

# 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 – March 28, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **March 28, 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:

##### DEFERRED/CONTINUED HEARING:

- Case 166-031-001 (03-28-24) (Continued from 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.]

##### NEW HEARINGS:

- Case 190-162 (03-28-24):** Orrin & Laura Clegg, Trustees of the Clegg Family Revocable Living Trust of **16 Oak Ave., Hudson, NH** [Map 190, Lot 162, Sublot 000; Zoned Town Residence (TR)] requests a Variance for the construction of a proposed 16 ft. x 30 ft. addition on an existing nonconforming single family structure (side yard & front setback encroachments) 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.]
- Case 168-038 (03-28-24):** Thomas O’Dowd and Tammy Jordan, **11 Jackson Dr., Hudson, NH** [Map 168, Lot 038, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an 8 ft. x 12 ft. shed to remain in its current location which encroaches approx. 5 feet into the side yard setback leaving approx. 10 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

#### V. REQUEST FOR REHEARING: None

#### VI. REVIEW OF MINUTES:

- 02/22/2024 draft Meeting Minutes
- 03/02/2024 edited draft Site Walk Minutes

#### VII. OTHER:

- ZBA (overflow) Meeting- Please reserve **April 11, 2024, 7:00 PM** on your calendar.
- **SAVE THE DATE: Saturday, May 11, 2024 from 8:45 AM to 3:30 PM** for the 2024 NH Office of Planning and Development’s Spring 2024 Planning and Zoning conference. The cost is free. Registration Opens: April 1, 2024. Please note that this year’s conference will be held virtually (online). There will be three tracks including Planning Board, Zoning Board of Adjustment, and Historic Preservation & Housing. Each session will be recorded and available after the conference. More details, including a tentative agenda, will be available soon on the conference web page or scan the QR code below.



#### VIII. ADJOURNMENT

Chris Sullivan, Zoning Administrator

# su | do | ku

© Puzzles by Pappocom

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

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

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

# WONDERWORD

By DAVID OUELLET

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

BRIAN MULRONEY (1939-2024) Solution: 10 letters

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

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Baie-Comeau, Benedict, Brian, Bush, Businessman, Canada, Caroline, Centrist, Charm, Climate, Conservative, Elizabeth, Energy, GST, Irish, Jessica, Laval, Lawyer, Leader, Lewis, Mark, Martin, Meech Lake, Memoirs, Mila, Miranda, Nicolas, Order, Ottawa, Palm Beach, Party, Pierce, Polls, Prime Minister, Reagan, Reforms, Stalwart, Strong, Tax, Wakim  
Yesterday's Answer: Charlotte

## Cryptoquip

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

L' C JLNA SE IAPEWA U QNLJJAC  
C V L X A V E K Q S L P N - Q G L K S  
X A G L P J A Q , I F S L P U B ' S K L B C  
U W U B F U J .

Yesterday's Cryptoquip: JUMBO-SIZED JAPANESE MONSTER THAT HAS BEEN INHABITING THE COLLEGE'S CAMPUS SQUARE: QUADZILLA.

Today's Cryptoquip Clue: P equals C

## Bridge

Steve Becker

One of the purposes of a pre-emptive bid is to crowd the bidding in the hope that the opponents will then stumble into the wrong contract. Thus, in today's deal, after his partner passes and South opens the bidding, West has good reason to think that the opponents may be able to make a vulnerable game, so he bids three spades rather than one. Even if he gets doubled, West has six probable tricks, and if North-South can make a game or a slam, the penalty incurred will be worthwhile.

In the actual case, North

does double, and East runs to four clubs. South then winds up in five diamonds but note that his side might well have reached three notrump (making five) had there been less (or no) interference.

As it happens, five diamonds is a sound contract that cannot be defeated if declarer plays correctly. Nevertheless, the fact is that it would be very easy to play the hand incorrectly.

West leads the spade queen, and South's mettle is tested at once. The proper move is to play low from dummy and let West win the trick! When West continues with the jack, declarer ducks again and then ducks a third time when West returns the ten, this time ruffing in his hand. South then has no trouble collecting the rest of the tricks.

If declarer makes the mistake of playing the ace or king from dummy on any of the first three spade leads, he goes down one. However, he should realize from the bidding that West has six spades and East none, so he should let West win the first two tricks in order to preserve the 11 tricks he started with.

### Tomorrow:

A psychological ploy.

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## Crossword

Eugene Sheffer

<b>ACROSS</b>	<b>DOWN</b>
1 Docs' org.	10 Sheeran and Harris
4 Prof's helpers	12 Twangy Paris
7 Utah city	14 Paris mermaid airport
8 Pub orders	15 Thither
10 Bee-thoven's "Für —"	19 ICU workers
11 Reach	20 Black gold
13 2002 James Bond film	21 Allege
16 NBC weekend show	22 Seem unit
17 Loses moisture	23 German mister
18 Equal (Pref.)	24 Nudged, in a
19 Move, in Realtor lingo	28 Thes-pian
20 — incline (tilted)	29 Stop
21 Hallow- een bagful	30 Fund
23 Katherine of "27 Dresses"	31 Jokes
	32 Low digit
	34 Mob scene
	35 Withered

Solution time: 23 mins.

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

Yesterday's answer 3-20

	1	2	3		4	5	6					
					8			9				
10					11					12		
13					14					15		
16					17					18		
					19					20		
21	22				23	24						
25					26							
27					28	29				30	31	32
33					34					35		
					36					37		
					38					39		
					40					41		

## Horoscope

Eugenia Last

**IF BORN ON THIS DATE:** Bask in the light, offer words of wisdom and be grateful for all that comes your way. Your generosity of heart and your hands-on help bring life to everything you touch. Your numbers are 8, 15, 21, 27, 33, 36, 47.

**Birthdate of:** Ruby Rose, 38; Kathy Ireland, 61; Holly Hunter, 66; Spike Lee, 67.

### ARIES

(March 21-April 19)

Dream and believe. Take the power within and do something to improve your space and the world around you.

### TAURUS

(April 20-May 20)

An intuitive approach to how you respond will ward off overreacting. Being able to adjust on the go will encourage others to follow.

### GEMINI

(May 21-June 20)

Focus on your responsibilities, finishing what you start and honing your skills to ensure you outperform anyone who wants to compete with you. Don't let anyone limit you.

### CANCER

(June 21-July 22)

Doing things your way is OK. Routine is exemplary, but if you follow your instincts, you'll discover that something you enjoy doing can

also earn extra cash. Don't let outsiders goad you into something that doesn't support your needs.

### LEO

(July 23-Aug. 22)

Opportunity suggests looking closely at the changes around you and plugging into how you can use your skills to capitalize on what's important to you. Choose the path that feels like home.

### VIRGO

(Aug. 23-Sept. 22)

If you feel it in your heart and it fits into your budget, carry on and don't look back. Trust your instincts and take a journey that impacts how you move forward.

### LIBRA

(Sept. 23-Oct. 22)

Open discussions that lead to knowledge, understanding and what you can do to improve your situation. Don't let emotions cost you.

### SCORPIO

(Oct. 23-Nov. 21)

Considering what's best for you and fortifying your home environment from unwanted change will soothe nerves.

### SAGITTARIUS

(Nov. 22-Dec. 21)

Choose the path that encourages you to share your feelings and head in a direction that allows you to explore what makes you happy.

