

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 – February 22, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **February 22, 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 116-030 (02-22-24)**: Thomas Golembeski, Trustee, **1 Chagnon Lane, Hudson, NH** [Map 116, Lot 030, Sublot-000; Zoned Residential-One (R-1)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 280 square ft. shed to remain in the front yard location where accessory storage structures (sheds) shall be placed to the rear of the main building. [HZO Article VII: Dimensional Requirements; §334-27.1 C., General requirements.]
2. **Case 166-031-001 (02-22-24)**: Gregory McAdams, **7 St John Street, Hudson, NH** [Map 166, Lot 031 Sublot 001; Zoned Town Residence (TR)] requests a Home Occupation Special Exception to operate a seasonal party rental home business office as permitted by special exception only with business equipment storage in the garage and outside parking of trailers within the required setbacks from the side lot line. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]
3. **Case 182-114 (02-22-24)**: Alexandra Mead, **15 Chase Street, Hudson, NH** [Map 182, Lot 114, Sublot-000; Zoned Town Residence (TR)] requests a Variance for the reconstruction & expansion of a previous 5 ft. x 5 ft. front stair structure to a current 3.3 ft. (D) x 9 ft. (L) dimension where a nonconforming structure may not be altered or expanded, except by variance. [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion of nonconforming structures.]

V. REQUEST FOR REHEARING: None

VI. REVIEW OF MINUTES: 01/25/2024 edited draft Minutes

VII. OTHER:

VIII. ADJOURNMENT

Chris Sullivan, Zoning Administrator



TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report Meeting Date: February 22, 2024



Case 116-030 (02-22-24): Thomas Golembeski, Trustee, **1 Chagnon Lane, Hudson, NH** [Map 116, Lot 030, Sublot-000; Zoned Residential-One (R-1)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 280 square ft. shed to remain in the front yard location where accessory storage structures (sheds) shall be placed to the rear of the main building. [HZO Article VII: Dimensional Requirements; §334-27.1 C., General requirements.]

Address: 1 Chagnon Lane

Zoning district: Residential One (R-1)

Property Description:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 50,094 sq. ft. where 43,560 is required. The lot is used for residential single families. The residential home was constructed in 1975. Looking at the aerials from GIS there has been a shed in the front yard for a period of time.

In-House comments:

Town Engineer: no comments

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

History/Attachments:

AREIAL / PHOTOS

A: Aerials: 2005, 2017, 2022 (Shed)

BUILDING PERMITS

B: BP# 219-75 to construct 22'X42' residential structure (6-20-75)

ZONING ADMINISTRATOR/CODE ENFORCEMENT CORRESPONDENCE

C: Notice of Violation (1-3-24)

DEPARTMENTAL COMMENT SHEETS

D: Engineering - Request for review (1-26-24)

E: Inspectional Services/Fire Dept. review (1-31-24)

F: Planning - Request review (1-25-24)

1 Chagnon Lane (Shed) (2005)



1/31/2024



1 Chagnon Lane (Shed) (2017)



1/31/2024

1 Chagnon Lane (Shed) (2022)



1/31/2024



(B)

Town of Hudson, N. H.

Office of Town Building Inspector

BUILDING PERMIT

No. 219-75

June 20, 1975

This certifies that Century Construction Co Name of Owner

is granted permission to erect a 22 x 42 two story frame Description
alter
repair
move

replace attached garage of Building
Oil heat

on premises located at and known as
to

469-001
Number

Chapin Lane 38-63
Street or Avenue

and to do things lawful to that end.

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

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

P. A. Nutting
Administrative Officer

1770⁰⁰

WP 47618



(C)

TOWN OF HUDSON

Land Use Division



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

Notice of Violation

January 3, 2024

Thomas & Katherine Golembeski TR
1 Chagnon Lane
Hudson, NH 03051

Mail: Frist Class

Re: 1 Chagnon Lane Map 116 Lot 030-000
District: Residence One (R-1)

Dear Mr. and Mrs. Golembeski

Complaint: There is a shed in the front yard which, is not permitted. Looking a GIS we noticed there was an existing shed there in the past but, there is not a record of a variance that was granted to have a shed in the front. The following violation are noted below.

Abatement Order:

To keep the shed in its current location you must ask for an Equitable Wavier from §334-27.1 (C) **General Requirements.** (C) Accessory storage structures (sheds) shall be placed to the rear of the main building.

Please remove/move the shed into compliance, or apply for an Equitable Wavier from the Zoning Board of Adjustment. **No, later than January 16, 2024**

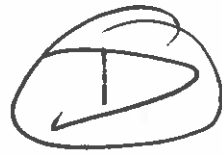
(Note: If a shed is greater than 200 sq. ft. require a building permit).

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
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.*



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

REQUEST FOR REVIEW/COMMENTS:

Case: 116-030 (02-22-24) (Equitable Waiver of
Property Location: 1 Chagnon Lane Dimensional Requirement)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 01/26/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

Large empty rectangular box for additional comments or information.

E

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

REQUEST FOR REVIEW/COMMENTS:

Case: 116-030 (02-22-24) (Equitable Waiver of
Property Location: 1 Chagnon Lane Dimensional Requirement)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

DRH _____ Name: David Hebert Date: 01/31/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

[Empty box for comments]

F

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

REQUEST FOR REVIEW/COMMENTS:

Case: 116-030 (02-22-24) (Equitable Waiver of
Property Location: 1 Chagnon Lane Dimensional Requirement)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

BG Name: Benjamin Gradert Date: 01/25/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

[Empty box for comments]

HUDSON ZONING BOARD OF ADJUSTMENT

EQUITABLE WAIVER DECISION WORKSHEET

Option 1- (Per RSA 674:33-a, I)

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

On 02-22-2024, the Hudson Zoning Board of Adjustment heard Case 116-030, being a request by Thomas Golembeski, Trustee, 1 Chagnon Lane, Hudson, NH [Map 116, Lot 030, Sublot-000; Zoned Residential-One (R-1)] for an Equitable Waiver of Dimensional Requirement to allow an approx. 280 square ft. shed to remain in the front yard location where accessory storage structures (sheds) shall be placed to the rear of the main building. [HZO Article VII: Dimensional Requirements; §334-27.1 C., General requirements.]

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

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

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

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

Member Decision: _____

Signed: _____ Date _____
Sitting Member of the Hudson ZBA

Print name: _____

TOWN OF HUDSON

JAN 22 REC'D
2024

76

APPLICATION FOR AN EQUITABLE WAIVER

To: Zoning Board of Adjustment
Town of Hudson

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

Case No. 116-030 (02-22-24)

Date Filed 1/22/2024

Name of Applicant Thomas Polanbeski Map: 116 Lot: 030⁰⁰⁰ Zoning District: R1

Telephone Number (Home) 603-882-1912 (Work) 603-247-1423

Mailing Address 1 Chagnon Lane, Hudson NH 03051

Owner Thomas J + Katherine D Polanbeski TR

Location of Property 1 Chagnon Lane, Hudson NH 03051
(Street Address)

[Signature]
Signature of Applicant

1/17/24
Date

[Signature]
Signature of Property-Owner(s)
Katherine D Polanbeski

1/17/24
1/18/24
Date

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

If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak/represent on his/ her/ their behalf or that you have permission to seek the described Equitable Waiver.

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

Date received: 1/22/24

COST:

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

<u>8</u>	Abutter Notice:		
	Direct Abutters x Certified postage rate	\$ <u>5.01</u> =	\$ <u>40.08</u>
<u>4</u>	Indirect Abutters x First Class postage rate	\$ <u>0.66</u> =	\$ <u>2.64</u>
Total amount due:			\$ <u>227.72</u>

Amt. received: \$ 227.72

Receipt No.: 760, 229

Check#
4914

Received by: [Signature]

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

TOWN OF HUDSON, NH

Application Checklist

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

Applicant Initials		Staff Initials
<u>TJS</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>TJS</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 10 (ten) <u>13</u> single-sided copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>TJS</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>TJS</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>TJS</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u> Pending review Completed & emailed.
<u>TJS</u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>TJS</u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>TJS</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>TJS</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or <u>N</u> (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) N/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.

N/A
↓
TB

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

[Signature]
Signature of Applicant(s)

1/17/24
Date

[Signature]
Signature of Property Owner(s)

1/17/24
Date

[Signature]

1/18/24

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
Map-Lot-Sublot	Name of Property Owner	Property Location and Mailing Address	
116-030-000	GOLEMBESKI, THOMAS, TR.; GOLEMBESKI, KATHERINE, TR.	1 CHAGNON LANE HUDSON, NH 03051	
116-005-000	NAVARRO, JUSTIN J. ; RUIZ, NATALIA A.	1 HERITAGE CIR HUDSON, NH 03051	
116-006-000	PROVENCAL, TOBY J. ; BERUBE, AMY	4 CHAGNON LANE HUDSON, NH 03051	
116-007-000	PHILCRANTZ, NEIL D., TR. ; PHILCRANTZ, LINDA J., TR.	6 CHAGNON LANE HUDSON, NH 03051	
116-029-000	CARDIN, GREGORY P., TR. ; CARDIN, KATHERINE E., TR.	22 HENRY DRIVE HUDSON, NH 03051	
116-031-000	KEOUGH, DONNA J.	4 STONEWOOD LN. HUDSON, NH 03051	
116-060-000	JENNINGS, KYLE L. ; JENNINGS, LEANNE C.	1 STONEWOOD LN. HUDSON, NH 03051	
116-061-000	RENZULLO, ANDREW ; RENZULLO, FAITH H.	2 HERITAGE CIR HUDSON, NH 03051	

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ALL INDIRECT ABUTTERS WITHIN 200 FEET

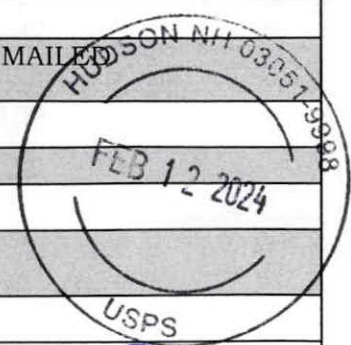
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)


MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
Map-Lot-Sublot		Name of Property Owner	Mailing Address
116-008-000		DALRYMPLE, GARY B.	8 CHAGNON LANE HUDSON, NH 03051
116-028-000		FRANGUS, VASILIOS P., TR.; FRANGUS, XENIA, TR.	20 HENRY DRIVE HUDSON, NH 03051
116-032-000		LIPPOLD, RICHARD A.; LIPPOLD, MARIE B.	6 STONEWOOD LANE HUDSON, NH 03051
116-059-000		ELLIOTT, THOMAS E., TR.; ELLIOTT, ARLENE T., TR.	3 STONEWOOD LANE HUDSON, NH 03051

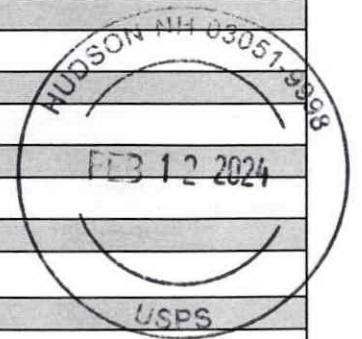
USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 116-030 EQUITABLE WAIVER OF DIM. REQ. 1 CHAGNON LN Map 116/Lot 030-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	9589 0710 5270 0646 5605 90	GOLEMBESKI, THOMAS, TR.; GOLEMBESKI, KATHERINE, TR. 1 CHAGNON LANE, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5606 06	NAVARRO, JUSTIN J. ; RUIZ, NATALIA A. 1 HERITAGE CIRCLE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5606 13	PROVENCAL, TOBY J.; BERUBE, AMY 1 HERITAGE CIRCLE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5606 20	4 CHAGNON LANE, HUDSON, NH 03051 PHILCRANTZ, NEIL D., TR.; PHILCRANTZ, LINDA J., TR.	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5606 37	6 CHAGNON LANE, HUDSON, NH 03051 CARDIN, GREGORY P., TR.; CARDIN, KATHERINE E., TR.	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5606 44	22 HENRY DRIVE, HUDSON, NH 03051 KEOUGH, DONNA J.	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5606 51	4 STONEWOOD LN., HUDSON, NH 03051 JENNINGS, KYLE L.; JENNINGS, LEANNE C.	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5606 68	1 STONEWOOD LN., HUDSON, NH 03051 REZZULLO, ANDREW; REZZULLO, FAITH H.	ABUTTER NOTICE MAILED
9		2 HERITAGE CIRCLE, HUDSON, NH 03051	
10			
	Total Number of pieces listed by sender 8	Total number of pieces rec'vd at Post Office 8	Postmaster (receiving Employee) 

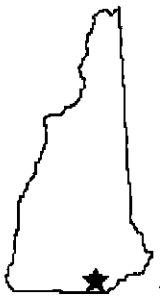


USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 116-030 EQUITABLE WAIVER OF DIM. REQ. 1 CHAGNON LN Map 116/Lot 030-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	Mailed First Class	DALRYMPLE, GARY B. 8 CHAGNON LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	FRANGUS, VASILIOS P., TR.; FRANGUS, XENIA, TR. 20 HENRY DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	LIPPOLD, RICHARD A.; LIPPOLD, MARIE B. 6 STONEWOOD LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	ELLIOTT, THOMAS E., TR.; ELLIOTT, ARLENE T., TR. 3 STONEWOOD LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5			
6			
7			
8			
9			
10			
11			
12			
13			
	Total # of pieces listed by sender 4	Total # of pieces rec'vd at Post Office 4	Postmaster (receiving Employee) 



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

February 12, 2024

APPLICANT NOTIFICATION

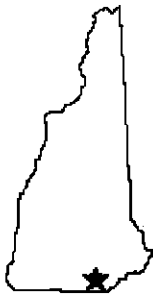
You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, February 22, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 116-030 (02-22-24): Thomas Golembeski, Trustee, 1 Chagnon Lane, Hudson, NH [Map 116, Lot 030, Sublot-000; Zoned Residential-One (R-1)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 280 square ft. shed to remain in the front yard location where accessory storage structures (sheds) shall be placed to the rear of the main building. [HZO Article VII: Dimensional Requirements; §334-27.1 C., General requirements.]

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

Respectfully,

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

February 12, 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, February 22, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 116-030 (02-22-24): Thomas Golembeski, Trustee, 1 Chagnon Lane, Hudson, NH [Map 116, Lot 030, Sublot-000; Zoned Residential-One (R-1)] requests an Equitable Waiver of Dimensional Requirement to allow an approx. 280 square ft. shed to remain in the front yard location where accessory storage structures (sheds) shall be placed to the rear of the main building. [HZO Article VII: Dimensional Requirements; §334-27.1 C., General requirements.]

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. 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 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

See Attachment (A)

- (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

See Attachment (A)

- (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

See Attachment (A)

- (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.

See Attachment (A)

Attachment A

- a) We had the original shed built in 2008. We assumed that everything was done properly. We never received any negative feedback, letters or warnings from any neighbors or the town that we had a problem in the 15 years we had the shed. About 3 years ago we replaced the shed since it was made with T&G pine and it was rotting from the bottom up. We purchased a replacement shed of the same dimension (W x D x H) from Reeds Ferry Shed and used the same footprint and location.

- b) We placed the shed 15 years ago in the least intrusive location and have not received any negative feedback from anyone. We had limited options on where to place the shed. The house is located in the back corner of the lot. The septic system covers the whole area behind the house. The area located in the back left corner of the lot is elevated, rocky and has many large trees. If we did clear the area and level the property we would also have to put some type of path to get to the shed which would require more trees to be removed and excavation. I am also not sure we would have the room to place the shed and still meet the setback requirements.

- c) The shed is located in a hollow behind a 50 ft. stand of pine trees that is on a small hill. The shed is barely visible anytime of the year from the street. We have received positive comments from neighbors who walk the street (during construction) on how the new shed looks much better than the original shed. The shed does not present a nuisance to any neighbors since it's almost invisible from their view.

- d) If we needed to move the shed it would require cutting down many tall trees. We would also have to level and clear the rocky area and its location would be closer to 2 abutting neighbors. The new location would actually be on a hill and more visible and it would require a path in order to access it.



TOWN OF HUDSON

Land Use Division



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

Notice of Violation

January 3, 2024

Thomas & Katherine Golembeski TR
1 Chagnon Lane
Hudson, NH 03051

Mail: Frist Class

Re: **1 Chagnon Lane Map 116 Lot 030-000**
District: Residence One (R-1)

Dear Mr. and Mrs. Golembeski

Complaint: There is a shed in the front yard which, is not permitted. Looking a GIS we noticed there was an existing shed in this location in the past but, there is not a record of a variance that was granted to have a shed in the front yard. The following violation is noted below.

Abatement Order:

To keep the shed in its current location you must ask for an Equitable Wavier from **§334-27.1 (C) General Requirements. (C)** Accessory storage structures (sheds) shall be placed to the rear of the main building.

Please remove/move the shed into compliance, or apply for an Equitable Wavier from the Zoning Board of Adjustment. **No, later than January 30, 2024**

(Note: If a shed is greater than 200 sq. ft. it require a building permit).

