ZBA and that he would be missed.  
203 Members thanked both individuals for their service.

204  
205  
206 **VIII. ADJOURN:**

207  
208 Mr. Pacocha made the motion to adjourn the meeting. Mr. Nicolas seconded  
209 the motion. Vote was unanimous. The 12/14/2023 ZBA meeting adjourned at  
210 7:37 PM.

211  
212 Merry Christmas and Happy New Year Everyone.

213  
214  
215  
216  
217  
218 Respectfully submitted,  
219 Louise Knee, Recorder

220  
221 \_\_\_\_\_  
222

## **ELECTION OF NEW OFFICERS FOR CALENDAR YEAR 2024**

*Per the Town of Hudson, New Hampshire ZBA Bylaws, Chapter 143 of the Town Code, § 143-5. A., B., & C regarding Officers: A Chairperson, Vice-Chairperson and Clerk shall be elected annually by a majority vote of the Board at the first meeting in the month of January...*

**The Chairperson, shall address the need to elect new officers for reorganization of the Board, and shall first ask for a nomination for the position of Chairperson.**

### **DRAFT MOTIONS FOR ELECTION OF OFFICERS:**

#### **MOTION FOR CHAIRPERSON:**

**I move to nominate \_\_\_\_\_ to be Chairperson.**

**Second: \_\_\_\_\_.**

**If there are no other nominations for this office, the next motion is:**

#### **MOTION:**

**There being no other nominations, I move to close the nominations and to elect**

**\_\_\_\_\_ as Chairperson by acclamation.**

**Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Motion carried/failed: \_\_\_\_\_.**

#### **MOTION FOR VICE-CHAIRPERSON:**

**I move to nominate \_\_\_\_\_ to be Vice-Chairperson.**

**Second: \_\_\_\_\_.**

**If there are no other nominations for this office, the next motion is:**

#### **MOTION:**

**There being no other nominations, I move to close the nominations and to elect**

**\_\_\_\_\_ as Vice-Chairperson by acclamation.**

**Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Motion carried/failed: \_\_\_\_\_.**

**ELECTION OF NEW OFFICERS FOR CALENDAR YEAR 2024**  
**(CONTINUED)**

**MOTION FOR CLERK:**

**I move to nominate \_\_\_\_\_ to be Clerk.**

**Second: \_\_\_\_\_.**

**If there are no other nominations for this office, the next motion is:**

**MOTION:**

**There being no other nominations, I move to close the nominations and to elect**

**\_\_\_\_\_ as Clerk by acclamation.**

**Motion by: \_\_\_\_\_ Second: \_\_\_\_\_ Motion carried/failed: \_\_\_\_\_.**