### CAPRICORN

(Dec. 22-Jan. 19)

Do the work yourself. Fix up your space to suit your needs. Rearrange and create an environment that promotes success, gratification and opportunity. Proceed with a strict budget.

### AQUARIUS

(Jan. 20-Feb. 18)

Be careful who you trust. Ask questions, verify plans and change what's necessary, and you'll maintain financial stability, emotional control and the ability to make changes without interference.

### PISCES

(Feb. 19-March 20)

Evaluate how you handle your relationships, money matters and staying updated. Incorporating the latest trends into your everyday routine will give you an edge in recruiting interest.

## Legal Notice

### NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Wednesday, March 27th, 2024 at 7:00 pm** to consider a Design Review application. The details are as follows:

**Case # 24-006 DR Ernstoff - 35 Deerfield Rd**

Application from Berry Surveying & Engineering on behalf of Michael & Donna Ernstoff requesting a Design Review hearing for a 4-lot subdivision. This property is located at 35 Deerfield Road in Nottingham, NH and is identified as Tax Map # 52. Lot # 6-2.

**Questions?** Alana Kenney, Land Use Clerk  
Ph.: (603) 734-4881

**E-mail:**  
plan\_zone@nottingham-nh.gov  
**For materials pertaining to the hearing go to:**

http://www.nottingham-nh.gov/planning-board  
**THE PUBLIC IS WELCOME TO ATTEND**

(UL - Mar. 20)

## Legal Notice

### THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT

Merrimack Superior Court  
5 Court Street  
Concord NH 03301  
Telephone: 1-855-212-1234  
TTY/TDD Relay: (800) 735-2964  
http://www.courts.state.nh.us  
**CITATION FOR PUBLICATION Superior Court Rule 4(d)**

Case Name: **Federal National Mortgage Association v Heirs, Devises, and Legal Representatives of David M. McKay, Jake McKay, as Guardian of Jade Evelyn McKay and Dorian Ryan McKay**  
Case Number:  
**217-2024-CV-00100**

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Heirs, Devises, and Legal Representatives of David M. McKay.

### The Court ORDERS:

Federal National Mortgage Association shall give notice to Heirs, Devises, and Legal Representatives of David M. McKay of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader, a newspaper of general circulation. The last publication shall be on or before April 11, 2024.

### Also, ON OR BEFORE

**30 days after the last publication** - Heirs, Devises, and Legal Representatives of David M. McKay shall electronically file an

Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

**May 02, 2024** - Federal National Mortgage Association shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

**Notice to Heirs, Devises, and Legal Representatives of David M. McKay:** If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: <https://odvpa.nhcourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

**If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.** Send copies to:  
Thomas J. Santolucito, ESQ.  
Harmon Law Offices PC, 150 California Street, Newton, MA 02458

BY ORDER OF THE COURT

February 26, 2024

Jennifer L. Uhouse  
Clerk of Court

(126987)

(UL - Mar. 6, 13, 20)

## Legal Notice

### DOVER SCHOOL DISTRICT REQUEST FOR PROPOSAL

The Dover School District will accept sealed bids for the following item(s) until such time indicated below:

**RFP #DSD24014 - Laptops**  
**All proposals must be received by April 11, 2024 at 2:00 PM EST**

Specifications for the above are available for review in the Business Office, Dover School District, 61 Locust Street, Dover, NH 03820 or by visiting our website at [https://www.dover.k12.nh.us/apps/pages/index.jsp?uREC\\_ID=1281162&type=d&pREC\\_ID=1492782](https://www.dover.k12.nh.us/apps/pages/index.jsp?uREC_ID=1281162&type=d&pREC_ID=1492782)

(UL - Mar. 20)

More notices at [www.unionleader.com](http://www.unionleader.com)

## TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearings THURSDAY, MARCH 28, 2024

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, March 28, 2024 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the basement of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side).

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

1. **Case 190-162 (03-28-24):** Orrin & Laura Clegg, Trustees of the Clegg Family Revocable Living Trust of 16 Oak Ave., Hudson, NH [Map 190, Lot 162, Sublot 000; Zoned Town Residence (TR)] requests a Variance for the construction of a proposed 16 ft. x 30 ft. addition on an existing nonconforming single family structure (side & front yard setback encroachments) 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.]

2. **Case 168-038 (03-28-24):** Thomas O'Dowd and Tammy Jordan, 11 Jackson Dr., Hudson, NH [Map 168, Lot 038, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an 8 ft. x 12 ft. shed to remain in its current location which encroaches approx. 5 feet into the side yard setback leaving approx. 10 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

Chris Sullivan, Zoning Administrator

## JUMBLE

Unscramble these Jumbles, one letter to each square, to form four ordinary words.

WCAHK

DBYUD

LFAMEE

SUWINE

Ans. here:     "       "

(Answers tomorrow)

Yesterday's Jumbles: IMPEL SNIFF PROVEN GROWTH

Answer: After a cold winter, the nursery had flowers, and they hoped people would — SPRING FOR THEM

## TH



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Administrator Staff Report Meeting Date: March 28, 2024

CSS  
3/18/24

**Case 166-031-001 (03-28-24) (Continued from 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. **At the Site walk, we were advised the food trailer had been removed from the property and was being parked at a different location.**

#### 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)

**L: Neighbor Comments (Email 2-28-24)**



**Sullivan, Christopher**

**From:** Jeff Ferentino <jeffft6@comcast.net>  
**Sent:** Wednesday, February 28, 2024 10:46 PM  
**To:** Sullivan, Christopher; Dumont, Dillon; gdaddario@hudsonnh.gov  
**Subject:** 7 St. John St Home Occupation Special Exception  
**Attachments:** food trailer1.jpg

TOWN OF HUDSON  
CJS  
FEB 29 2024  
LAND USE DIVISION  
ZONING DEPT.

**EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.**

2-28-24

Dear Board Members,

I was unable to attend the 2-22-24 meeting where Mr. Gregory McAdams requested a home occupation special exception. I was able to view the meeting online. It is my understanding that you will be doing a site walk of the property, and have deferred a decision. Please accept this email as my input regarding the matter.

I am respectfully informing you that I am opposed to the home occupation special exception for several reasons.

1. From the meeting, I learned that Greg would like to make a gravel pad on which to park his trailers. 7 St. John St. already has significant drainage issues. I believe changing the landscape and grade will cause my property to flood.
2. Lack of natural screening between the proposed location of the parked trailers and my home. I do not believe this can be corrected with a fence, or vegetation as there already are significant drainage issues at 7 St. John St. I am concerned that adding a fence or vegetation would require landscaping which would further compound the drainage issue and cause more flooding on my property.
3. The food trailer is an 8x20 trailer. It is white, with large purple lettering. It is not something that can be easily camouflaged/screened. Please see attached pictures.
4. Possibility of employees. In the video Greg stated he had two employees that he was helping out by giving them employment. Please see attached pictures of his job posting looking for employees in both March and April of 2023. While I would love his business to do well and grow, concerns with employees parking on the street have been raised.
5. The Home Occupation Special Exception Decision Worksheet states that "the proposed use will be carried on within the residence and/or accessory structure", "there shall not be exterior display, nor other exterior indication of the home occupation..." and "there shall not be exterior storage". I believe the trailers would be considered exterior storage, as well as exterior display. Since the trailers are an integral part of his business, this also means that that his business would not being carried out within the residence. I had not spoken to Greg about the food trailer being parked where he had it because I thought it was temporary in nature. I was not aware that Greg was hoping to continue to park it there permanently. The grey truck and trailer do not stand out due to their color. This is not the case with the food trailer. There is also very large lettering on the food trailer.