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
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: 1 CHAGNON LN
 Vision ID: 5443 Account #: 1248

Parcel ID: 116/030/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1010
 Print Date: 1/17/2024 9:30:03 AM

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)									
GOLEMBESKI, THOMAS, TR. GOLEMBESKI, KATHERINE, TR. 1 CHAGNON LANE HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed	
		RF	Residential Good		2023	1010	296,400	2023	1010	296,400	2022	1010	1010	296,400
		TOPO	UTILITIES			1010	179,400		1010	179,400		1010	1010	179,400
		Rolling	Priv Water			1010	6,900		1010	6,900		1010	1010	6,900
			Septic											
					Total	482,700		Total	482,700		Total	482,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
GOLEMBESKI, THOMAS, TR. GOLEMBESKI, THOMAS		8415 1143 3289 0843	04-07-2012 04-05-1985	U Q	I I		0 44 00	Grantor: GOLEMBESKI, THOMAS Grantor: GALUSHA, ERIN (DAVIDSON)	Appraised Bldg. Value (Card)			296,400
									Appraised Xf (B) Value (Bldg)			0
									Appraised Ob (B) Value (Bldg)			6,900
									Appraised Land Value (Bldg)			179,400
									Special Land Value			0
									Total Appraised Parcel Value			482,700
									Valuation Method			C

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				SALE NOTES		APPRAISED VALUE SUMMARY				
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Description	Code	Appraised	Assessed	Total Appraised Parcel Value		Valuation Method
116-030-000	R1:Residential-1	C				116-030-000	BLDG	1010	296,400	296,400	482,700		C
							LAND	1010	179,400	179,400			
							OB	1010	6,900	6,900			
							Total:		482,700	482,700	482,700		

NOTES				VISIT / CHANGE HISTORY			
Date	Id	Cd	Purpost/Result				
07-18-2022	28	45	Field Review				
08-08-2015	15	03	Meas/Inspect				
01-19-2012	07	20	Other Change				
01-12-2010	10	20	Other Change				
07-28-2008	10	02	Measured				
02-25-2005	01	71	Acreage Adjustment From New Map				
08-28-2004	06	02	Measured				
05-16-2001	00	03	Meas/Inspect				

BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments

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	RF	1.05			178,500
1	1010	SINGLE FAMILY RES	Excess	0.149	AC	6,000	1.00	0	1.00	RF	1.05			900

Property Location: 1 CHAGNON LN
 Vision ID: 5443 Account #: 1248

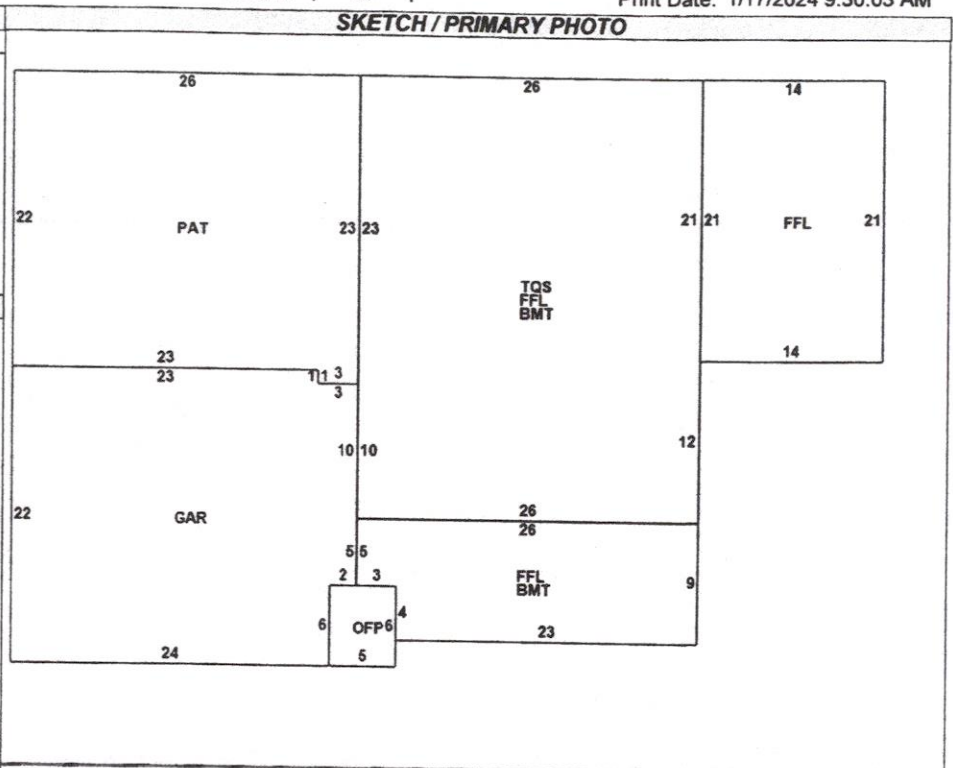
Parcel ID: 116/030/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1010
 Print Date: 1/17/2024 9:30:03 AM

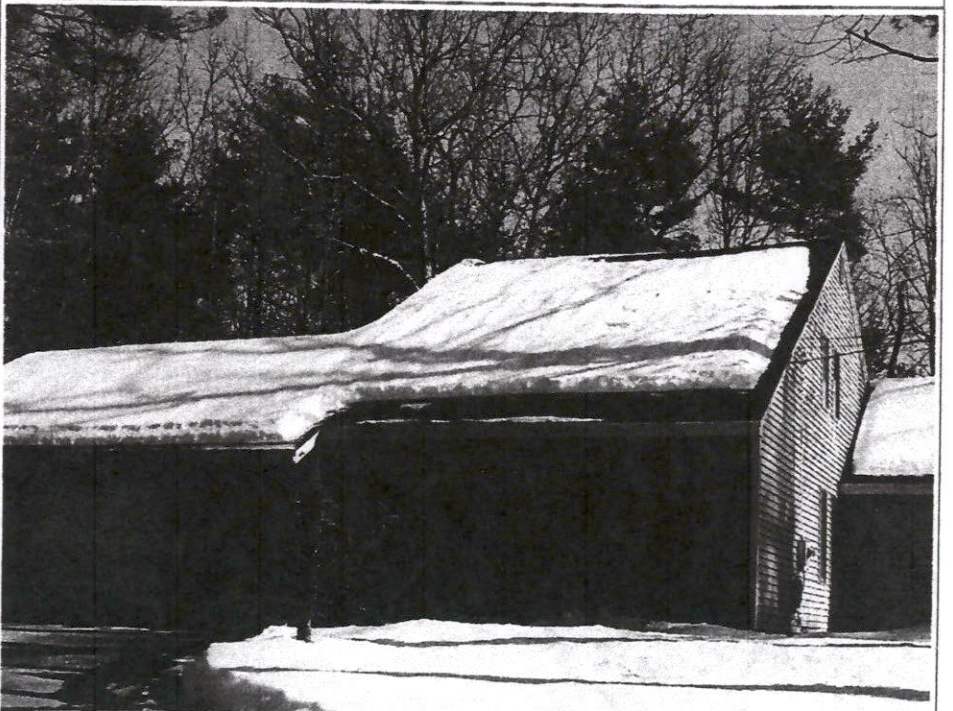
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.75		Extra Kitchens	0	
Style:	04	Cape Cod	Add Kitchen Ra		
Grade:	C+	Avg/Good			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof 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	0				
Total Rooms	8				
Bedrooms	4				
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	AV	Average			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	1				
Color	TAN				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	365,881
Year Built	1972
Effective Year Built	2003
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	81
RCNLD	296,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

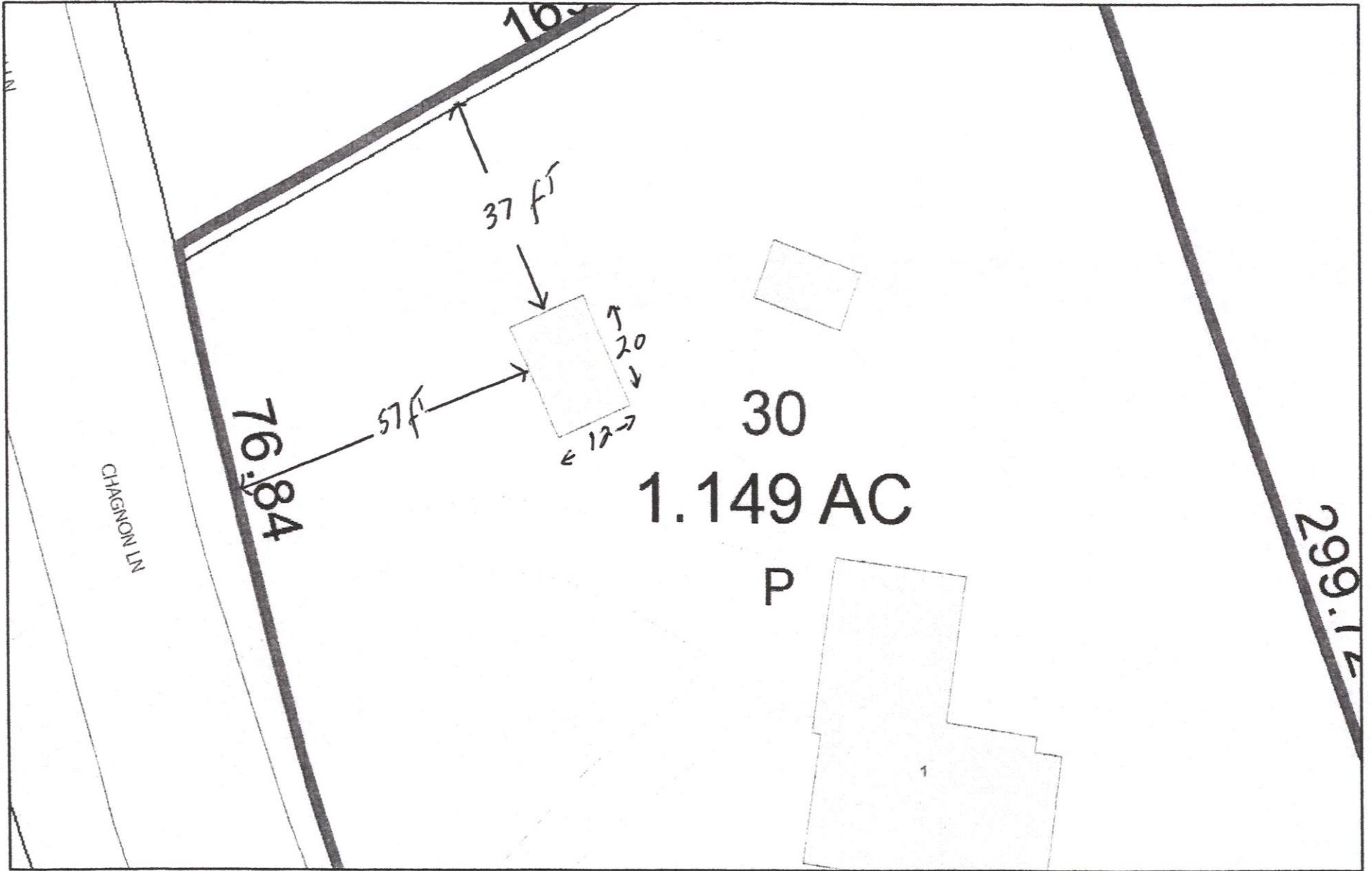


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	UOM	Unit Pri	Yr Bilt	Cnd.	% G	Assd. Value	
SHEDWD	Shed-Wood	L	128	UNITS	31.02	1972	AV	60	2,400	
SHEDWD	Shed-Wood	L	240	UNITS	31.02	1990	AV	60	4,500	

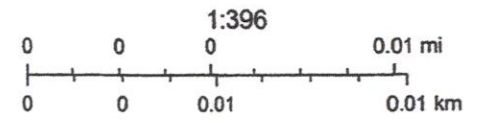
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,080	270	35.91	38,786
FFL	First Floor, Finished	1,374	1,374	1,374	143.65	197,377
GAR	Garage	0	557	195	50.29	28,012
OFF	Open Frame Porch	0	30	6	28.73	862
PAT	Patio	0	575	58	14.49	8,332
TQS	3/4 Story, Finished	644	858	644	107.82	92,512



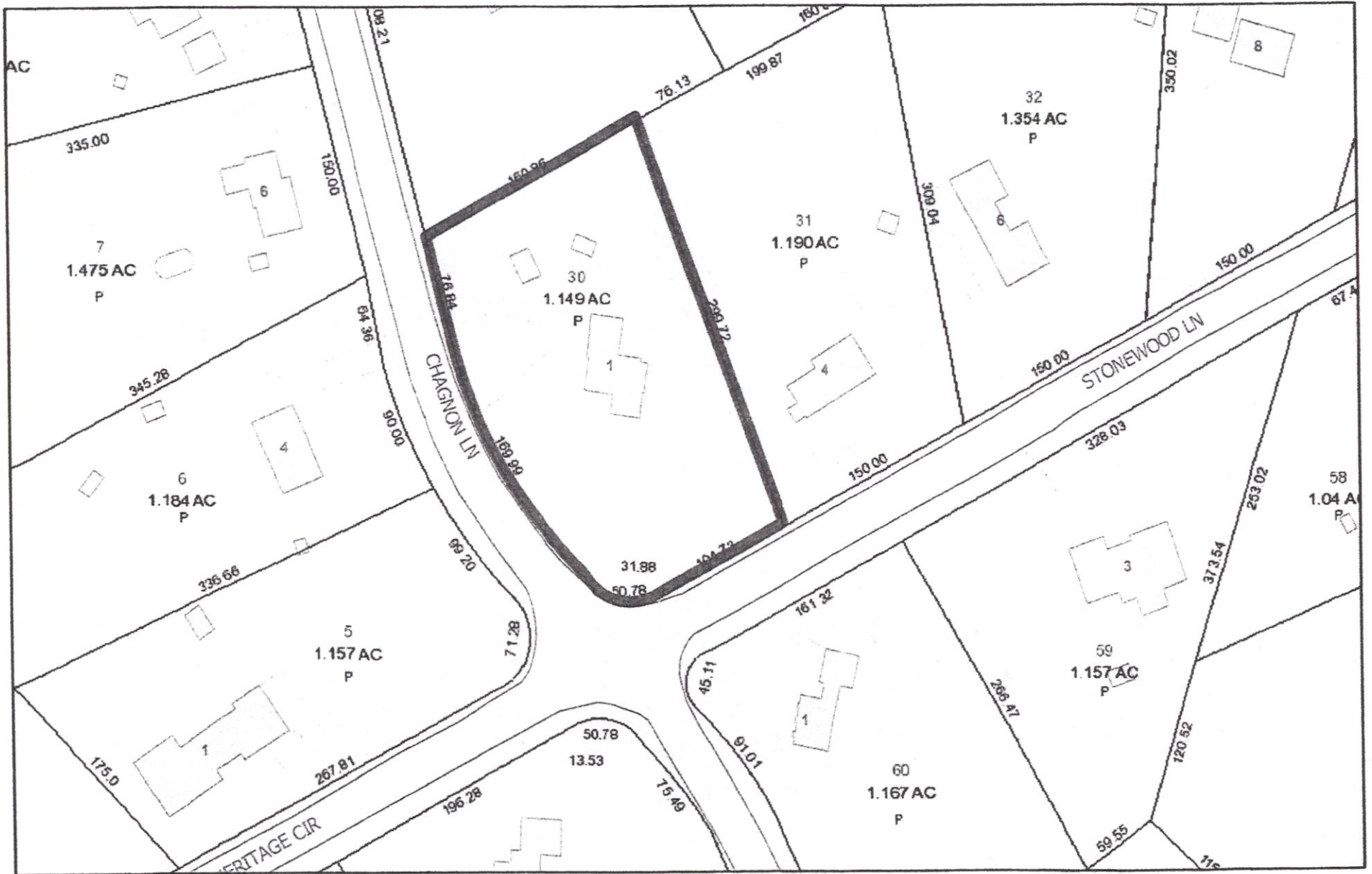
1 Chagnon Lane



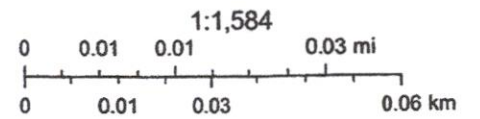
1/17/2024



1 Chagnon Lane



1/17/2024



Printed
1/22/2024
9:32AM
Created
1/22/2024
9:27 AM

Transaction Receipt

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

Receipt# 760,229
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 2/22/2024 ZBA Meeting 1 Chagnon Lane Map 116 Lot 030-000 Zone- R-1 EQ WVR of Dim. Req.	0.00	227.7200	0.00
			Total:	227.72

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Thomas J & Katherine D. Golembeski	CHECK	CHECK# 4914	227.72	0.00	227.72
			Total Due:		227.72
			Total Tendered:		227.72
			Total Change:		0.00
			Net Paid:		227.72



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: February 22, 2024

CJS
2-9-24

Case 166-031-001 (02-22-24): Gregory McAdams, 7 St John Street, Hudson, NH [Map 166, Lot 031 Sublot 001; Zoned Town Residence (TR)] requests a Home Occupation Special Exception to operate a seasonal party rental home business office as permitted by special exception only with business equipment storage in the garage and outside parking of trailers within the required setbacks from the side lot line. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

Address: 7 St John Street

Zoning district: Town Residence (TR)

Property Description:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 20,037.6 sq. ft. where 10,000 sq. ft. is required. The lot is used for residential single families. The residential home was constructed in 2022. The property has a drainage easement running along the front of the property.

In-House comments:

Town Engineer:

- Applicant shall provide a location on the property where the business-related vehicles will be parked.

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

History/Attachments:

PHOTOS

A: 2022 Aerial, (House not built yet)

TOWN BOARDS ACTIONS

B: ZBA Case # 166-031 Notice of Decision (Granted a variance with 3 stipulations) (5-26-22)

C: Planning Board SB# 05-22 Notice of Approval (2 lot Subdivision) (7-22-22)

PLANS

D: Site Development Plan (Recorded Plan) (7-1-22)

DEPARTMENTAL COMMENT SHEETS

E: DP# 2022-01055-4-DR Driveway Permit (9-19-22)

F: BP# 2022-01055 to construct a residential structure (10-5-22)

G: Certificate of Occupancy (12-6-22)

DEPARTMENTAL COMMENT SHEETS

H: Engineering - review (1-26-24)

I: Certified Plot Plan - (Shows parking location) (10-5-22)

J: Inspectional Services/Fire Dept. - review (1-31-24)

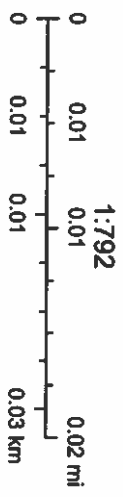
K: Planning - review (1-25-24)



7 St John Street (Before the House was Built (2022))



1/31/2024



B

A43
Hudson Zoning

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 166 Lot 031-000, Zone TR (Town Residence), Case # 166-031
ZBA Decision 05/26/2022

Variance - GRANTED with 3 STIPUATIONS

Property Owner Name & Address: Amnon Waisman, Trustee; Amnon Waisman Rev Trust
11 Whitman Road, Nashua, NH 03062

Agent/Applicant: Daniel M. Flores, PE, SFC Engineering Partnership, Inc.
183 Rockingham Road, Unit 3 East, Windham, NH 03087

Legal Representative: Patricia M. Panciocco, Esq.
Panciocco Law, LLC, 1 Club Acre Ln, Bedford, NH 03110

Property Location: 8 Lindsay Street, Hudson, NH 03051

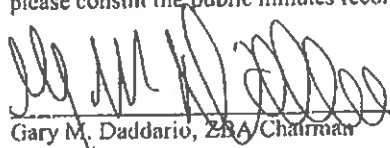
Relief sought: Variance for 8 Lindsay Street, Hudson, NH for subdivision of land to allow the creation of one (1) new lot (off Grigas St.) with 25.73 feet of frontage on a Class V road where 90 feet is required. This matter is before the Board as a Rehearing granted on 4/28/22.

Zoning Ordinance Articles: VII, Dimensional Requirements, §334-27.2, Lot Requirements for Subdivision of Land.

Relief granted: After review of the revised Proposed Subdivision Plan updated 5/9/2022, based upon the Grigas Street Extension having lapsed by Operation of Law, as prepared by SFC Engineering, 183 Rockingham Road, Unit 3 East, Windham, NH 03087; considering the applicant's testimony, abutters' concerns, aerial views and composition of the neighborhood; and after review of the Variance criteria and determination that all have been satisfied, motion made, seconded and voted 4:1 to grant the variance with three (3) stipulations:

- (1) that there is assurance from the Fire Chief of adequate access (ingress/egress) for the Fire Department;
- (2) that the property owner(s) do not place snow or debris from the driveway onto the property of others; and
- (3) that the drainage issue (at the northern property line to the abutting cemetery) be reviewed by the Planning Board.

NOTE: All representations of fact or intention made during testimony and deliberation shall be considered factors of this denial. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.


Gary M. Daddario, ZBA Chairman

6/10/22
Date


Bruce Buttrick, Zoning Administrator

6-9-22
Date

C



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman Robert Guessferd, Selectmen Liaison



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

NOTICE OF APPROVAL

July 22, 2022

Owner or Applicant:	M.R. LACASSE HOMES, LLC	AMNON WAISMAN REV. TRUST
	9 SCENIC LANE	11 WHITMAN ROAD
	HUDSON, NH 03051	NASHUA, NH 03062

On Wednesday, July 13, 2022, the Hudson Planning Board heard subject case SB# 05-22 "Lacasse Homes Subdivision".

SUBJECT: PURPOSE OF PLAN: TO SUBDIVIDE 8 LINDSAY STREET INTO 2 LOTS. THE PARENT LOT WILL RETAIN THE EXISTING 2-FAMILY DWELLING.

LOCATION: 8 LINDSAY STREET, MAP 166/LOT 031

The Planning Board accepted the subdivision application for the Lacasse Homes Subdivision SB# 05-22, at 9 Lindsay Street; Map 166 Lot 031-000.

WAIVER GRANTED:

The Planning Board granted a waiver from § 289-27.A(3), to allow the Planning Board signature block to be located at the lower right corner of each sheet in the plan set, based on the Board's discussion, the testimony of the Applicant's representative, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

APPROVAL:

The Planning Board approved the subdivision application for the plan entitled: Site Development Plan, 8 Lindsay Street, Hudson, NH, Map 166; Lot 031-000, 8 Lindsay Street, Hudson, New Hampshire; prepared by: SFC Engineering, 183 Rockingham Rd, Unit 3 East, Windham, NH 03087; prepared for M.R. Lacasse Homes, LLC, 9 Scenic Lane, Hudson, NH 03051; consisting of 5 sheets and general notes 1-19 on Sheet 1; dated June 17, 2022; last revised July 1, 2022; subject to, and revised per, the following stipulations:

- I. All stipulations of approval shall be incorporated into the Notice of Decision, which shall be recorded at the HCRD, together with the Plan and drainage easement.

C

2. A cost allocation procedure (CAP) amount of \$5,991.00 shall be paid prior to the issuance of a Certificate of Occupancy for the new house lot.
3. Prior to the Planning Board endorsement of the plan, the proposed drainage easement shall be favorably reviewed by Town Counsel.
4. All monumentation shall be set or bonded for prior to Planning Board endorsement of the Plan-of-Record.
5. Prior to the Planning Board endorsement of the Plan, it shall be subject to final administrative review by Town Planner and Town Engineer.
6. Prior to application for a building permit, the Applicant shall schedule a pre-construction meeting with the Town Engineer.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M. No exterior construction activities shall be allowed on Sundays.
8. All reasonable measures shall be taken to maintain the tree-line along the northern property line using best industry practices.
9. Applicant shall show final metes & bounds for proposed sewer easement that crosses over Map 166 Lot 31 on the final plan.

Signed: Brian Groth Date: 7/25/22
Brian Groth, AICP, Town Planner

cc: SFC Engineering Partnership, Inc.



Town of Hudson, NH
DRIVEWAY PERMIT

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

Permit Number
2022-01055-4-DR

E

Date of Issue
9/19/2022

Expiration Date
3/18/2023

Owner: MR LACASSE HOME

Applicant: Michel Lacasse

Location of Work: 7 ST JOHN ST (Unit or Building)
(No. and Street)

Description of Work: New three bedroom 2 5 bath, 2 car garage (2160 sq. ft.)

ZONING DATA: District: Map\Lot: 166-031-001

CONTRACTOR: Michel Lacasse

REMARKS:

A FINAL DRIVEWAY INSPECTION IS REQUIRED. PLEASE CALL 603-886-6008 TO SCHEDULE ONCE COMPLETE.

Permit Holder: Michel Lacasse
(Taking Responsibility for the Work)

Company/Affiliation:

Job Site Phone Number:

Constr Cost: \$0 Permit Fee: \$50.00 Check No.: 2013 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

9/19/2022

Date



Town of Hudson, NH
Building Permit

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

Permit Number
2022-01055
Date of Issue
10/05/2022
Expiration Date
4/03/2023



Owner: MR LACASSE HOME

Applicant: Michel Lacasse

Location of Work: 7 ST JOHN ST (Unit or Building)
(No. and Street)

Description of Work: New 3 bedroom 2.5 bath single family with attached 2 car garage

ZONING DATA: District: TR Map\Lot: 166-031-001

CONTRACTOR: Michel Lacasse

REMARKS:

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

Building Permit Issuance Conditions are as follows:

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

INSPECTION APPROVALS

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

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

Constr Cost: \$185,000 Permit Fee: \$1,154.40 Check No.: 2020 Cash: \$0.00

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

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

Code Official: [Signature] Permit Holder: [Signature] Date: 10/05/2022



Town of Hudson, NH
Certificate of Occupancy

GT

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

Owner, Lessee or Occupant: MR LACASSE HOME

Location of Work: 7 ST JOHN ST
(No. and Street) (Unit or Building)

Desc of Work: New 3 bedroom 2.5 bath single family with attached 2 car garage

Map\Lot: 166-031-001

IRC Bldg Code Edition: 2015

District: TR

Permit(s): 2022-01055, 2022-01055-1-FD, 2022-01055-2-WA, 2022-01055-3-SW, 2022-01055-4-DR, 2022-01055-5-EL.

Use Group:

Fire Sprinkler System Required: NO

Fire Alarm System Required: NO

This is to certify that MR LACASSE HOME has\have obtained all final inspections and has been found to substantially conform to all regulations and codes and is hereby approved for occupancy and use, as limited or otherwise noted below.

This Certificate of Occupancy is issued for a single family home as applied for in the above referenced building permit. Any other use is strictly prohibited, and shall require additional permits for any alteration, renovation, addition, change of use, or other changes to the premises.

Date of Issue: 12/06/2022

Signed:

H

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

REQUEST FOR REVIEW/COMMENTS:

Case: 166-031-001 (02-22-24) (HOME OCCPATION
Property Location: 7 St John St SPECIAL EXCEPTION)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 01/26/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Town Planner

Applicant shall provide location on the property of where the business related vehicles will be parked.

NOTES

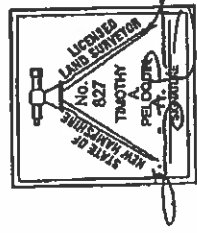
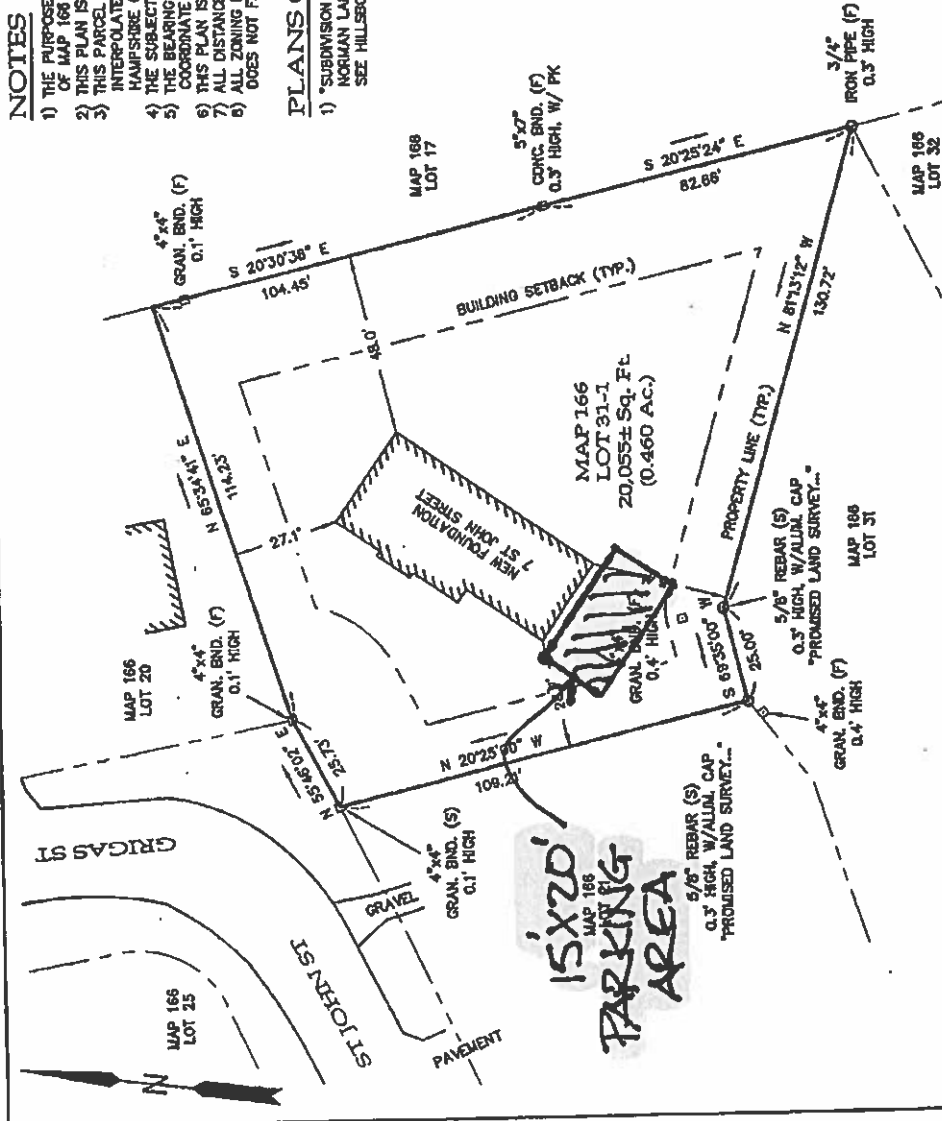
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE NEW FOUNDATION IN RELATIONSHIP TO THE BOUNDARIES OF MAP 166 LOT 31-1, LOCATED OFF GRIGAS STREET IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN OCTOBER OF 2022.
- 3) THIS PARCEL OF LAND (MAP 166 LOT 31-1) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) # 33011C0014E, HAVING A REVISION DATE OF APRIL 18, 2011.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.
- 5) THE BEARING STRIKED OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE MAD83 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 THAT DOES NOT FALL UNDER CURRENT PERMITTING.

PLANS OF REFERENCE

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

ZONING

TR (TOWN RESIDENTIAL) MINIMUM:
 AREA: 10,000 Sq. Ft.
 FRONTAGE: 90'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'
 CEMETERY - 25' (PER RSA 289:3, 8)



Promised Land Survey, LLC
 PO Box 467
 Derry, New Hampshire 03828
 - Tel: (603) 432-2172
 www.PromisedLandSurvey.com
 Land Surveying • Mapping • Planning • Permitting • Layout



MAP 166 LOT 31-1
CERTIFIED PLOT PLAN
M.R. LACASSE HOMES, LLC
 HUDSON, NH 03051
 7 ST JOHN STREET
 HUDSON, NEW HAMPSHIRE

LAND OWNER OF RECORD:
M.R. LACASSE HOMES, LLC
 9 SCENIC LANE
 HUDSON, NH 03051
 HC RD: BOOK 9651 / PAGE 1790

NO.	DATE	REVISION DESCRIPTION	BY

DATE: OCT. 05, 2022 SCALE: 1"=30'
 PLS JOB #: 3223 CERTIFIED PLOT PLAN



①

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

REQUEST FOR REVIEW/COMMENTS:

Case: 166-031-001 (02-22-24) (HOME OCCPATION
Property Location: 7 St John St SPECIAL EXCEPTION)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

DRH Name: David Hebert Date: 01/31/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Town Planner

K

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

REQUEST FOR REVIEW/COMMENTS:

Case: 166-031-001 (02-22-24) (HOME OCCPATION
Property Location: 7 St John St SPECIAL EXCEPTION)

For Town Use

Plan Routing Date: 01/25/2024 Reply requested by: 02/02/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

BG Name: Benjamin Gradert Date: 01/25/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Town Planner

[Empty rectangular box for comments]

HUDSON ZONING BOARD OF ADJUSTMENT
Home Occupation Special Exception Decision Worksheet

On **02/22/2024**, the Hudson Zoning Board of Adjustment heard **Case 166-031-001**, being a request by **Gregory McAdams, 7 St John Street, Hudson, NH [Map 166, Lot 031 Sublot 001; Zoned Town Residence (TR)]** for a **Home Occupation Special Exception** to operate a seasonal party rental home business office as permitted by special exception only with business equipment storage in the garage and outside parking of trailers within the required setbacks from the side lot line. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

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

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

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

Signed: _____ Date _____
 Sitting Member of the Hudson ZBA

Print Name: _____

TOWN OF HUDSON

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION

JAN 19 REC'D 2024

76

To: Zoning Board of Adjustment
Town of Hudson
Zoning Department

Entries in this box are to be filled out by Land Use Division personnel
Case No. 166-031-001 (02-22-24)
Date Filed 1/19/2024

76

Name of Applicant Gregory McAdams Map: 166 Lot: 031-001 Zoning District: TR

Telephone Number (Home) (978) 808-7255 (Work) (978) 808-7255

Mailing Address 7 Saint John St., Hudson NH 03051

Owner Gregory McAdams + Tania McAdams

Location of Property 7 Saint John St., Hudson NH 03051
(Street Address)

Signature of Applicant [Signature]

Date 11/2/23

Signature of Property-Owner(s) [Signature]

Date 11/2/23

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

If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak/represent on his/ her/ their behalf or that you have permission to seek the described Home Occupation Special Exception.