While I am sympathetic to Greg's situation, and hope his business continues to grow, this is a neighborhood where the homes are very close to each other, and Lacasse builders did not leave an adequate vegetation buffer, space, nor proper drainage to remedy this situation without causing even more problems. Due to these issues, and that I am in agreement with Mr. Martin's statement at the 2-22-24 meeting, the business "is not a typical home occupation", and "is too large in size for the property and neighborhood", I am respectfully asking that you not grant the home occupation special exception.

Again, Greg had told me he was looking for a warehouse for his business so I thought the situation was temporary in nature. I have no issues with him taking more time to find a place to operate his business out of, but I respectfully ask that it not be out of his residence long term, or permanently.

Please see the following 5 pictures showing the size of the food trailer, and flooding issues from Dec 18 2023. (The flooding pictures are to show why a fence/vegetation/gravel pad will not work in this situation)

pic 1- standing on my property. You can see water coming onto my property and the amount of water going across his yard to the cemetery.

pic 2- shows how changing the landscape (fence/vegetation) will push more water onto my property  
pics 3 & 4- ads looking for employees

pic 5- shows size of food trailer/lettering on side, etc

Thank you,

Jeff Ferentino  
5 St John St  
Hudson NH







## Hudson, NH Residents



Gregory McAdams · Mar 10, 2023 · 🐾

Hey Everyone!

I am the owner of UFO Party Rentals, we are a full service event rental company.

We moved to Hudson this past December and our season starts April/May so we are hiring!

We are in need of cleaners (Cleaning bounce houses, tents and other rental items)

We are also in need of a delivery and installation crew( Delivering and setting up rental items on site)

Pay is \$15-\$20, plus bonuses

Delivery and installation weekends are a must

Highschool Students, College students ,

anyone looking to make some extra money at a seasonal job please reach out to me thru

messenger here or text is the best way (978)

808-7255

thanks and i'm happy to be a small business owner in this community!





## Hudson, NH Residents

Gregory McAdams · Apr 13, 2023 ·

Hey Everyone!

I am the owner of UFO Party Rentals, we are a full service event rental company.

We moved to Hudson this past December and our season starts April/May so we are hiring!

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We are also in need of a delivery and installation crew( Delivering and setting up rental items on site)

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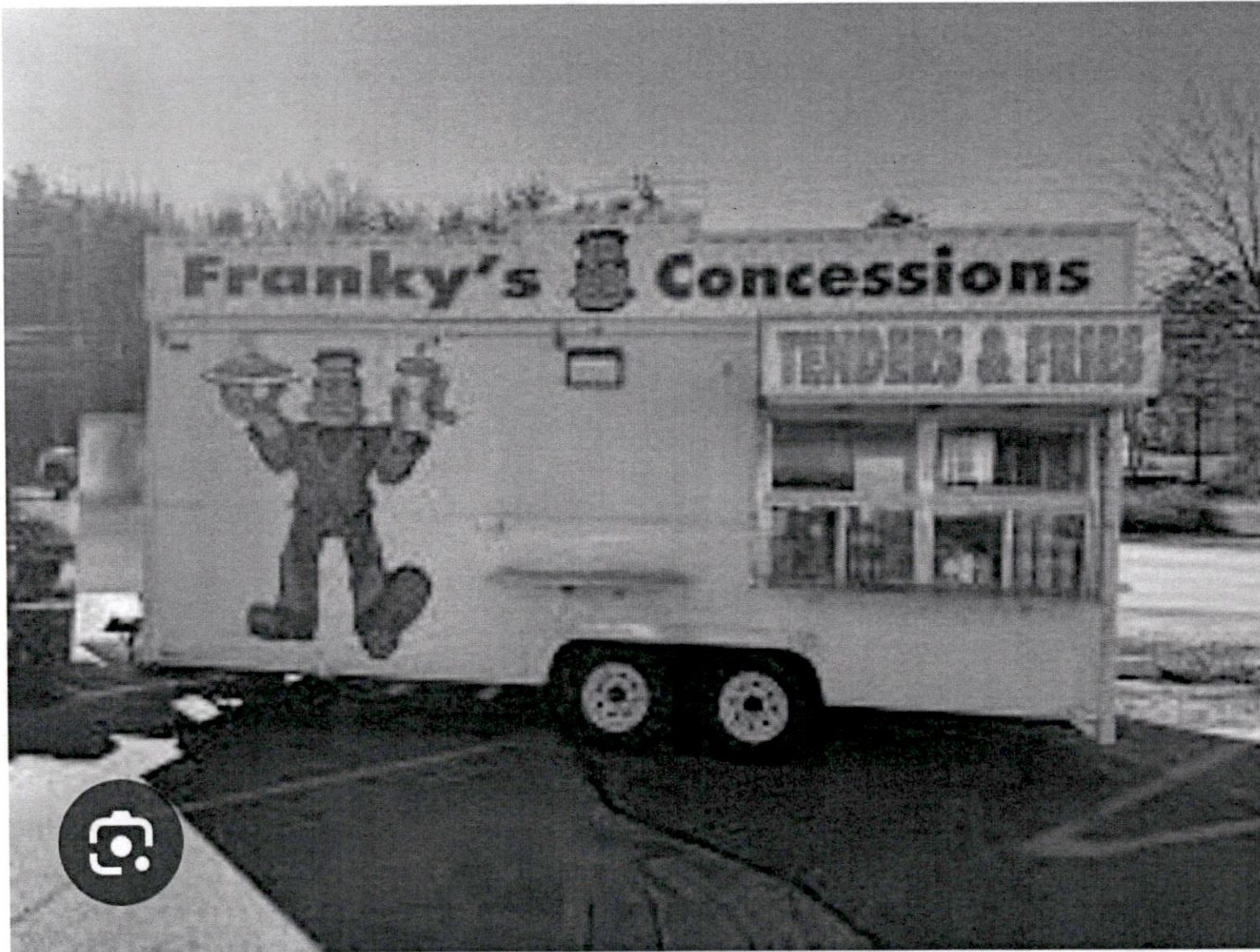
anyone looking to make some extra money at a

seasonal job please reach out to me thru

messenger here or text is the best way (978)

808-7255

thanks and i'm happy to be a small business owner in this community!