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

Date received: 1/19/24

COST:

Application fee (processing, advertising & recording) (non-refundable):	\$	185.00
<u>7</u> Abutter Notice:		
<u>7</u> Direct Abutters x Certified postage rate	\$ 5.01 =	\$ 35.07
<u>7</u> Indirect Abutters x First Class postage rate	\$ 0.66 =	\$ 4.62
Total amount due:		\$ 224.69
	Amt. received:	\$ 224.69
	Receipt No.:	760,142

Received by: [Signature: TSG]

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

check 1116

"I, Gregory McAdams, am the owner of 7 St. John St., Hudson, NH 03051 and owner of a business named UFO Party Rentals, a Party and Event Rental Company. My home business office will be conducted as a home occupation at this address. The home occupation shall be conducted only by the residents of this dwelling who reside on the premises. I understand that I am responsible for any violations of the Hudson Zoning Ordinance chapter §334-24, Home Occupations. I also understand that the approval of this home occupation special exception expires with the change of my ownership of the property and that the home occupation special exception is conditional on the residents of the dwelling and not on the property."

Sign:



Date:

1/26/24



CYNTHIA L. ROBERTS
NOTARY PUBLIC
State of New Hampshire
My Commission Expires
December 20, 2028

Cynthia L Roberts
1/26/2024

TOWN OF HUDSON, NH

Application Checklist

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

Applicant Initials		Staff Initials
<u>GM</u>	Please review the application with the Zoning Administrator or staff.	<u>TG</u>
<u>GM</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 10 (ten) single-sided copies of the assembled application packet. (Paper clips, no staples) 13	<u>TG</u>
<u>GM</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>N/A</u> <u>TG</u>
<u>GM</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>GM</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>CSS</u>
<u>GM</u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>GM</u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>GM</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>pending</u> <u>TG</u>
<u>GM</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required, WCD Impact? Y or <u>N</u> (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

CERTIFIED PLOT PLAN: NA

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 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.

N/A
↓
(TG)

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

Signature of Applicant(s)

Lana McAdams

Date

11/2/23

Signature of Property Owner(s)

Lana McAdams

Date

11/2/23

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
166	031-001	*Include Applicant & Owner(s) Gregory McAdams Tania McAdams	7 ST. John ST. Hudson, NH 03051
166	017	ST. CASIMIR Cemetery Bishop of Manchester Roman Catholic	153 Ash ST. Manchester, NH 03104
166	020		
166	020	Andrew P. Cloutier	6 Griggs ST. Hudson, NH 03051
166	021	Jeffrey T. Ferentino	5 ST. John ST. Hudson, NH 03051
166	025	MARK Joseph CATALDO	8 ST. John ST. Hudson, NH 03051
166	031	AMNON WAISMAN, TR AMNON WAISMAN Revocable Trust of 1999	11 Whitman Rd Nashua, NH 03062
166	032	GimBERT, David K, TR Emerson, Marcie C, TR Gimbert-Emerson Family Rev TRUST	10 Lindsay ST Hudson, NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

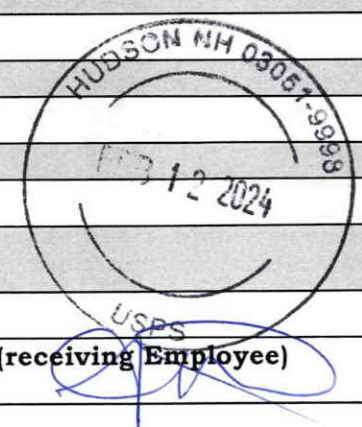
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)


MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
166	019	Robert L. Graves, TR Dorothy J. Graves, TR	4 Grigas ST. Hudson, NH 03051
166	022	Brian P. Lonsley	3 ST. JOHN ST. Hudson NH 03051
166	023	Timothy J. Malley Melissa K. Malley	4 ST. JOHN ST. Hudson, NH 03051
166	024	STEPHEN J. GREGOIRE Revee S. Gregoire	6 ST. JOHN ST. Hudson, NH 03051
166	025	PAMELA L. SPOONER Paul S. Spooner	23 Ledge Rd. Hudson NH 03051
166	027	Daniel P. Sawyer	21 Ledge Rd. Hudson NH 03051
166	033	Kenneth R. MATTHEWS KATHLEEN J. MATTHEWS	12 Lindsay ST. Hudson NH 03051

USPS-Verified Mail

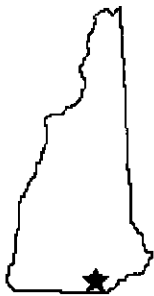
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 166-031-001 HOME OCCUP. SPECIAL EXCEPTION 7 ST. JOHN STREET Map 166/Lot 031 Sublot 001 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	9589 0710 5270 0646 5606 99	MCADAMS, TANIA M.; MCADAMS, GREGORY P. 7 ST JOHN ST, HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5607 05	ST. CASIMIR CEMETERY; Bishop of Manchester Roman Catholic 153 Ash Street, Manchester, NH 03104	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5607 12	CLOUTIER, ANDREW P.	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5607 29	6 GRIGAS STREET, HUDSON, NH 03051 FERENTINO, JEFFREY T.	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5607 36	5 ST JOHN STREET, HUDSON, NH 03051 CATALDO, MARK JOSEPH	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5607 43	8 ST JOHN STREET, HUDSON, NH 03051 Amnon Waisman, Tr.; Amnon Waisman Revocable Trust of 1999	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5607 50	11 Whitman Road, Nashua, NH 03062 GIMBERT, DAVID K., TR.; EMERSON, MARCIA C., TR. GIMBERT-EMERSON FAMILY REV TRUST;	ABUTTER NOTICE MAILED
8		10 LINDSAY STREET, HUDSON, NH 03051	
9			
10			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee)



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 166-031-001 HOME OCCUP. SPECIAL EXCEPTION 7 ST. JOHN STREET Map 166/Lot 031 Sublot 001 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	Mailed First Class	GRAVES, ROBERT L., TR.; GRAVES, DOROTHY J., TR. 4 GRIGAS STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	LONGLEY, BRIAN P. 3 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	MALLEY, TIMOTHY J.; MALLEY, MELISSA K. 4 ST JOHN ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	GREGOIRE, STEPHEN J.; GREGOIRE, RENEE S. 6 ST JOHN STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	SPOONER, PAMELA L.; SPOONER, PAUL S. 23 LEDGE ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	SAWYER, DANIEL P. 21 LEDGE ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	MATTHEWS, KENNETH R.; MATTHEWS, KATHLEEN J. 12 LINDSAY STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8			
9			
10			
11			
12			
13			
	Total # of pieces listed by sender 7	Total # of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) 





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

February 12, 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, February 22, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 166-031-001 (02-22-24): Gregory McAdams, 7 St John Street, Hudson, NH [Map 166, Lot 031 Sublot 001; Zoned Town Residence (TR)] requests a Home Occupation Special Exception to operate a seasonal party rental home business office as permitted by special exception only with business equipment storage in the garage and outside parking of trailers within the required setbacks from the side lot line. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

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

Respectfully,

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

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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting 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. 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 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 RUN AN EVENT RENTAL COMPANY. WE PROVIDE EVENT ITEMS LIKE BOUNCE HOUSES, TENTS, TABLES AND CHAIRS ETC TO EVENTS AND BACK YARD PARTIES. THIS IS A SEASONAL BUSINESS RUNNING MAY THRU OCTOBER. WE CURRENTLY HAVE STORAGE IN PEPPERELL BUT WOULD LIKE TO USE 1 HALF OF OUR 2 CAR GARAGE AS STORAGE DURING SEAS.

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

NO THE BUSINESS IS SECONDARY

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

YES ONE HALF OF OUR 2 CAR GARAGE

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

NO

APPLICATION FOR A HOME OCCUPATION SPECIAL EXCEPTION (CONTINUED)

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

NO EXTERIOR STORAGE

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

NO

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

NO, WE DO NOT ALLOW CUSTOMER PICK UP

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

N/A

Who will be conducting the home occupation? Please explain.

I AS THE OWNER WILL BE CONDUCTING THE BUSINESS

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

YES 1 1500 TRUCK PLUS 12' ENCLOSED TRAILER WHICH IS USED FOR EVENT DELIVERIES, 1 20' CONCESSION-TRAILER THAT NEEDS TO BE PLUGGED IN TO KEEP FREEZERS RUNNING



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #24-3

January 18, 2024

Tania and Gregory McAdams
7 St John Street
Hudson, NH 03051

7 St John St Map 166 Lot 031-001
District: Town Residence (TR)

Dear Mrs. and Mr. McAdams,

Request: To operate a seasonal party rental business. Store equipment in the garage and park a vehicle and trailer (s) in the driveway.

Zoning Review / Determination:

You would need to comply with **§334-24 Home Occupation** Special Exception requirements. This approval is required from the Zoning Board of Adjustment.

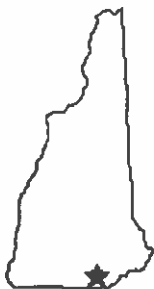
The application is found online at: <https://www.hudsonnh.gov/zoning/page/home-occupation-special-exception>

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
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.



TOWN OF HUDSON

Land Use Division



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

Notice of Complaint

October 4, 2023

Gregory and Tania McAdams
7 St John St
Hudson, NH 03051

First Class Mail

Re: **7 St John. Map 166 Lot 031-001**
District: Town Residence (TR)

Complaint: You are running a party rental business out of your home.

Violations:

The operation of a business from this residence is not permitted in the TR zone. It looks like you have a contractors' yard/party rental business activity with the parking and storage of trucks, trailers, bounce houses, and other equipment associated with a party rental company per **§334-21 (E-15) Table of Permitted Uses**. You would need a variance from **§334-21 (E-15) Table of Permitted Uses**. This use constitutes a mixed-use occurring at your property and a variance is required per **§334-10A Mixed uses**. Mixed uses are only permitted in the Business and Industrial districts, and you would need to get site plan approval from the Planning Board per **§334-16.1. Site Plan Approval**

Please contact me to verify the use of the property by **October 30, 2023**

Sincerely,

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

cc: Public Folder
B. Groth, Town Planner
File

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

CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)								
		Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
MCADAMS, TANIA M.		RE	Residential Average	2023	1010	435,800	2023	1010	434,100	2022	1300	-137,600
MCADAMS, GREGORY P.		TOPO			1010	137,600		1010	137,600		1300	137,600
7 ST JOHN ST		UTILITIES			1010	7,900		1010	9,400			
HUDSON NH 03051		Average	Town Water									
			Town Sewer									
				Total		581,300	Total		581,100	Total		0

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
MCADAMS, TANIA M.	9672	515	12-09-2022	Q	I		625,000	00		Appraised Bldg. Value (Card)			435,800
M. R. LACASSE HOMES LLC	9651	1790	09-12-2022	U	V		75,000	11		Appraised Xf (B) Value (Bldg)			0
WAISMAN, AMNON, TR.	9651	1724	09-12-2022	U	V		0	31		Appraised Ob (B) Value (Bldg)			7,900
WAISMAN, AMNON, TR	8562	923	05-20-2013	U	V		0	81		Appraised Land Value (Bldg)			137,600
										Special Land Value			0
										Total Appraised Parcel Value			581,300
										Valuation Method			C

SUPPLEMENTAL DATA				CURRENT ASSESSMENT									
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Assoc Pid#	Descript	Code	Appraised	Assessed		
166-031-001	TR:Town Residential					166-031-001		BLDG	1010	435,800	435,800	Total Appraised Parcel Value	
								LAND	1010	137,600	137,600	Valuation Method	
								OB	1010	7,900	7,900		
								Total:		581,300	581,300	Total Appraised Parcel Value	
												581,300	

NOTES				VISIT / CHANGE HISTORY			
				Date	Id	Cd	Purpost/Result
PLAN 41537 1 LOT SUBDIVISION FOR THIS LOT EFF FOR 2023 TY new house for 4/23 TY				05-25-2023	21	15	Permit Visit
				02-09-2023	21	70	Info Office

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2022-01572	12-28-2022	SH		10,000	C	Gregory McAdams		16' x 20' shed for storage	
2022-01055-8-	10-21-2022	MG		1,500	C	David D. Carter		Gas Piping for new dwelling	
2022-01055-7-	10-21-2022	PL		12,000	C	David D. Carter		Plumbing for new dwelling	
2022-01055-6-	10-20-2022	MG		15,000	C	Extreme Temp Heating		hvac heat and AC New 3 bedroom 2.5 bath single family with attached 2 car garage	
2022-01055	10-05-2022	ND		185,000	C	Michel Lacasse		New 3 bedroom 2.5 bath single family with attached 2 car garage	
2022-01055-5-	09-30-2022	EL			C	Freel & Son Electric		Electrical for new dwelling - W/O 10338001	
2022-01055-1-	09-23-2022	FD		185,000	C	Michel Lacasse		New 3 bedroom 2.5 bath single family with attached 2 car garage	
2022-01055-4-	09-19-2022	DR			C	Michel Lacasse		New three bedroom 2.5 bath, 2 car garage (2160 sq. ft.)	
2022-01055-3-	09-16-2022	SW			C	Michel Lacasse		Sewer service connection for single family home.	
2022-01055-2-	09-16-2022	WA			C	Michel Lacasse		Water service connection for a new single family home	

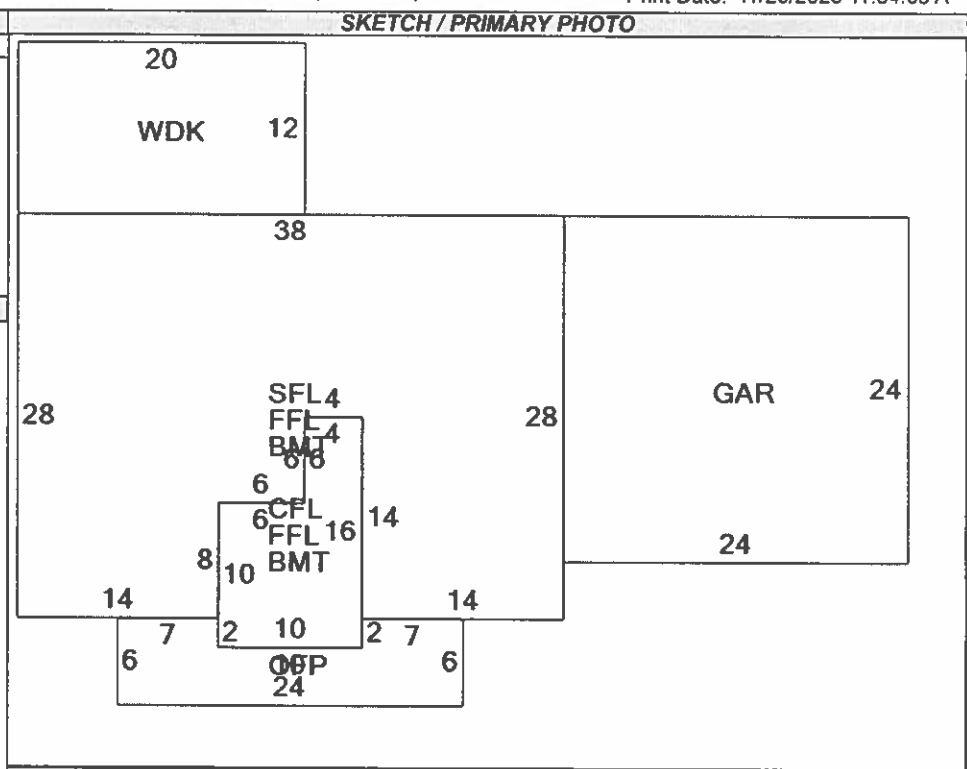
LAND LINE VALUATION SECTION														
B #	LandU se Cod	Description	Land Type	Land Units	Unit Pric	Acreg e Disc	Size Adj.	Site Inde	Con	Nbh	Nbh d Ad	Land Adjustment	Notes	Land Valu
1	1010	SINGLE FAMILY RES	Site	0.460	AC	170,000	1.75	5	1.00	RE	1.00			137,600
Total Card Land Units:				0.460 AC			Parcel Total Land Area:				0.460 AC	Total Land Value:		137,600

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	9	
Stories:	1		Extra Kitchens		
Style:	03	Colonial	Add Kitchen Ra		
Grade:	B	Good			
(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	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100				
Total Rooms	7				
Bedrooms	3				
Full Baths	1				
3/4 Baths	1				
Half Baths	1				
Extra Fixtures	2				
Kitchens	1				
Kitchen Rating	GD	Good			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage					
Fireplace(s)	1				
Fireplace Rating	AV	Average			
WS Flues					
Color	BLUE				
Avg Ht/FL	9				
Extra Kitchens					

COST / MARKET VALUATION

Building Value New	435,798
Year Built	2022
Effective Year Built	2022
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	0
Functional Obsol	
External Obsol	1.000
Trend Factor	
Condition	
Condition %	
Percent Good	100
RCNLD	435,800
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	
SHEDWD	Shed-Wood	L	320	UNITS	31.02	2022	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	1,084	271	42.26	45,811
CFL	Cathedral Ceiling Area, not Sq.	0	124	12	16.36	2,029
FFL	First Floor, Finished	1,084	1,084	1,084	169.05	183,245
GAR	Garage	0	576	202	59.28	34,147
OFP	Open Frame Porch	0	124	25	34.08	4,226
SFL	Second Floor, Finished	960	960	960	169.05	162,283
WDK	Wood Deck, or Composite Dk	0	240	24	16.90	4,057
Total Liv Area/Gr. Area/Eff Are		2,044	4,192	2,578	Total Value	435,798



19
0.254 AC
S

109.75
20
0.269 AC
S

111 21
0.34 AC
S

31-1
0.46 AC
P

31
0.92 AC
P

32
0.830 AC
P

104.67

105.00

105.44

114.23

104.45

25.73

109.21

82.69

25

130.72

27.32

102.46

100.00

404.41

123.2

31

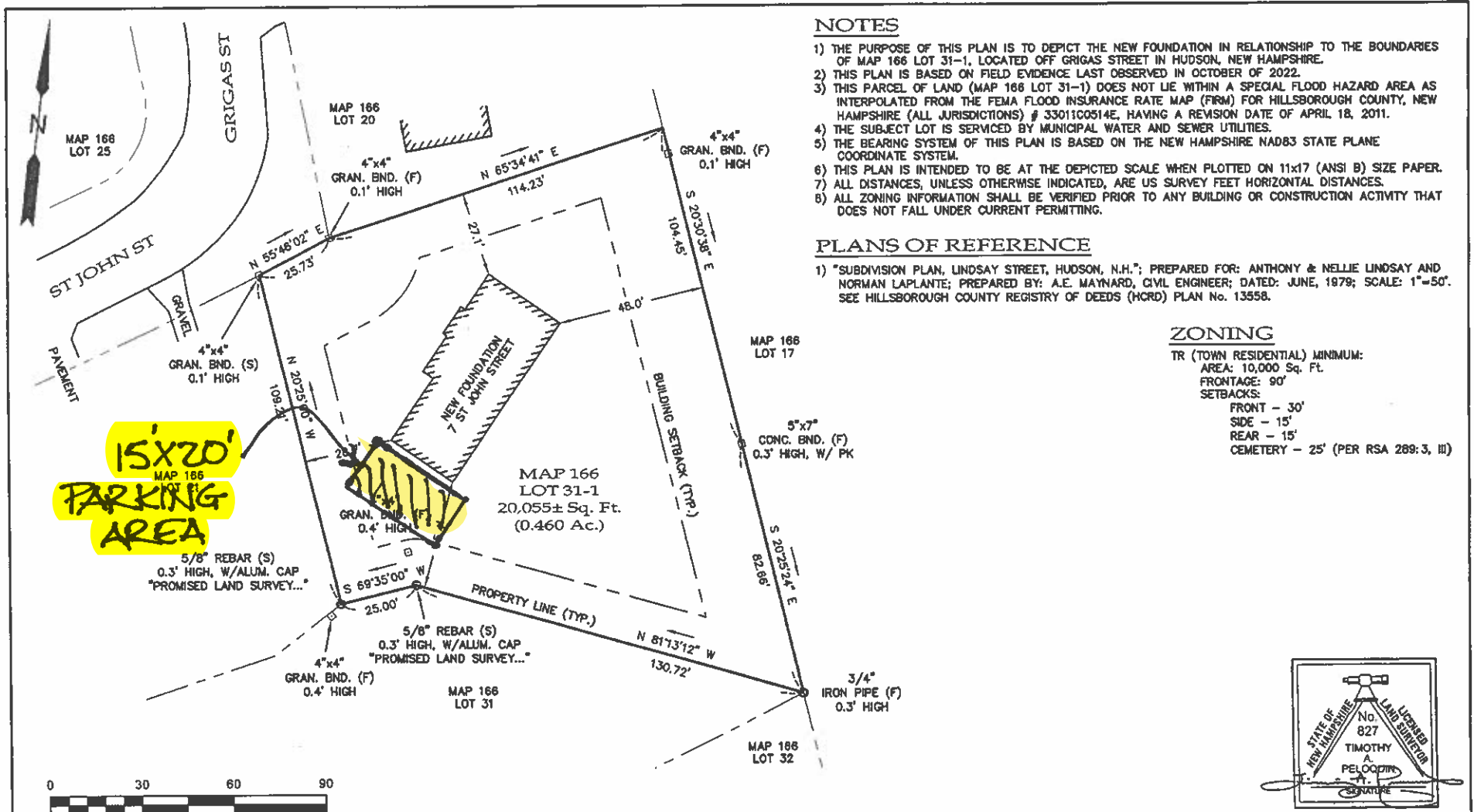
15
7 AC

132

39

65

111



NOTES

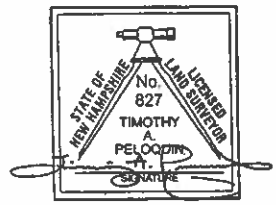
- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT THE NEW FOUNDATION IN RELATIONSHIP TO THE BOUNDARIES OF MAP 166 LOT 31-1, LOCATED OFF GRIGAS STREET IN HUDSON, NEW HAMPSHIRE.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED IN OCTOBER OF 2022.
- 3) THIS PARCEL OF LAND (MAP 166 LOT 31-1) DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA AS INTERPOLATED FROM THE FEMA FLOOD INSURANCE RATE MAP (FIRM) FOR HILLSBOROUGH COUNTY, NEW HAMPSHIRE (ALL JURISDICTIONS) # 33013C0514E, HAVING A REVISION DATE OF APRIL 18, 2011.
- 4) THE SUBJECT LOT IS SERVICED BY MUNICIPAL WATER AND SEWER UTILITIES.
- 5) THE BEARING SYSTEM OF THIS PLAN IS BASED ON THE NEW HAMPSHIRE NAD83 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 THAT DOES NOT FALL UNDER CURRENT PERMITTING.

PLANS OF REFERENCE

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

ZONING

TR (TOWN RESIDENTIAL) MINIMUM:
 AREA: 10,000 Sq. Ft.
 FRONTAGE: 90'
 SETBACKS:
 FRONT - 30'
 SIDE - 15'
 REAR - 15'
 CEMETERY - 25' (PER RSA 289:3, III)



NO.	DATE	REVISION DESCRIPTION	BY

DATE: OCT. 05, 2022 SCALE: 1"=30'

PLS JOB #: 3223 CERTIFIED PLOT PLAN

LAND OWNER OF RECORD:
 M.R. LACASSE HOMES, LLC
 9 SCENIC LANE
 HUDSON, NH 03051
 HCRD: BOOK 9651 / PAGE 1790

MAP 166 LOT 31-1
 CERTIFIED PLOT PLAN
 M.R. LACASSE HOMES, LLC
 7 ST JOHN STREET
 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



LOCATION PLAN
 HIGHWAY ROAD SHOW MAPS
 SCALE: 1" = 100 FEET

LEGEND

EXISTING	PROPOSED
EDGE OF PARCELS	---
BENCH OR CURB	---
PROPERTY LINE	---
ADJUTING PROPERTY LINE	---
LANES FROM LINE	---
8" CH PIPE	---
12" CH PIPE	---
CONCRETE CURB	---
SEWERAGE LINE	---
SEWERAGE RETURN LINE	---
CONTOUR	---
SPOT ELEVATION	---
TRAIL LINE	---
PROPOSED TRAIL	---
DECEASED BOUNDARY	---
STORAGE PILE	---
GRAVEL PILE	---
OVERHEAD UTILITIES	---
UNDERGROUND UTILITIES	---
UTILITY POLE	---
CITY MARK	---
CONCRETE MARK	---
GRASS PIPE	---
CHANGING FLOW ARROWS	---
WATER LAKE	---
WATER BATH	---
1" WATER EXIST. COP	---
SEWER MANHOLE	---
SANITARY SEWER	---
FORCE MAIN	---
SUB LINE	---

DRAINAGE NOTES

THE SPT WELL AT THE DRAINAGE HAS BEEN USED TO INFILTRATE THE 3 YEAR STORM

THE FOLLOWING SUMMARY STORM EVENTS AT THE DRAINAGE

STORM	FLOW IN	FLOW OUT	VOLUME IN	VOLUME OUT
15 YEAR	0.81 CFS	3.07 CFS	1,288 CF	3,790 CF
25 YEAR	0.81 CFS	3.88 CFS	1,288 CF	4,883 CF
50 YEAR	1.21 CFS	5.46 CFS	1,828 CF	6,841 CF

MAP 166 LOT 30
 N/F ROBERT H. HADYMER
 LYDA L. MATHER
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 31
 N/F JOSEPH F. FERDINAND
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 32
 N/F BRUCE W. LINDSEY
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 34
 N/F ALVIN H. ROODERS
 BETTY A. ROODERS
 8 LINDSAY STREET
 HUDSON, NH 03051

MAP 166 LOT 33
 N/F ANDREW P. CLOUSER
 8 CRIGAS STREET
 HUDSON, NH 03051

MAP 166 LOT 31-1
 PROPOSED LOT AREA: 20,955 SF

MAP 166 LOT 31
 N/F JOSEPH F. FERDINAND
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 32
 N/F BRUCE W. LINDSEY
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 31
 N/F JOSEPH F. FERDINAND
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 32
 N/F BRUCE W. LINDSEY
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 34
 N/F ALVIN H. ROODERS
 BETTY A. ROODERS
 8 LINDSAY STREET
 HUDSON, NH 03051

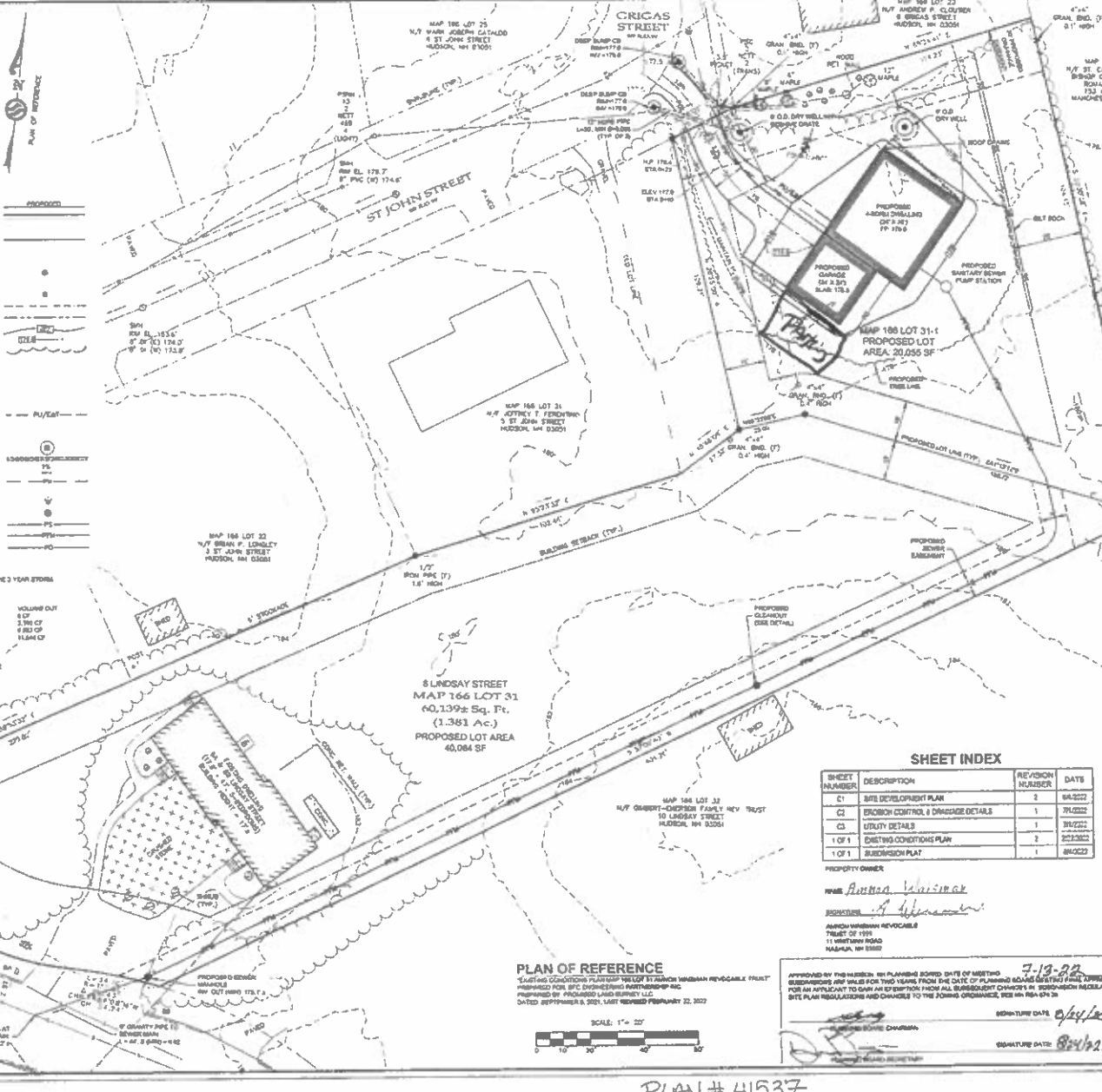
MAP 166 LOT 33
 N/F ANDREW P. CLOUSER
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 HUDSON, NH 03051

MAP 166 LOT 31-1
 PROPOSED LOT AREA: 20,955 SF

MAP 166 LOT 31
 N/F JOSEPH F. FERDINAND
 ST. JOHN STREET
 HUDSON, NH 03051

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 N/F BRUCE W. LINDSEY
 ST. JOHN STREET
 HUDSON, NH 03051

MAP 166 LOT 34
 N/F ALVIN H. ROODERS
 BETTY A. ROODERS
 8 LINDSAY STREET
 HUDSON, NH 03051



- NOTES**
- THE PURPOSE OF THIS PLAN IS TO DETECT THE PROPOSED SUBDIVISION OF 8 LINDSAY STREET HUDSON PROPERTY MAP 166 LOT 31-1 CONSISTING OF 1.361 A.C.
 - THIS SUBDIVISION INCLUDES:
 - A SUBDIVISION OF SUBJECT LOT INTO TWO BUILDING LOTS AS SHOWN
 - NEW LOT TO BE BUILT FROM A SEWER EASEMENT ACROSS MAP 166 LOT 31 AS SHOWN
 - EXTENSION OF MANHOLE WITH SERVICE FROM CRIGAS STREET TO NEW LOT
 - EXTENSION OF MANHOLE WITH SERVICE FROM CRIGAS STREET TO NEW LOT
 - EXTENSION OF ELECTRIC SERVICE FROM EXISTING POLE ON CRIGAS STREET TO NEW LOT AND UNDERGROUND TO NEW LOT
 - NEW LOT TO INCLUDE A DRAINAGE EASEMENT TO SERVE THE TOWN OF HUDSON
 - THE OWNER OF RECORD: ARCHA TRUSTEE INC. TRUST, 11 WASHINGTON ROAD, HANOVER, NH 03040. RECORD REFERENCE: BOOK 2002 PAGE 642. HILLSBOROUGH COUNTY REGISTER OF DEEDS.
 - THIS PLAN SHOWS EXISTING CONDITIONS BY RETAINMENT #10 SURVEY BY PROPOSED LAND SURVEY, INC. IN AUGUST 2021.
 - EDWARDS DISTRICT TOWN RESIDENTIAL (R2) 15,000 SQ FT WITH WATER & SEWER, MINIMUM PARCELS: 10,000 SQ FT, FRONT SETBACK: 15 FT, SIDE SETBACK: 10 FT, REAR SETBACK: 15 FEET REAR SETBACK: 15 FT.
 - THE PROPOSED EXISTING EASEL DRAINAGE IS A PERMITTED USE IN THE TOWN RESIDENTIAL ZONING DISTRICT.
 - THE EXISTING DRAINAGE IS A 1.5" DRAINAGE SYSTEM THAT WAS CREATED WITH PERMIT #1648 ON SEPTEMBER 24, 1991 AND WAS CONFORMING AT THAT TIME. A MINIMUM LOT AREA OF 10,000 SQ FT IS REQUIRED FOR TOWN RESIDENTIAL (R2) WITH A DATED DECEMBER 9, 2021.
 - THE PROPOSED LOT WILL BE SERVED BY MANHOLE WATER AND SANITARY SEWER. THE EXISTING LOT IS SERVED BY MANHOLE WATER AND SANITARY SEWER.
 - NO PORTION OF THIS PLAN IS LOCATED WITHIN THE FLOOD HAZARD AREA AS DETERMINED FROM THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HUDSON, CHERRYVILLE, SUBDIVISION #1111111111, DATED APRIL 15, 2011, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 - SFC ENGINEERING PARTNERSHIP, INC. DOES NOT WARRANT THE LOCATION OR ELEVATION OF THE EXISTING UTILITIES OR THAT ALL NECESSARY CONTRACTORS SHALL BE RESPONSIBLE FOR CONTRACTING TO LOCATE AND IDENTIFY ALL UTILITIES PRIOR TO CONSTRUCTION AND ACCORDANCE WITH LOCAL LAWS.
 - SEWER EVENTS ON LINDSAY STREET ARE PROVIDED BY TOWN ENGINEERING DEPARTMENT.
 - WATER MAIN AND SERVICE LINE INFORMATION PROVIDED BY TOWN ENGINEERING DEPARTMENT.
 - ONE MAIN LOCATION FROM PLAN OF REFERENCE.
 - WHERE THE SOIL SURVEY IDENTIFIES BILLS OF THE LOT AS WBS - UNDESIGNED LAND, 3 TO 15 SLOPE AN EXISTING DRAINAGE IS.
 - THE EXTENSION OF THE DRAINAGE STREET TO NEW LOT WAS LAINED BY OPERATION OF LAW REFERENCE LETTER FROM TOWN ENGINEERING DEPARTMENT, HUDSON, NH, DATED JANUARY 13, 2022.
 - ON MAY 26, 2022, THE ZONING BOARD OF ADJUSTMENT GRANTED A VARIANCE TO ARTICLE 10 SECTION 20.4 OF THE HUDSON ZONING ORDINANCE TO ALLOW THE CREATION OF A NEW LOT THAT DOES NOT USE THE REQUIRED FRONTAGE ON A CLASS V OR BETTER ROAD.
 - RECORDS ARE 10.00 SET AT ALL PROPOSED LOT CORNERS.
 - EXISTING DISTANCE THE PROPOSED DRAINAGE FROM EXISTING DISTANCE TO INTERSECTION OF CRIGAS STREET AND LINDSAY ROAD (200+10) TO INTERSECTION OF ST. JOHN STREET AND LINDSAY STREET (200+10).
 - THE PLANNING BOARD APPROVES THE SUBDIVISION AT THEIR MEETING ON JULY 13, 2022. REFER TO CASE #22-100-000 FOR MORE INFORMATION.
 - THE PLANNING BOARD GRANTED A VARIANCE TO SECTION 20.4 TO ALLOW THE PLANNING BOARD BOUNDARY TO BE LOCATED AT THE FRONT RIGHT CORNER OF EACH LOT IN THE PLAN SET.