UFO Party Rentals | Hudson NH

Visit >

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**HUDSON ZONING BOARD OF ADJUSTMENT**  
**Home Occupation Special Exception Decision Worksheet**

On **03/28/2024**, the Hudson Zoning Board of Adjustment heard **Case 166-031-001 (Continued from 02/22/2024)**, being a request by **Gregory McAdams, 7 St John Street, Hudson, NH** 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.** [Map 166, Lot 031, Sub lot 001; Zoned Town Residence (TR); 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:

- |          |          |  |
|----------|----------|--|
| <b>Y</b> | <b>N</b> | The proposed use is a sales / service operation for goods produced or services provided on-site.   |
| <b>Y</b> | <b>N</b> | The proposed use shall be secondary to the principal use of the home as the business owner's residence.  |
| <b>Y</b> | <b>N</b> | The proposed use shall be carried on within the residence and / or accessory structure.  |
| <b>Y</b> | <b>N</b> | 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.  |
| <b>Y</b> | <b>N</b> | 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). |
| <b>Y</b> | <b>N</b> | 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.   |
| <b>Y</b> | <b>N</b> | Traffic generated by the proposed home occupation activity shall not be substantially greater in volume than would normally be expected in the neighborhood.   |
| <b>Y</b> | <b>N</b> | 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.  |
| <b>Y</b> | <b>N</b> | The home occupation shall be conducted only by residents of the dwelling.  |
| <b>Y</b> | <b>N</b> | 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: \_\_\_\_\_

# **REMINDER:**

**Please bring the following case  
application previously mailed in  
your 02/22/2024  
ZBA Meeting Packet:**

**Case 166-031-001: 7 St John St.  
Home Occupation  
Special Exception  
Application  
(Deferred to 03-28-2024)**

## Sullivan, Christopher

**From:** Jeff Ferentino <jeffft6@comcast.net>  
**Sent:** Wednesday, February 28, 2024 10:46 PM  
**To:** Sullivan, Christopher; Dumont, Dillon; gdaddario@hudsonnh.gov  
**Subject:** 7 St. John St Home Occupation Special Exception  
**Attachments:** food trailer1.jpg

TOWN OF HUDSON  
CJS  
FEB 29 2024  
LAND USE DIVISION  
ZONING DEPT.

**EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.**

2-28-24

Dear Board Members,

I was unable to attend the 2-22-24 meeting where Mr. Gregory McAdams requested a home occupation special exception. I was able to view the meeting online. It is my understanding that you will be doing a site walk of the property, and have deferred a decision. Please accept this email as my input regarding the matter.

I am respectfully informing you that I am opposed to the home occupation special exception for several reasons.

1. From the meeting, I learned that Greg would like to make a gravel pad on which to park his trailers. 7 St. John St. already has significant drainage issues. I believe changing the landscape and grade will cause my property to flood.
2. Lack of natural screening between the proposed location of the parked trailers and my home. I do not believe this can be corrected with a fence, or vegetation as there already are significant drainage issues at 7 St. John St. I am concerned that adding a fence or vegetation would require landscaping which would further compound the drainage issue and cause more flooding on my property.
3. The food trailer is an 8x20 trailer. It is white, with large purple lettering. It is not something that can be easily camouflaged/screened. Please see attached pictures.
4. Possibility of employees. In the video Greg stated he had two employees that he was helping out by giving them employment. Please see attached pictures of his job posting looking for employees in both March and April of 2023. While I would love his business to do well and grow, concerns with employees parking on the street have been raised.
5. The Home Occupation Special Exception Decision Worksheet states that "the proposed use will be carried on within the residence and/or accessory structure", "there shall not be exterior display, nor other exterior indication of the home occupation..." and "there shall not be exterior storage". I believe the trailers would be considered exterior storage, as well as exterior display. Since the trailers are an integral part of his business, this also means that that his business would not being carried out within the residence. I had not spoken to Greg about the food trailer being parked where he had it because I thought it was temporary in nature. I was not aware that Greg was hoping to continue to park it there permanently. The grey truck and trailer do not stand out due to their color. This is not the case with the food trailer. There is also very large lettering on the food trailer.

While I am sympathetic to Greg's situation, and hope his business continues to grow, this is a neighborhood where the homes are very close to each other, and Lacasse builders did not leave an adequate vegetation buffer, space, nor proper drainage to remedy this situation without causing even more problems. Due to these issues, and that I am in agreement with Mr. Martin's statement at the 2-22-24 meeting, the business "is not a typical home occupation", and "is too large in size for the property and neighborhood", I am respectfully asking that you not grant the home occupation special exception.

Again, Greg had told me he was looking for a warehouse for his business so I thought the situation was temporary in nature. I have no issues with him taking more time to find a place to operate his business out of, but I respectfully ask that it not be out of his residence long term, or permanently.

Please see the following 5 pictures showing the size of the food trailer, and flooding issues from Dec 18 2023. (The flooding pictures are to show why a fence/vegetation/gravel pad will not work in this situation)

pic 1- standing on my property. You can see water coming onto my property and the amount of water going across his yard to the cemetery.

pic 2- shows how changing the landscape (fence/vegetation) will push more water onto my property

pics 3 & 4- ads looking for employees

pic 5- shows size of food trailer/lettering on side, etc

Thank you,

Jeff Ferentino  
5 St John St  
Hudson NH









## Hudson, NH Residents



Gregory McAdams · Mar 10, 2023 ·

Hey Everyone!

I am the owner of UFO Party Rentals, we are a full service event rental company.

We moved to Hudson this past December and our season starts April/May so we are hiring! We are in need of cleaners (Cleaning bounce houses, tents and other rental items)

We are also in need of a delivery and installation crew( Delivering and setting up rental items on site)

Pay is \$15-\$20, plus bonuses

Delivery and installation weekends are a must  
Highschool Students, College students ,  
anyone looking to make some extra money at a seasonal job please reach out to me thru messenger here or text is the best way (978) 808-7255

thanks and i'm happy to be a small business owner in this community!



## Hudson, NH Residents



Gregory McAdams · Apr 13, 2023 · 

Hey Everyone!

I am the owner of UFO Party Rentals, we are a full service event rental company.

We moved to Hudson this past December and our season starts April/May so we are hiring!

We are in need of cleaners (Cleaning bounce houses, tents and other rental items)

We are also in need of a delivery and installation crew( Delivering and setting up rental items on site)

Pay is \$15-\$20, plus bonuses

Delivery and installation weekends are a must

Highschool Students, College students ,

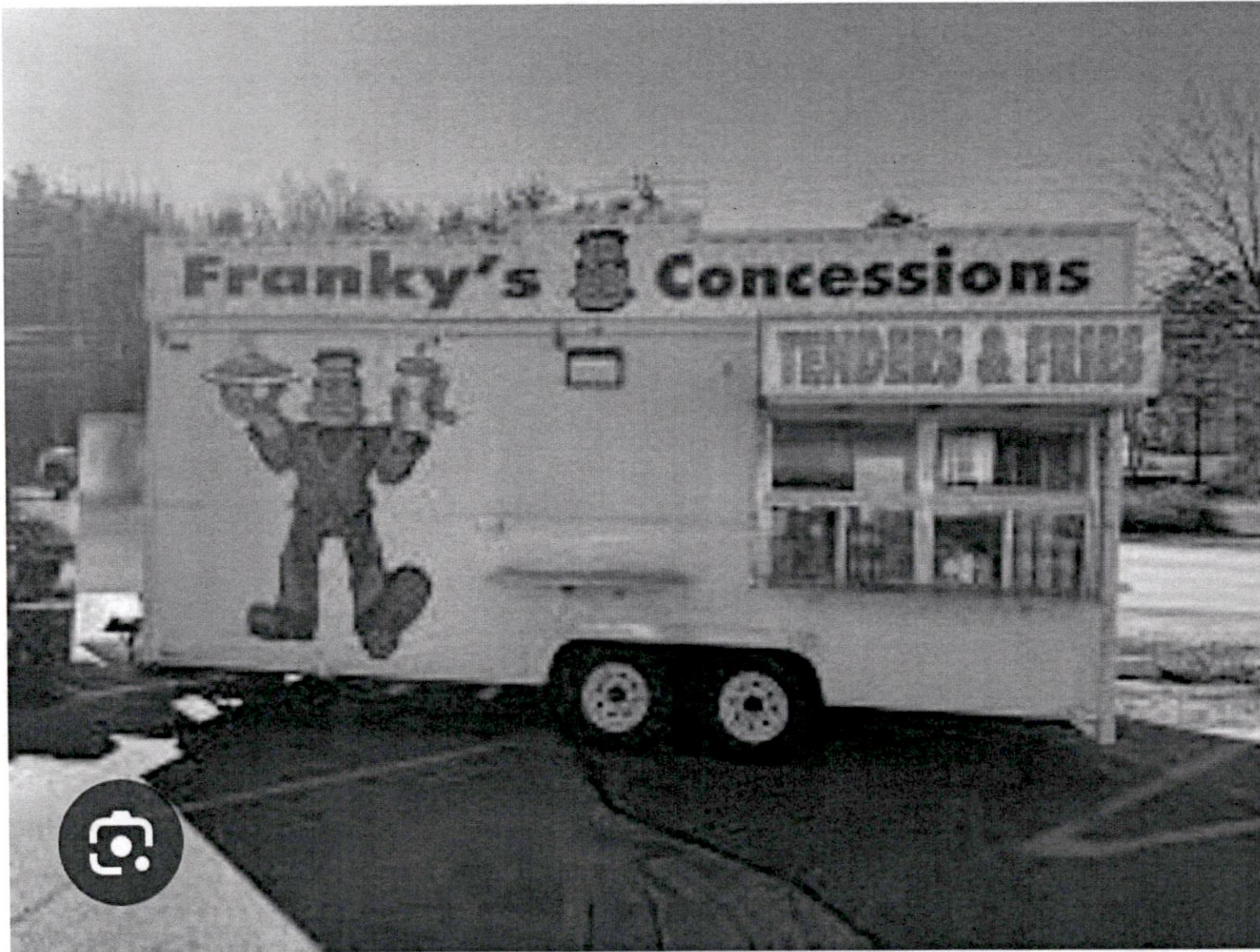
anyone looking to make some extra money at a