Revised	By	Date	Description
1	AS	04/22/22	Initial Plan
2	AS	07/13/22	Final Plan

Promised Land Survey, LLC
 Survey, New Hampshire 03058
 Tel: (603) 432-2112 Fax: (603) 432-8800
 www.PromisedLandSurvey.com
 •Land Surveying •Mapping •Planning •Permitting •Layout

Site Development Plan
8 Lindsay Street
Hudson, NH
 Assessors Map 166 Lot 31

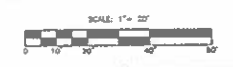
SFC ENGINEERING
 183 Rockingham Rd. Unit 3 East
 Windsor, NH 03097
 (603) 847-8700
 www.sfceng.com

Sheet C1 Scale: 1" = 20' Date: 6/17/2022

Prepared for:
 M. R. Lacroix Homes, LLC
 8 Scenic Lane
 Hudson, NH 03051

Zoning Classification: Town Residential

PLAN OF REFERENCE
 EXISTING CONDITIONS PLAN MAP 166 LOT 31 AND 32 AT JAMES WINDHAM REVOCABLE TRUST
 PREPARED BY SFC ENGINEERING PARTNERSHIP, INC.
 PREPARED BY PROMISED LAND SURVEY, LLC
 DATED SEPTEMBER 9, 2021. LAST REVISED FEBRUARY 22, 2022



SHEET INDEX

SHEET NUMBER	DESCRIPTION	REVISION NUMBER	DATE
C1	SITE DEVELOPMENT PLAN	2	04/22/22
C2	EROSION CONTROL & DRAINAGE DETAILS	1	07/13/22
C3	UTILITY DETAILS	1	07/13/22
1 OF 1	EXISTING CONDITIONS PLAN	2	04/22/22
1 OF 1	SUBDIVISION PLAN	1	04/22/22

PROPERTY OWNER:
 NAME: *Archa Trustee Inc.*
 ADDRESS: 11 WASHINGTON ROAD, HUDSON, NH 03051

APPROVED BY: *[Signature]*
 DATE: 7-19-22

APPROVED BY: *[Signature]*
 DATE: 8/17/22

PLAN # 41537

Printed
1/19/2024
1:16PM
Created
1/19/2024
1:05 PM

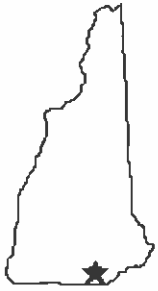
Transaction Receipt

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

Receipt# 760,142
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application- 2/22/24 ZBA Meeting 7 St John Street Map 166 Lot 031-001 (Zone-TR) Home Occ. Spcl Excpt	0.00	224.6900	0.00
			Total:	224.69

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
UFO Party Rentals, LLC	CHECK	CHECK# 1116	224.69	0.00	224.69
			Total Due:		224.69
			Total Tendered:		224.69
			Total Change:		0.00
			Net Paid:		224.69



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: February 22, 2024

CSS
2-9-24

Case 182-114 (02-22-24): Alexandra Mead, 15 Chase Street, Hudson, NH [Map 182, Lot 114, Sublot-000; Zoned Town Residence (TR)] requests a Variance for the reconstruction & expansion of a previous 5 ft. x 5 ft. front stair structure to a current 3.3 ft. (D) x 9 ft. (L) dimension where a nonconforming structure may not be altered or expanded, except by variance. [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion of nonconforming structures.]

Address: 15 Chase Street

Zoning district: Town Residence (TR)

Property Description:

This parcel is an existing lot of record in the TR zone. The lot is 13,939 sq. ft. where 10,000 sq. ft. is required. The property has 2 front yards and, these meet the minimum frontage requirements. The residence is non-conforming. The home is in the front set back long Chase Street.

In-House comments:

Town Engineer:

1. Applicant shall be aware of the sewer service, close to the proposed work.
2. Applicant should avoid building the deck over the sewer service, in case they even need access to it.

Inspectional Services/Fire Dept.: No comment

Town Planner: No comment

History/Attachments:

PHOTOS

A: 2022 Aerials

B: Street view of the existing Steps (Google Street View)

BUILDING PERMITS

C: BP# 107-83 (Close in Porch) (10-14-82)

D: BP# 2007 - 000614 (15'X20' Canvas carport) (11-20-07)

E: BP# 2015 - 000634 (Interior and exterior renovations) (7-14-15)

ZONING ADMINISTRATOR/CODE ENFORCEMENT CORRESPONDENCE

F: Zoning Determination #24-7 (2-6-24)

DEPARTMENTAL COMMENT SHEETS

G: Engineering: review (2-8-24)

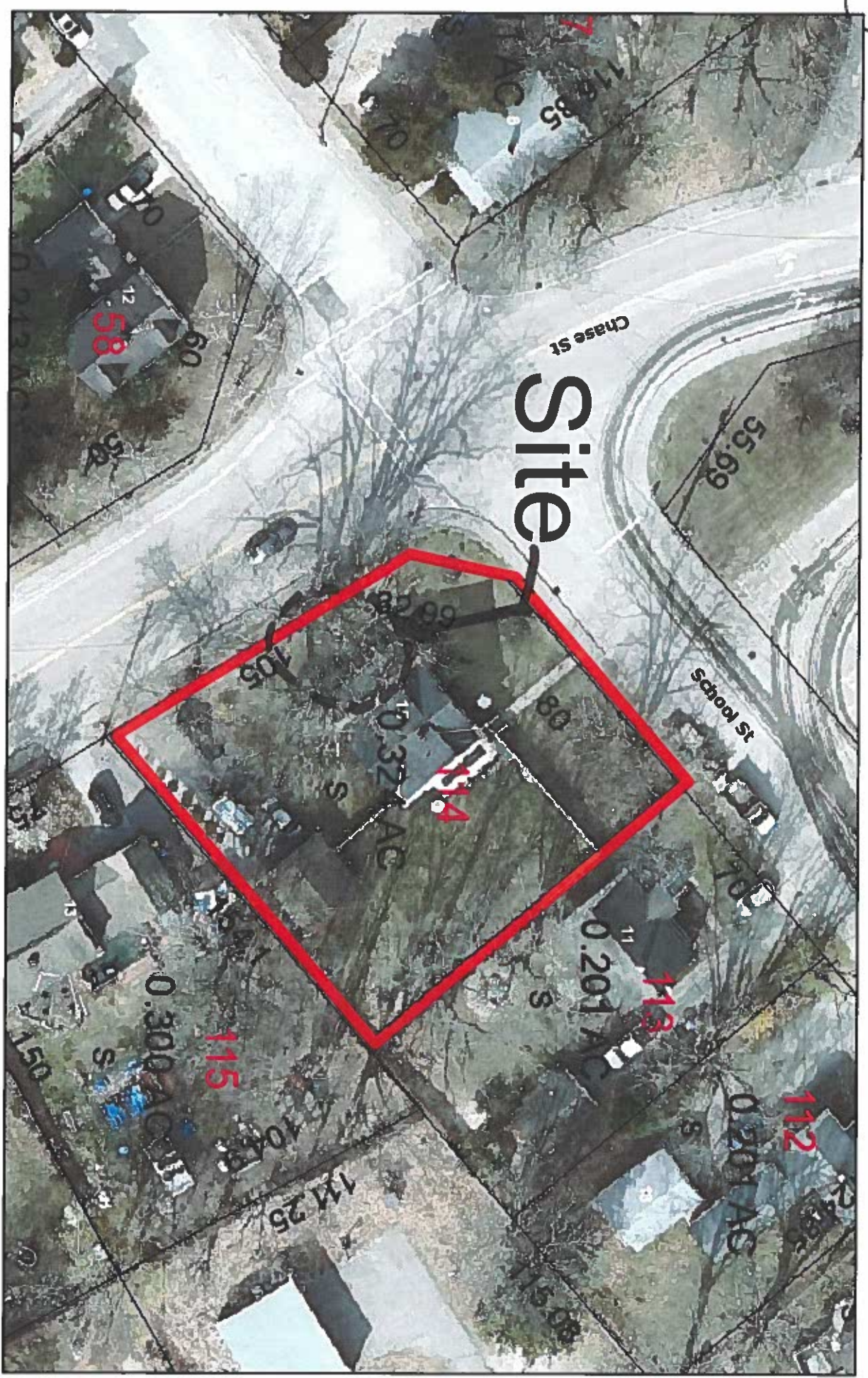
H: Engineering's Attachments - Water Tie Card (5-2-78)

I: Engineering's Attachments - GIS Map: Showing the location of approximate location of the sewer.

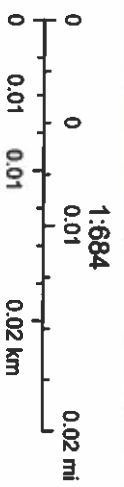
J: Inspectional Services/Fire Dept.: review (2-7-24)

K: Planning - review (2-8-24)

15 Chase Street (2022 Aerial)



2/7/2024





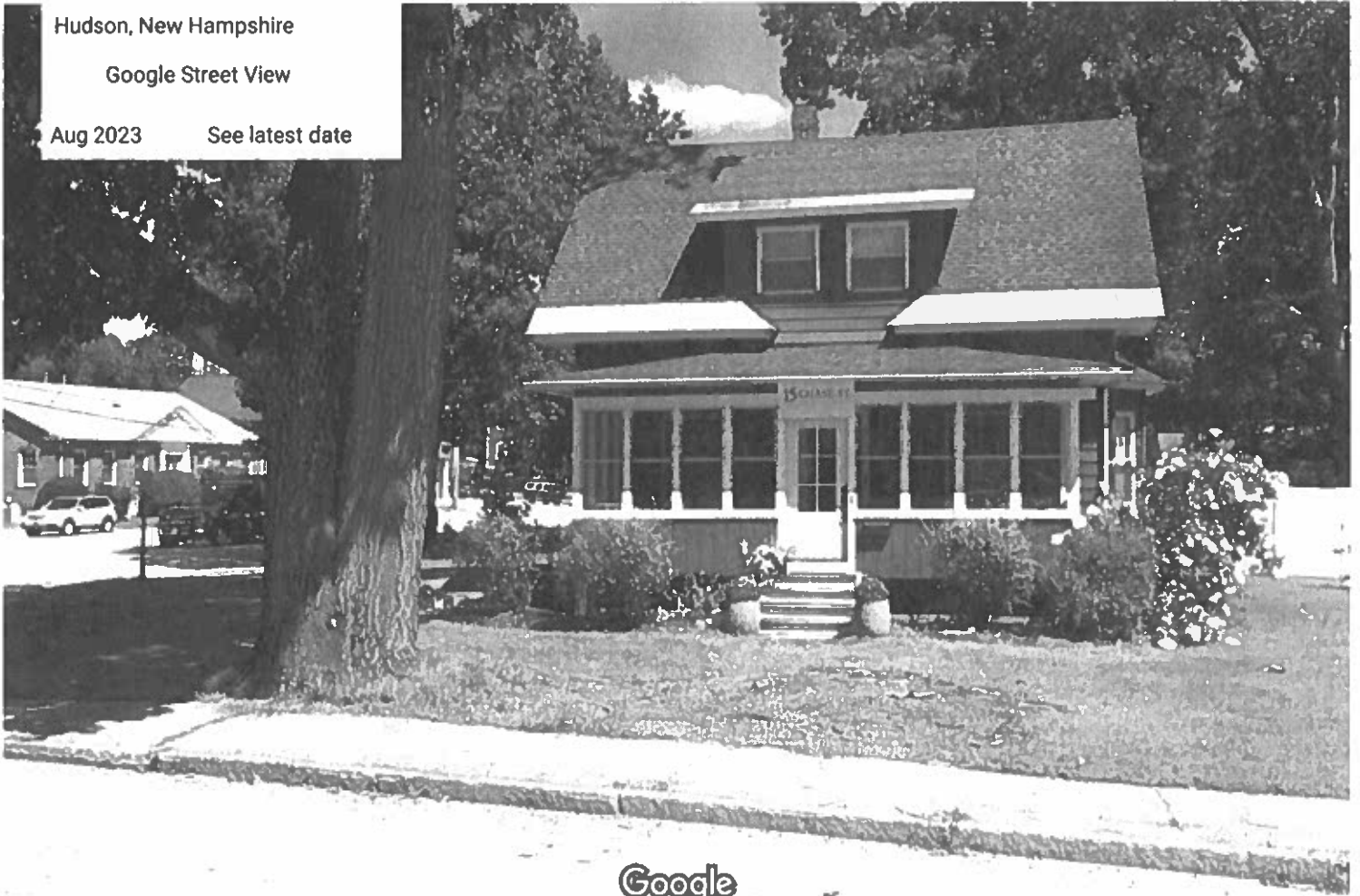
11

Hudson, New Hampshire

Google Street View

Aug 2023

See latest date



Google

Image capture: Aug 2023 © 2024 Google

Map navigation controls including a location pin for 'Ivo Contracting' and a street label 'Mack River'.

Map navigation controls including a compass and a 'Go' button.



TOWN OF HUDSON, N. H.

C

Application for a Permit To Build

Date Oct 14 1982

Residential	
Commercial	
Industrial	
Garage	
Breezeway	
No. of Units	

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	<input checked="" type="checkbox"/>

Permit Number

107-83

Name of Owner Francis C. O'Neill Address 15 Chase St. Hudson N.H. Tel. 883-7206

Land Purchased From _____ Address _____

Location 15 Chase St. Hudson N.H. Property Tax No. 1490

Name of General Contractor _____ Map and Lot No. 51/33

Name of Heating Contr. _____ Name of Electrical Contractor _____

Type of Heat _____ Name of Plumbing Contractor _____

Name of Fireplace Mason _____ Name of Masonry Contractor _____

Material of Building _____ Style of Roof _____ Roof Covering _____

Size of Foundation _____ Living Floor Area _____ No. of Stories _____

Size of Garage _____ Water _____ Sewer _____

Foundation Material _____ Width _____ Height _____ Footings Yes No

Fireplace No. of Flues _____ Size _____ Chimney Material _____

Brief Description of Repair, Alter or Other Close in porch

Value 1,000.00
Fee 3.00 alterations

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 Francis C. O'Neill
Contractor's Signature Walter Morhevel
Address _____



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

Permit Number D
 2007-00614
 Date of Issue
 11/20/2007
 Expiration Date
 11/19/2008

Owner: NADEAU, BENJAMIN J.

Applicant: NADEAU, BENJAMIN J.

Location of Work: 15 CHASE ST
(No. and Street) (Unit or Building)

Description of Work: Install a 15' x 22' canvas carport.

ZONING DATA: District: TR Map/Lot: 182-114-000

REMARKS:

• **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, AND COMPLETED WITHIN 1 YEAR FROM THE DATE OF PERMIT ISSUANCE.
 - ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE STATE OF NEW HAMPSHIRE AND HUDSON TOWN CODES.
- ALL CONSTRUCTION MUST BE LOCATED 15 FEET FROM THE SIDE AND REAR PROPERTY LINES.

INSPECTION APPROVALS

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

Permit Holder: NADEAU, BENJAMIN J.	
<small>(Taking Responsibility for the Work)</small>	
Company/Affiliation: Owner	Job Site Phone Number:

Constr Cost: \$200	Permit Fee: \$25.00	Check No.:	Cash: \$0.00
---------------------------	----------------------------	-------------------	---------------------

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

<i>William A. Olschak</i>	NOV 20 2007
Code Official	Date



Town of Hudson, NH
Building Permit

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

Permit Number 2015-00634
Date of Issue 7/14/2015
Expiration Date 1/10/2016

E (circled)

Owner: FEDERAL NATIONAL MORT. ASSOC.

Applicant: Peter DeSalvo

Location of Work: 15 CHASE ST (No. and Street) (Unit or Building)

Description of Work: Interior and exterior renovation work including plumbing and electrical repairs.

ZONING DATA: District: TR Map/Lot: 182-114-000

CONTRACTOR: Peter DeSalvo 603-765-0279

REMARKS:

A FINAL INSPECTION IS REQUIRED BY THE FIRE AND BUILDING DEPARTMENTS PRIOR TO OCCUPANCY

Building Permit Issuance Conditions are as follows:

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

INSPECTION APPROVALS

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

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

Constr Cost: \$26,145 Permit Fee: \$160.05 Check No.: 1587 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.

Robert M. B. [Signature]
Code Official

[Signature]
Permit Holder

7/14/2015
Date

F



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #24-07

February 6, 2024

Sent by Email

Alexandra Mead
15 Chase Street
Hudson, NH 03051

Re: 15 Chase Street Map 182 Lot 114-000

District: Town Residence (TR)

Dear Ms. Mead,

Request: to build 5'X5 and reconstruct a 3'3" x 9' front porch on the front of the house.

Zoning Review / Determination:

This parcel is an existing non-conforming parcel with 13,939 sq. ft. where 10,000 sq. ft. is required. The property has 2 front yards which meet the front yard requirements. The house is non-conforming due to front yard setbacks.

The proposal is to reconstruct the front porch keeping the same width but, changing the length. This would require a **variance from HZO §334-31A Alteration and Expansion of Nonconforming Structures**. "A non-conforming structure may not be altered or expanded, except by variance."

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
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.

G

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

REQUEST FOR REVIEW/COMMENTS:

Case: 182-114 (02-22-24) **(VARIANCE)**

Property Location: 15 Chase Street

For Town Use

Plan Routing Date: 02/07/2024 Reply requested by: 02/12/2024 ZBA Hearing Date: 02/22/2024

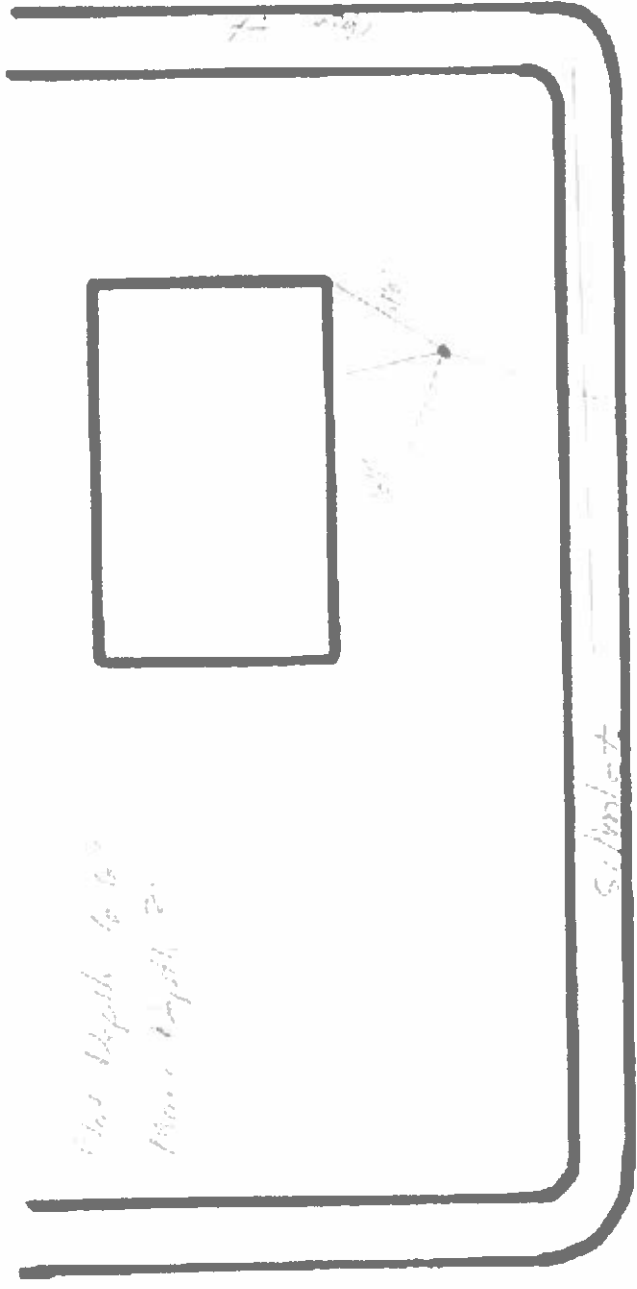
I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 02/08/2024
(Initials)

DEPT. Town Engineer Fire/Health Department Town Planner

Applicant shall be aware of the sewer service , close to the proposed work.
Applicant should avoid building the deck over the sewer service, in case they even
need access to it.

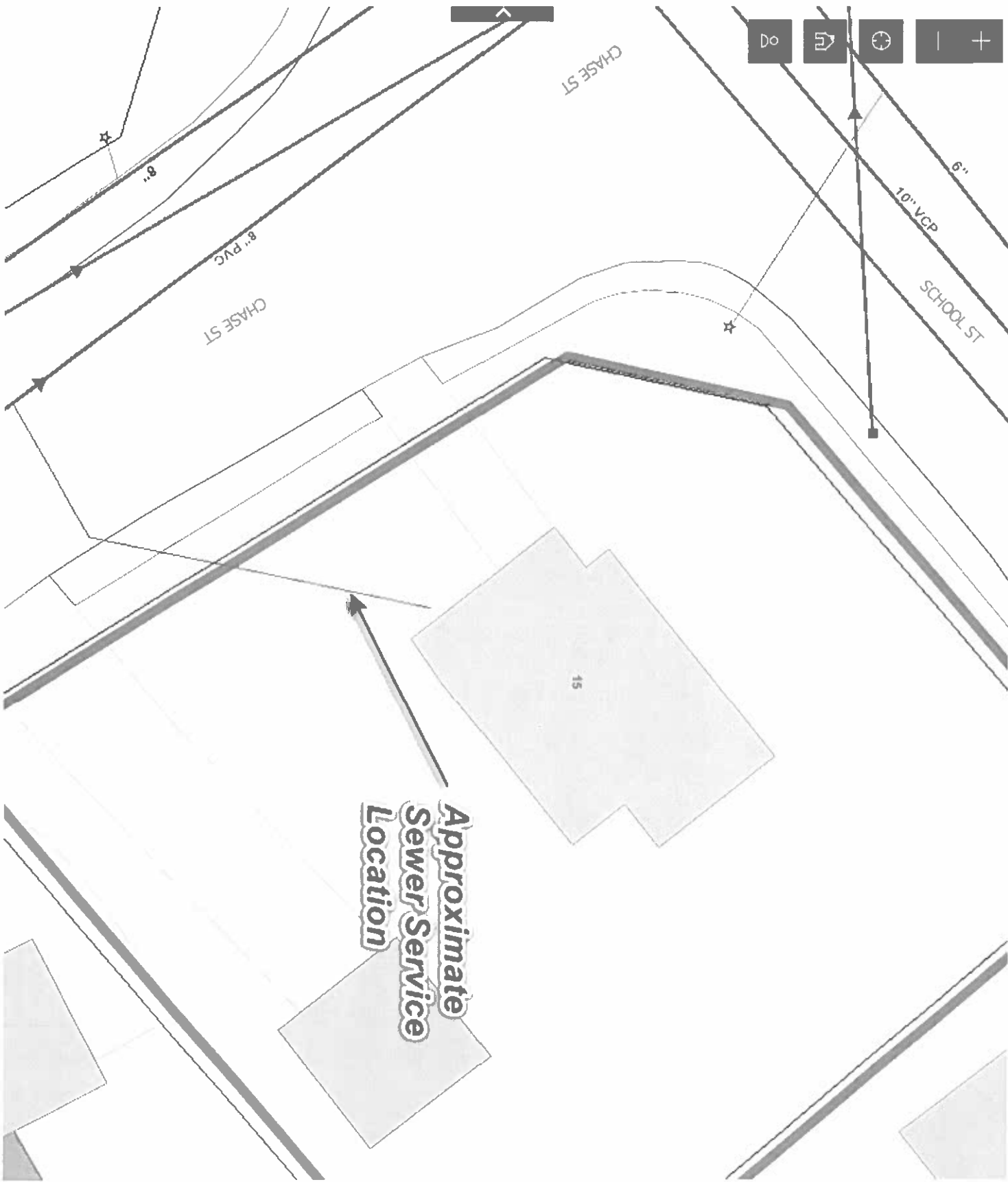
STREET Cherry St NAME OF INSPECTOR: S/LP
NR: #13 DATE OF C.O.: _____
LOT NR: 51/13 SIGNATURE: _____
TYPE OF PIPE & SIZE: _____



Clear Depth to 6"
Clear Depth 2'

Submain

⊕





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

REQUEST FOR REVIEW/COMMENTS:

Case: 182-114 (02-22-24) (VARIANCE)

Property Location: 15 Chase Street

For Town Use

Plan Routing Date: 02/07/2024 Reply requested by: 02/12/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

DRH Name: David Hebert Date: 02/07/2024
(Initials)

DEPT:
 Town Engineer Fire/Health Department Town Planner



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

REQUEST FOR REVIEW/COMMENTS:

Case: 182-114 (02-22-24) (**VARIANCE**)

Property Location: 15 Chase Street

For Town Use

Plan Routing Date: 02/07/2024 Reply requested by: 02/12/2024 ZBA Hearing Date: 02/22/2024

I have no comments I have comments (see below)

BWG _____ Name: Ben Witham-Gradert Date: 02/08/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Town Planner

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

On **02/22/2024**, the Zoning Board of Adjustment heard **Case 182-114**, being a case brought by **Alexandra Mead, 15 Chase Street, Hudson, NH [Map 182, Lot 114, Sublot-000; Zoned Town Residence (TR)]** requesting a **Variance** for the reconstruction & expansion of a previous **5 ft. x 5 ft. front stair structure to a current 3.3 ft. (D) x 9 ft. (L) dimension where a nonconforming structure may not be altered or expanded, except by variance.** [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion of nonconforming structures.]

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

APPLICATION FOR A VARIANCE

FEB 06 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. 182-114 (02-22-24)
Date Filed 2/6/2024

Name of Applicant Alexandra Mead Map: 182 Lot: 114 Zoning District: TR

Telephone Number (Home) (978) 761-4629 (Work) _____

Mailing Address 15 Chase St Hudson, NH 03051

Owner Alexandra Mead / Gregory D. Platte

Location of Property 15 Chase Street
(Street Address)

A Mead _____ Date 2/1/24
Signature of Applicant

A Mead _____ Date 2/1/24
Signature of Property-Owner(s)

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

If you are not the property owner, you must provide written documentation signed by the property owner(s) to confirm that the property owner(s) are allowing you to speak/represent on his/ her/ their behalf or that you have permission to seek the described Variance.

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

Date received: 2/6/24

COST:

Application fee (processing, advertising & recording) (non-refundable):	\$	<u>185.00</u>
<u>7</u> Abutter Notice:		
<u>7</u> Direct Abutters x Certified postage rate	\$ <u>5.08</u> =	\$ <u>35.56</u>
<u>11</u> Indirect Abutters x First Class postage rate	\$ <u>0.68</u> =	\$ <u>7.48</u>
Total amount due:		\$ <u>228.04</u>
Amt. received:		\$ <u>228.04</u>
Receipt No.:		<u>761,936</u>

Received by: TSG

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

Check #
1472

TOWN OF HUDSON
 FEB 09 REC'D
 2024
 Zoning Department

APPLICATION FOR A VARIANCE

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

Case No. 182-114(02-22-24)
 Date Filed 2/6/2024

Name of Applicant Alexandra Mead Map: 182 Lot: 114 Zoning District: TR

Telephone Number (Home) (978) 761-4629 (Work) _____

Mailing Address 15 Chase Street Hudson, NH 03051

Owner Alexandra Mead / Gregory D Plate

Location of Property 15 Chase Street Hudson, NH 03051
 (Street Address)

Signature of Applicant A Mead Date 2/9/24

Signature of Property-Owner(s) Guy A Mead Date 2/9/24

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: _____

COST:

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

Abutter Notice:

_____ Direct Abutters x Certified postage rate \$ _____ = \$ _____

_____ Indirect Abutters x First Class postage rate \$ _____ = \$ _____

Total amount due: \$ _____

Amt. received: \$ _____

Receipt No.: _____

Received by: _____

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>AM</u>	Please review the completed application with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>AM</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) single-sided copies of the assembled application packet. (Paper clips, no staples)	<div style="text-align: right;"> <p>2/9/24 Revs</p> <p>pending original</p> <p>from second owner</p> <p><u>TG</u></p> </div>
<u>AM</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). (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>AM</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>AM</u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>AM</u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>AM</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.	<div style="text-align: right;"> <p>pending</p> <p><u>TG</u></p> </div>
<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).

- a) N/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.

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

A Mead
Signature of Applicant(s)

2/1/24
Date

A Mead
Signature of Property Owner(s)

2/1/24
Date

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 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>)
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 - 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.

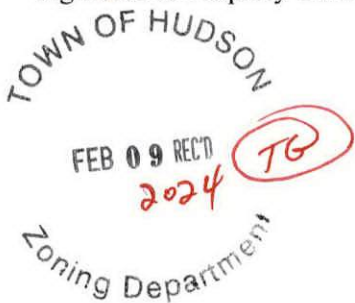
The applicant and owner have signed and dated this form to show his/her awareness of these requirements.

 Mead
Signature of Applicant(s)

 2/9/24
Date

 Guy Mead
Signature of Property Owner(s)

 2/9/24
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
182	114	*Include Applicant & Owner(s) Alexandra Mead Gregory D. Plate	15 Chase Street Hudson, NH 03051
100	008-001 -002	Public Service of NH dba: Eversource Energy	P.O. Box 270 Hartford, CT 06141
182	057	Lebel, Guy J. Lebel, Sandra A.	200 Main St Apt 12A New Hartford, CT 06057
182	058	Fraser, Kelly R. TR Fraser, Jody L. TR	190 Charles Bancroft Hwy Litchfield, NH 03052
182	067	Kalil, Charles D. Kalil, Charles W.	1 Kalils way North Conway, NH 03860
182	101	Town of Hudson NH	12 School Street Hudson, NH 03051
182	113	Richard, Raymond P.	11 School Street Hudson, NH 03051
182	115	Etienne, Brian	13 Chase Street Hudson, NH 03051
182	055	Dion, Constance F. TR Dion, Ernest E. TR	28 D. Central St Hudson, NH 03051
182	056-002	Hickman, Reginald J.	6 Chase Street Hudson, NH 03051
182	059	Tumsaroch, Sumate Tumsaroch, Phyllis	23 Thurston Ave Wilmington, MA 01887
182	0606	Flenniken Enterprises LLC	71 Marblehead Rd Windham, NH 03087
182	068	Hudsondom LLC	100 Conifer Hill Drive Unit 402 Danvers, MA 01923

*

* Indirect Abutters (16) 4

ALL INDIRECT ABUTTERS WITHIN 200 FEET

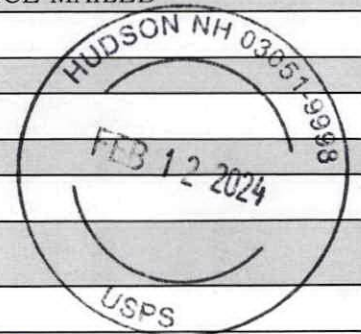
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
182	111	Exactly Home LLC	501 South St Littleton, NH 03561 (TG)
182	111-00 (TG)	Contini, Daniel Contini, Kathryn	17 Library St Hudson, NH 03051
182	112	Nich, Sarah K Nich, Jason S	13 School St Hudson, NH 03051
182	116	Wilkins, Shawna D	11 Chase St Hudson, NH 03051
182	117	McDougal, Sean T	9 Chase St Hudson, NH 03051
182	129	St John the Evangelist Church Bishop of Manchester Roman Catholic (TG)	153 Ash St Manchester, NH 0304