seasonal job please reach out to me thru

messenger here or text is the best way (978)

808-7255

thanks and i'm happy to be a small business owner in this community!



UFO Party Rentals | Hudson NH

Visit >

Confidentiality Notice - This communication is intended solely for the person or entity to which it is addressed and may contain confidential and/or privileged information. Sharing, copying, posting or other use of this message is strictly prohibited. If you are not the original recipient, or you received this message in error, please notify the sender immediately and delete the material from any device.



**Picture Exhibits  
Received at 2/22/24 ZBA Meeting  
from Abutter**

TOWN OF HUDSON

Zoning Board of Adjustment

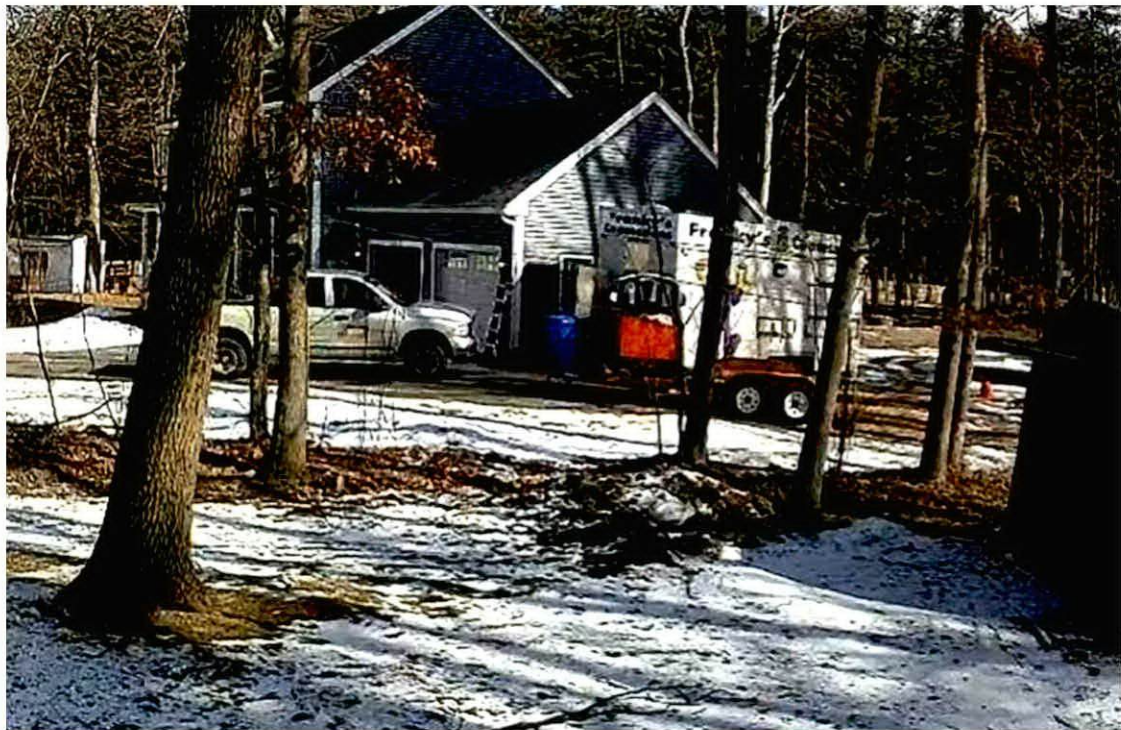
FEB 22 2024

Received

Exhibit No. 1-12

Case No. 166-031-001  
7 St John St  
Home Occupation Special Exception



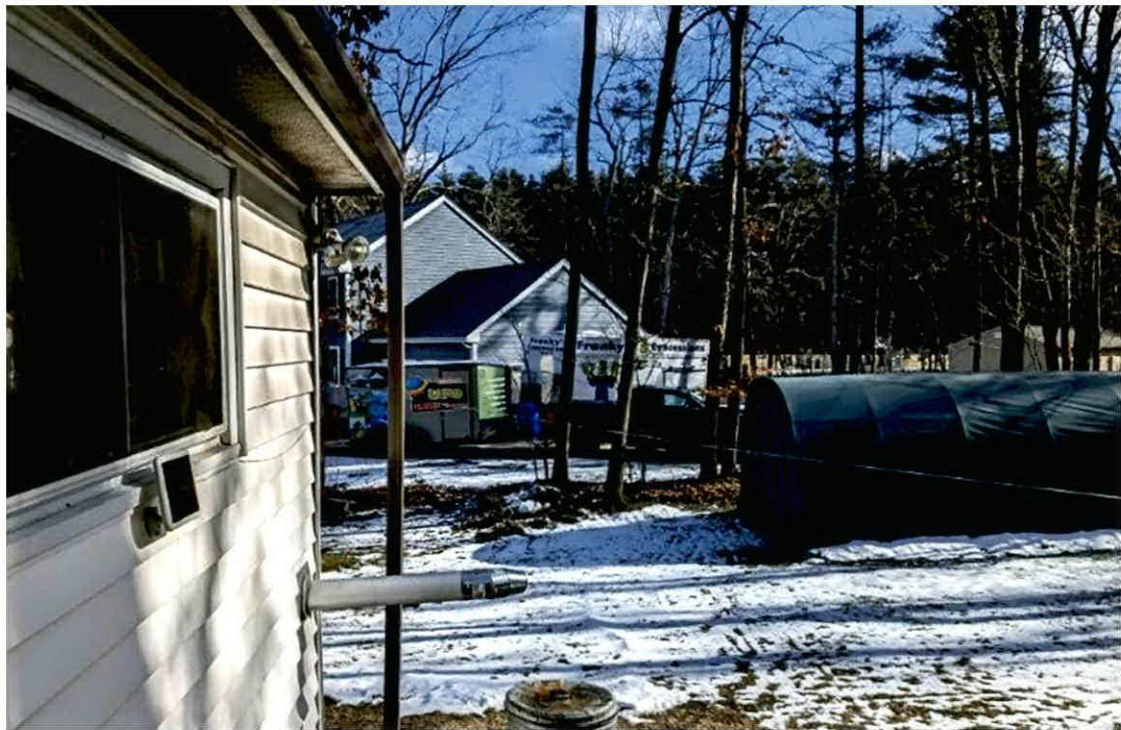


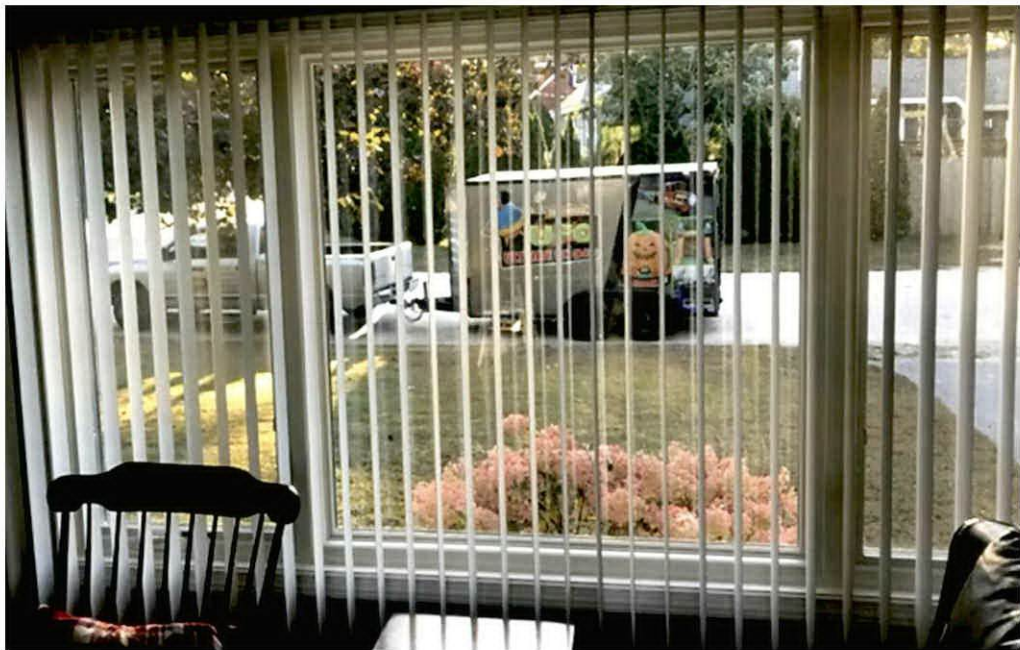


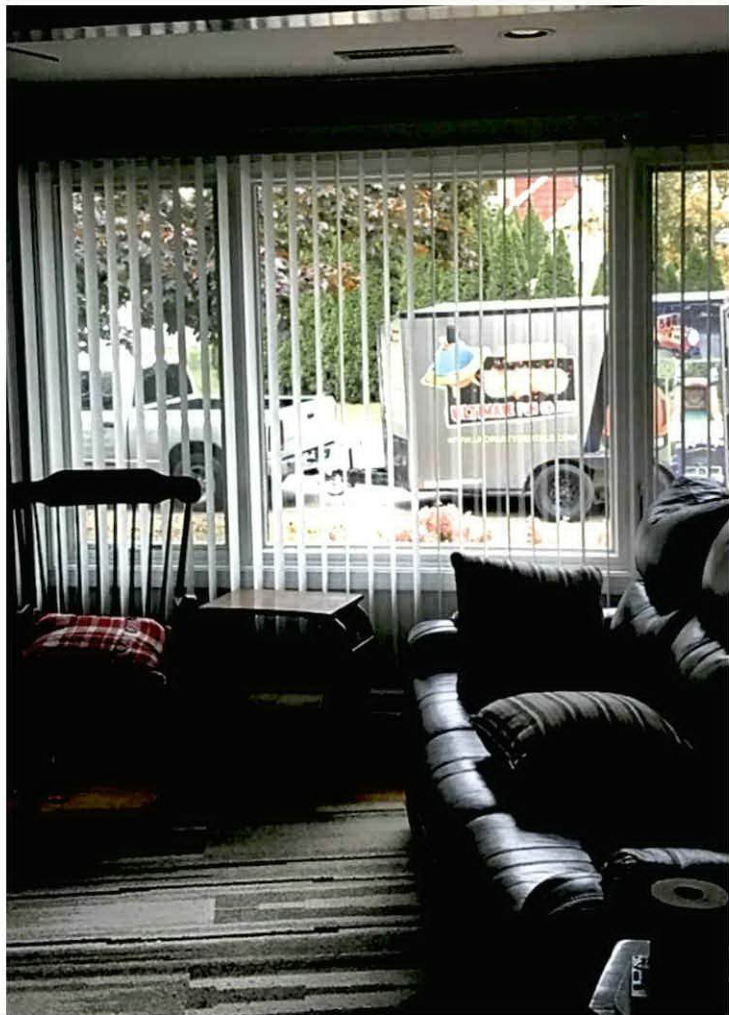
























# TOWN OF HUDSON

## Land Use Division



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

### Zoning Administrator Staff Report *CAS* Meeting Date: March 28, 2024 *3/15/24*

**Case 190-162 (03-28-24):** Orrin & Laura Clegg, Trustees of the Clegg Family Revocable Living Trust of 16 Oak Ave., Hudson, NH [Map 190, Lot 162, Sublot 000; Zoned Town Residence (TR)] requests a Variance for the construction of a proposed 16 ft. x 30 ft. addition on an existing nonconforming single-family structure (side yard & front setback encroachments) 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:** 16 Oak Ave.

**Zoning District:** Town Residence (TR)

#### Property Description:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 12,196 sq. ft. where 10,000 is required. The lot is classified as a single-family home. The residential home was constructed in 1926.

#### In-House comments:

Town Engineer: no comments

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

#### History/Attachments:

##### AERIAL / PHOTOS

A: Aerials: 2022

##### Plans:

B: Plot Plan (12-28-23)

##### BUILDING PERMITS

C: BP# 16.47.31 Driveway Permit (11-21-88)

D: BP# 183-96 to construct 10'X18' shed attached to the existing garage (10-17-95)

E: BP# 436-96 to construct an 8'X10'X14' shed to be used as an office. (5-15-96)

##### ZONING ADMINISTRATOR/CODE ENFORCEMENT CORRESPONDENCE

F: Notice of Violation (More than one driveway. (12-5-88)

G: Letter of Violations (12-5-88)

H: Zoning Determination (9-12-24)

##### DEPARTMENTAL COMMENT SHEETS

I: Engineering - Request for review (3-14-24)

J: Inspectional Services/Fire Dept. review (3-14-24)

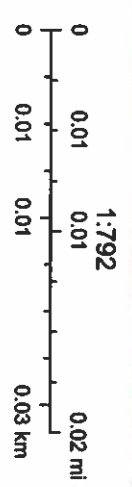
F: Planning - Request review (3-14-24)

A

16 Oak Ave (2022)



3/7/2024





RECEIVED

(C)

NOV 22 1988 TOWN OF HUDSON  
APPLICATION FOR DRIVEWAY PERMIT

PERMIT # 16.47.31

D.P.W. & U.