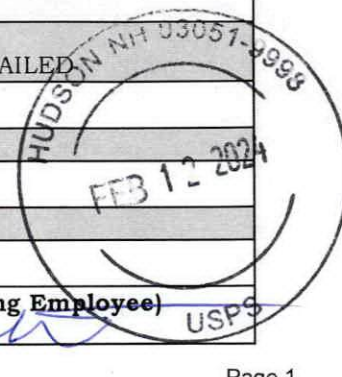
USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 182-114 15 Chase Street Map 182/Lot 114 Sublot 000 1 of 1 VARIANCE
ARTICLE NUMBER		Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	9589 0710 5270 0646 5607 67	MEAD, ALEXANDRA; PLATE, GREGORY DONOVAN 15 CHASE ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5607 74	PUBLIC SERVICE OF NH; dba: EVERSOURCE ENERGY PO BOX 270, HARTFORD, CT 06141-0270	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5607 81	LEBEL, GUY J.; LEBEL, SANDRA A. 220 MAIN ST. APT 12A, NEW HARTFORD, CT 06057-2718	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5607 98	FRASER, KELLY R., TR.; FRASER, JODY L., TR. 190 CHARLES BANCROFT HWY, LITCHFIELD, NH 03052	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5608 04	KALIL, CHARLES D.; KALIL, CHARLES W. 1 KALILS WAY, NORTH CONWAY, NH 03860	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5608 11	RICHARD, RAYMOND PATRICK 11 SCHOOL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5608 28	ETIENNE, BRIAN 13 CHASE ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8			
9			
10			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee)



USPS-Verified Mail

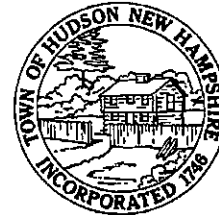
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 182-114 15 Chase Street Map 182/Lot 114 Sublot 000 1 of 1 VARIANCE
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/22/2024 ZBA Meeting
1	Mailed First Class	DION, ERNEST E., TR.; DION, CONSTANCE F., TR.	ABUTTER NOTICE MAILED
		28 D CENTRAL ST., HUDSON, NH 03051	
2	Mailed First Class	HICKMON, REGINALD J.	ABUTTER NOTICE MAILED
		6 CHASE ST., HUDSON, NH 03051	
3	Mailed First Class	TUMSAROCH, SUMATE, TR.; TUMSAROCH, PHYLLIS J., TR.	ABUTTER NOTICE MAILED
		23 THURSTON AVENUE, WILMINGTON, MA 01887	
4	Mailed First Class	FLENNIKEN ENTERPRISES, LLC	ABUTTER NOTICE MAILED
		71 MARBLEHEAD RD., WINDHAM, NH 03087	
5	Mailed First Class	HUDSONDOM, LLC.	ABUTTER NOTICE MAILED
		100 CONIFER HILL DR, UNIT 402 DANVERS, MA 01923	
6	Mailed First Class	EXACTLY HOME LLC	ABUTTER NOTICE MAILED
		501 SOUTH ST., LITTLETON, NH 03561	
7	Mailed First Class	CONTINI, DANIEL; CONTINI, KATHRYN	ABUTTER NOTICE MAILED
		17 LIBRARY ST., HUDSON, NH 03051	
8	Mailed First Class	NICH, SARAH K.; NICH, JASON S.	ABUTTER NOTICE MAILED
		13 SCHOOL ST., HUDSON, NH 03051	
9	Mailed First Class	WILKINS, SHAWNA D.	ABUTTER NOTICE MAILED
		11 CHASE STREET, HUDSON, NH 03051	
10	Mailed First Class	MCDOUGAL, SEAN T.	ABUTTER NOTICE MAILED
		9 CHASE ST., HUDSON, NH 03051	
11	Mailed First Class	ST JOHN THE EVANGELIST CHURCH; Bishop of Manchester Roman Catholic	ABUTTER NOTICE MAILED
		153 Ash Street, Manchester, NH 03104	
12			
13			
	Total # of pieces listed by sender 11	Total # of pieces rec'vd at Post Office 11	Postmaster (receiving Employee) <i>[Signature]</i> USPS





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

February 12, 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, February 22, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 182-114 (02-22-24): Alexandra Mead, 15 Chase Street, Hudson, NH [Map 182, Lot 114, Sublot-000; Zoned Town Residence (TR)] requests a Variance for the reconstruction & expansion of a previous 5 ft. x 5 ft. front stair structure to a current 3.3 ft. (D) x 9 ft. (L) dimension where a nonconforming structure may not be altered or expanded, except by variance. [HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion of nonconforming structures.]

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

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Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting 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. 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 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 VIII of HZO Section(s) 334-31A in order to permit the following:

Requesting the front deck to be widened from the current 5ft to 9ft width. Material will be composite lumber. The wider width will enhance the usability and safety of the front entry.

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.”)

Increasing the safety of the deck
without changing the character of
the home/neighborhood

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

not changing the depth

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

The wider deck stairs will allow
better accessibility for a mobility
challenged resident and any ambulatory
care.

4. The proposed use will not diminish the values of surrounding properties, because:
(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

The updated curb appeal directly helps
the look of the neighborhood which will
increase home values

FACTS SUPPORTING THIS REQUEST: (Continued)

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

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

1) Because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way *and*

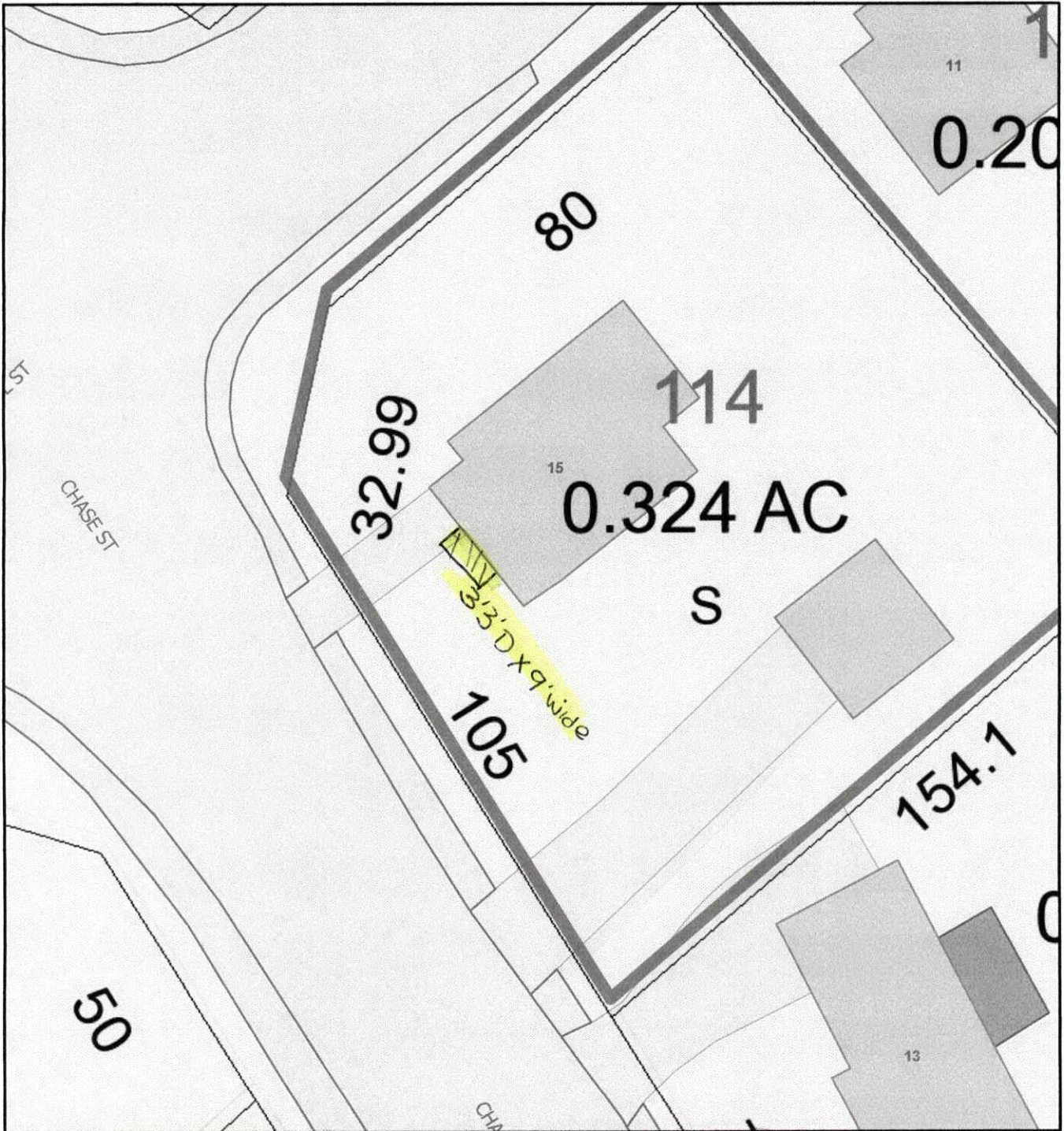
The deck width made it hard to assist my father in and out of the property as I am his caregiver since having a stroke. It has also made it challenging for EMS.

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

widening will make for a safer usable space

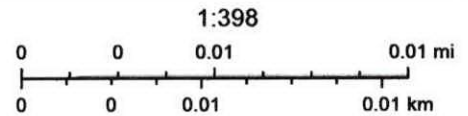
B. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.

15 Chase St. (Map 182 Lot 114-000)



2/7/2024

TOWN OF HUDSON
FEB 09 REC'D
2024
Zoning Department





TOWN OF HUDSON

Land Use Division



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

Zoning Determination #24-07

February 6, 2024

Sent by Email

Alexandra Mead
15 Chase Street
Hudson, NH 03051

Re: 15 Chase Street Map 182 Lot 114-000

District: Town Residence (TR)

Dear Ms. Mead,

Request: to build 5'X5 and reconstruct a 3'3" x 9' front porch on the front of the house.

Zoning Review / Determination:

This parcel is an existing non-conforming parcel with 13,939 sq. ft. where 10,000 sq. ft. is required. The property has 2 front yards which meet the front yard requirements. The house is non-conforming due to front yard setbacks.

The proposal is to reconstruct the front porch keeping the same width but, changing the length. This would require a variance from HZO §334-31A Alteration and Expansion of Nonconforming Structures. "A non-conforming structure may not be altered or expanded, except by variance."

Sincerely,

Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
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: 15 CHASE ST
 Vision ID: 6958 Account #: 1918

Parcel ID: 182/114/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1010
 Print Date: 2/1/2024 4:15:56 PM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
MEAD, ALEXANDRA PLATE, GREGORY DONOVAN 15 CHASE ST HUDSON NH 03051		Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RD		Residential Avg/Fair		2023	1010	185,800	2023	1010	185,800	2022	1010	185,800
		TOPO		UTILITIES			1010	116,800		1010	116,800		1010	116,800
		Level		Town Water			1010	8,100		1010	8,100		1010	8,100
				Town Sewer										
Total						310,700	Total	310,700	Total	310,700	Total	310,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
MEAD, ALEXANDRA		9604 2221	03-31-2022	U	I	0	38	Grantor: FEDERAL NATIONAL MORT. ASSOC., Grantor: NADEAU, BENJAMIN J., Grantor: ONEILL, MATILDA,	Appraised Bldg. Value (Card)			185,800
MEAD, ALEXANDRA		8772 0857	07-15-2015	U	I	172,000	37		Appraised Xf (B) Value (Bldg)			0
FEDERAL NATIONAL MORT. ASSOC.		8692 2341	09-03-2014	U	I	177,431	51		Appraised Ob (B) Value (Bldg)			8,100
NADEAU, BENJAMIN J.		7311 2350	08-31-2004	U	I	225,000	81		Appraised Land Value (Bldg)			116,800
									Special Land Value			0
Total									Total Appraised Parcel Value			310,700

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY			
Parcel ID 182-114-000		Zoning TR:Town Residential		Descrpt	Code	Appraised	Assessed	Valuation Method			
Flood Hazard C		Neigh/Abut1		BLDG	1010	185,800	185,800	C			
Neigh/Abut2		Neigh/Abut3		LAND	1010	116,800	116,800				
GIS ID 182-114-000		PREV 0051-0033-0000		OB	1010	8,100	8,100				
Assoc Pid#		Total:				310,700	310,700	Total Appraised Parcel Value			310,700

NOTES				VISIT / CHANGE HISTORY			
PDAS. 8/19 EXT=AVG FENCE=REAR EST				Date	Id	Cd	Purpost/Result
				07-14-2022	26	45	Field Review
				08-02-2019	19	02	Measured
				04-21-2016	12	39	Check Bp Progress From Previous Y
				08-26-2015	12	25	Sale Data Verified And Inspected
				09-03-2013	15	02	Measured
				03-20-2008	10	15	Permit Visit
06-06-2007	10	02	Measured				
08-22-2005	01	71	Acreege Adjustment From New Map				

BUILDING PERMIT RECORD								Comments	
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft		
2015-00634	07-23-2015	IR	Int Renov	0	C			Visit Notes: Int/Ext Reno;	
2015-00634	07-21-2015	ELEC	Electrical	0	C			Visit Notes: Int Ext Reno;	
2007-614	11-20-2007	CPT	Carport	200	C			Visit Notes: 15x22 Canvas.;	

LAND LINE VALUATION SECTION														
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.324 AC	170,000		2.35	5	1.00	RD	0.95	Location	0.95	116,800
Total Card Land Units:				0.324 AC	Parcel Total Land Area:				0.324	AC		Total Land Value:		116,800

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

Property Location: 15 CHASE ST
 Vision ID: 6958 Account #: 1918

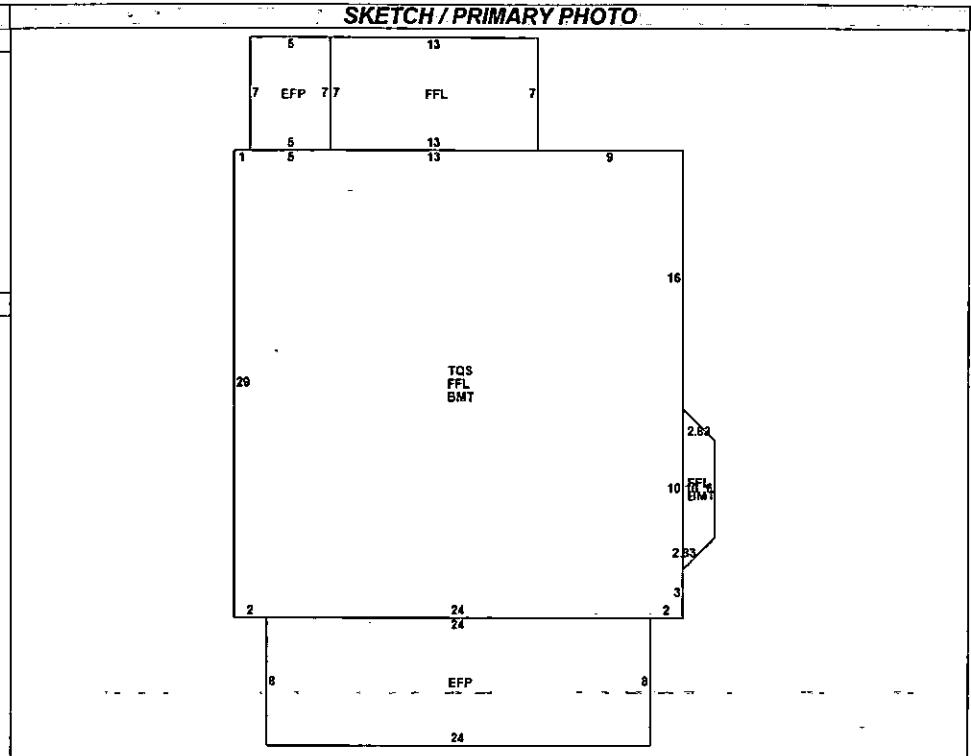
Parcel ID: 182/114/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1010
 Print Date: 2/1/2024 4:15:57 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.75		Extra Kitchens	0	
Style:	113	NEW ENGLANDR	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	03	Aluminum			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	03	Brick/Stone			
Interior Wall 1	02	Plaster			
Interior Floor 1	03	Hardwood			
Heat Fuel	01	Oil			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	0				
Total Rooms	6				
Bedrooms	3				
Full Baths	1				
3/4 Baths	1				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	RED				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	309,634
Year Built	1920
Effective Year Built	1987
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	35
Functional Obsol	
External Obsol	5
Trend Factor	1.000
Condition	
Condition %	
Percent Good	60
RCNLD	185,800
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	
GAR1	Garage, 1 story	L	400	SQ. FT	33.70	1920	AV	60	8,100	

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	828	207	40.87	-33,841
EFP	Encl. Porch, Finished	0	227	159	114.51	25,994
FFL	First Floor, Finished	919	919	919	163.48	150,239
TQS	3/4 Story, Finished	609	812	609	122.61	99,560
Total Liv Area/Gr. Area/Eff Are		1,528	2,786	1,894	Total Value	309,634



Printed
2/06/2024
4:30PM
Created
2/06/2024
4:28 PM

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

Receipt# 761,936
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application- 2/22/2024 ZBA Mtg. 15 Chase Street Map 182 Lot 114-000 Zone-TR Variance Application	0.00	228.0400	0.00
			Total:	228.04

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Alexandra K Mead	CHECK	CHECK# 1472	228.04	0.00	228.04
			Total Due:		228.04
			Total Tendered:		228.04
			Total Change:		0.00
			Net Paid:		228.04