NAME OF APPLICANT TOWN OF HUDSON, Rita Marguis (\$25.00 FEE) RECEIPT# 39113

ADDRESS OF APPLICANT ~~16 Oak Ave~~ 67 Coventry Ct, Merrimack TELEPHONE 424-0129

LOT LOCATION 16 Oak Ave., Hudson MAP 47 LOT 31

SURFACE:  PAVED  GRAVEL  STONE; GRADE 0 %

LENGTH OF DRIVE (from ROW to end) 20 feet

TYPICAL WIDTH OF DRIVE 24 feet

ANGLE OF ENTRY 90°

WHEN EXITING, SIGHT DISTANCE; LEFT 100' RIGHT N/A

DISTANCE TO NEAREST INTERSECTION WHEN EXITING; L. 350' R. N/A

ROADWAY DRAINAGE (check one):  
ROADSIDE SWALE  CURB & CATCH BASINS  OTHER

PROPOSED DRAINAGE: \_\_\_\_\_

THE OWNERS, BY FILING OF THIS APPLICATION AS INDICATED ABOVE, HEREBY GIVE PERMISSION FOR THE MEMBERS OF THE HUDSON PLANNING BOARD THE CONSERVATION COMMISSION, THE TOWN ENGINEER, THE CIVIL ENGINEER, THE ROAD AGENT, AND SUCH AGENTS OF EMPLOYEES OF THE TOWN OR OTHER PERSONS AS THE PLANNING BOARD OR THE OFFICE OF THE TOWN ENGINEER MAY AUTHORIZE, TO ENTER UPON THE PROPERTY WHICH IS THE SUBJECT OF THIS APPLICATION AT ALL REASONABLE TIMES FOR THE PURPOSE OF SUCH EXAMINATIONS SURVEYS, TESTS AND INSPECTIONS AS MAY BE APPROPRIATE TO ENABLE THE OFFICE OF THE TOWN ENGINEER TO PROCESS THIS APPLICATION. WE HEREBY WAIVE AND RELEASE ANY CLAIM OR RIGHT WE MAY NOW OR HEREAFTER POSSESS AGAINST ANY OF THE ABOVE INDIVIDUALS AS A RESULT OF ANY EXAMINATIONS SURVEYS, TESTS AND INSPECTIONS CONDUCTED ON MY/OUR PROPERTY IN CONNECTION WITH THIS APPLICATION.

Rita F. Marguis C.D.  
OWNER SIGNATURE/DATE

\_\_\_\_\_  
OWNER SIGNATURE/DATE

11-21-88 Rthm  
INSPECTED BY/DATE

Rthm 11-21-88  
APPROVED BY/DATE

\*SPECIAL CONDITIONS: Town ordinance 1 Driveway  
Per Single Family Dwelling Rthm.



TOWN OF HUDSON  
ATTN: SUSAN SNIDE  
ZONING ADMINISTRATOR  
12 SCHOOL STREET  
HUDSON, NH 03051

DEPT. FILE COPY

# BUILDING PERMIT

MAP 47 LOT 30

VALIDATION

FORM NO. BOC A - B7 1989

APPLICANT DORIS PASKALI DATE OCTOBER 17, 19 95 PERMIT NO. 183-96  
ADDRESS 12 OAK AVENUE (NO.) 12 (STREET) HUDSON NH 882-2308 (CONTR'S LICENSE)

PERMIT TO CONSTRUCT SHED (TYPE OF IMPROVEMENT) ( ) STORY RESIDENTIAL, ACCESSORY (PROPOSED USE) NUMBER OF DWELLING UNITS ONE-FAMILY

AT (LOCATION) 12 OAK AVENUE (NO.) 12 (STREET) AND ZONING DISTRICT \_\_\_\_\_  
BETWEEN \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_ (CROSS STREET) \_\_\_\_\_

SUBDIVISION \_\_\_\_\_ LOT 30 BLOCK 47 LOT SIZE \_\_\_\_\_

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

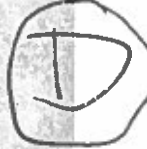
TO TYPE \_\_\_\_\_ USE GROUP \_\_\_\_\_ BASEMENT WALLS OR FOUNDATION \_\_\_\_\_ (TYPE)

REMARKS: CONSTRUCT 10'X18' WOODEN FRAMED SHED, TO BE ATTACHED TO EXISTING GARAGE.

AREA OR VOLUME 180 SQUARE FEET (CUBIC/SQUARE FEET) ESTIMATED COST \$ 400.00 PERMIT FEE \$ 20.00

OWNER DORIS PASKALI  
ADDRESS 12 OAK AVENUE HUDSON NH  
BY Edward Paskali BUILDING DEPT.

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



DEPT. FILE COPY

AMOUNT PAID

# BUILDING PERMIT

MAP 47 LOT 30

VALIDATION

APPLICANT DORIS PASKALI DATE MAY 15, 1996 PERMIT NO. 436-96  
(CONTR'S LICENSE)

PERMIT TO CONSTRUCT SHED ADDRESS 12 OAK AVENUE HUDSON NH 598-2577  
(TYPE OF IMPROVEMENT) (NO.) (STREET) RESIDENTIAL ACCESSORY NUMBER OF DWELLING UNITS ONE  
(PROPOSED-USE)

AT (LOCATION) 12 OAK AVENUE ZONING DISTRICT \_\_\_\_\_  
(NO.) (STREET)

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_ (CROSS STREET)  
SUBDIVISION \_\_\_\_\_ LOT 30 BLOCK 47 LOT SIZE \_\_\_\_\_

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

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

REMARKS: CONSTRUCT 8'X10'X14' WOODEN FRAMED SHED. IF ELECTRICAL WORK PROPOSED, AN ELECTRICAL PERMIT IS REQUIRED.

AREA OR VOLUME \_\_\_\_\_ ESTIMATED COST \$ 2,469.00 PERMIT FEE \$ 20.00  
(CUBIC/SQUARE FEET)

OWNER DORIS PASKALI BUILDING DEPT. \_\_\_\_\_  
ADDRESS HUDSON NH BY Eduard P. Mulyan

(TT)

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



TOWN OF HUDSON

Department of Public Works and Development

Certified P 985 921 492

F



Roy C. Willey, Jr., Director

12 School Street

Hudson, New Hampshire 03051

603/886-6005

NOTICE OF VIOLATION

Date: December 5, 1988

Location: 16 OAK AVE

Map: 47 Lot: 31

Dear Sir:

You are hereby notified that an inspection of the above referenced property indicates that you are in violation of the Town of Hudson Zoning Ordinance.

Article # DRIVEWAYS Section(s) # 193-10 G Zone A-1

Type of Violation: ONLY ONE (1) DRIVEWAY PER PARCEL

Corrective Action Required: MUST APPLY TO THE <sup>ENGINEERING</sup> PLANNING <sup>DEPT.</sup> ~~BOARD~~ FOR A SITE PLAN CHANGE AND DRIVEWAY PERMIT.

Should any of the above noted violations not be corrected on or before ten (10) days from the date of this notice, you will be subject to the penalties of HZO Article XII, Section 334-65 which states: "Any person, firm or corporation violating any of the provisions of this chapter (334) shall be deemed guilty of a misdemeanor and shall be punished by a fine for each violation of not more than one hundred dollars (\$100.). Each day that a violation is permitted to exist shall constitute a separate violation. Such fines shall be in addition to the remedies for violation provided for by RSA 676:15."

If you have any questions regarding this matter, I will do my best to assist you.

RITA MARQUIS  
16 OAK AVE  
HUDSON, N.H.

Sincerely,  
William A. Olesch  
Code Enforcement Officer

cc: Town Attorney  
Zoning Administrator

cc Map 47 Lot 31



TOWN OF HUDSON  
Department of Public Works and Development



12 School Street Hudson, New Hampshire 03051 603/886-6005

December 5, 1986

Guy Jean Real Estate  
Northbridge Business Center  
76 Northeastern Blvd., Suite #30  
Nashua, NH 03062

RE: 16 Oak Avenue (Map 47, Lot 31)

Dear Gentlemen:

It has been suggested that I notify your office in writing that your client (Orrin T. Clegg) is in violation of Section 193-4 (Permit Required) of "Chapter 193 Driveways", of the Hudson Town Code (copy attached). We discussed the removal of and restoration of the new paving in the street and right of way.

The permit was issued after the fact and that it was clearly understood that the paving in the right of way and the area where the street was paved must be removed by December 11, 1986.

The Town's only concern is to have the above areas restored before the snow plowing season starts.

Sincerely,

Robert A. Morgan  
Construction Project Inspector

RAM:psk

cc: Jeff Magaw, Town Engineer  
Ed Lamper, Street Foreman



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #23 - 118

September 12, 2023

Colin Jean  
64 Mckean St  
Nashua, NH 03060

First Class Mail

Re: **16 Oak Ave. Map 190 Lot 162-000**  
**District: Town Residence (TR)**

Dear Mr. Jean,

Your request is to construct a 16' wide addition on the right side of the existing structure. (No plans to review)

#### **Zoning Review:**

This is a lot of record, with an existing non-conforming residential structure. The existing residence is approximately 2' into the left-side setback and is approximately 9 ft. into the front setback as well. In the (TR) zone the setbacks for a principal building, are as follows, the front is 30 ft. and the side and rear setbacks are 15 ft. This lot is 12,196.8 sq. ft. where 10,000 sq. ft. is required Town Residence zone.

#### **Determination:**

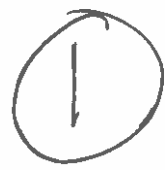
To construct the addition the owner would need a variance per **§ 334-31 (A) Alteration and expansion of a nonconforming structure**. If a variance is granted a building permit would need to be applied for per **§ 334-16 Building Permits**.

Sincerely,

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

cc: Public Folder  
B. Groth, Town Planner  
Owner  
File

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



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

REQUEST FOR REVIEW/COMMENTS:

Case: 190-162 (03-28-24) **(VARIANCE)**

Property Location: 16 Oak Ave.

*For Town Use*

Plan Routing Date: 03/06/2024 Reply requested by: 03/12/2024 ZBA Hearing Date: 03/28/2024

I have no comments     I have comments (see below)

**BWG** \_\_\_\_\_ Name: Benjamin Witham-Gradert Date: 03/07/2024  
(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: 190-162 (03-28-24) (**VARIANCE**)

Property Location: 16 Oak Ave.

*For Town Use*

Plan Routing Date: 03/06/2024 Reply requested by: 03/12/2024 ZBA Hearing Date: 03/28/2024

I have no comments     I have comments (see below)

DRH                      Name: David Hebert                      Date: 03/07/2024  
(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: 190-162 (03-28-24) (VARIANCE)

Property Location: 16 Oak Ave.

*For Town Use*

Plan Routing Date: 03/06/2024 Reply requested by: 03/12/2024 ZBA Hearing Date: 03/28/2024

I have no comments  I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 03/06/2024  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Town Planner

[Empty box for comments]



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

On **03/28/2024**, the Zoning Board of Adjustment heard **Case 190-162**, being a case brought by **Orrin & Laura Clegg, Trustees of the Clegg Family Revocable Living Trust of 16 Oak Ave., Hudson, NH** requesting a **Variance** for the construction of a proposed **16 ft. x 30 ft. addition on an existing nonconforming single family structure (side & front yard setback encroachments) where a nonconforming structure may not be altered or expanded, except by variance.** [Map 190, Lot 162, Sublot 000; Zoned Town Residence (TR); 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.”

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**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.”

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**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.

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

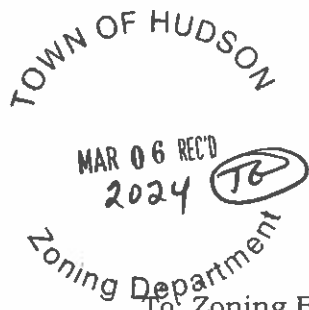
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**(Continue-next page-Hardship Criteria)**





APPLICATION FOR A VARIANCE

Entries in this box are to be filled out by Land Use Division personnel  
 Case No. 190-162 (03-28-24)  
 Date Filed 3/6/24

To: Zoning Board of Adjustment  
 Town of Hudson  
 Name of Applicant Orrin & Laura Clegg, TTE's Map: 190 Lot: 162 Zoning District: TR  
 Telephone Number (Home) 603-305-3304 (Work) \_\_\_\_\_  
 Mailing Address 16 Oak Ave., Hudson, NH 03051  
 Owner Orrin T. Clegg, Trustee - Laura Clegg, TTE's

Location of Property 16 Oak Ave., Hudson, NH 03051  
 (Street Address)  
 Signature of Applicant Orrin Clegg Laura & Clegg 3/5/24  
 Orrin Clegg - Orrin & Laura Clegg, TTE's Date  
 Signature of Property-Owner(s) Orrin Clegg Laura & Clegg 3/5/24  
 Orrin Clegg - Laura Clegg, TTE's Date

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

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

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

Date received: 3/6/24

**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>10</u> Indirect Abutters x First Class postage rate \$ <u>0.68</u> =	\$	<u>6.80</u>
<b>Total amount due:</b>		<b>\$ <u>227.36</u></b>
	Amt. received:	\$ <u>227.36</u>
	Receipt No.:	<u>765,628</u>

Received by: TSG

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

Check #  
2912

Colin Jean  
Attorney at Law, LLC

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64 McKean Street  
P.O. Box 3661  
Nashua, New Hampshire 03061

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LICENSED IN NH & MA

Tel: (603) 881-5535

E-mail: [ColinJean@nhjean.com](mailto:ColinJean@nhjean.com)

March 4, 2024

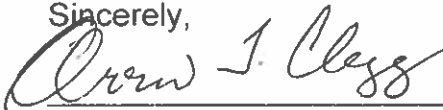
Mr. Chris Sullivan  
Zoning Administrator  
Town of Hudson  
12 School Street  
Hudson, NH 03051

**RE: Authorization for Representation – 16 Oak Avenue, Hudson**

Dear Administrator Sullivan:

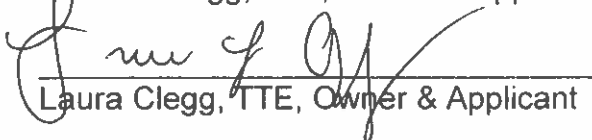
Kindly accept this communication as formal notice that the undersigned authorize Colin Jean, Esquire of the office of Colin Jen Attorney at Law, LLC, and Michael Grainger of MJ Grainger Engineering, Inc, for purposes of representation at the Town of Hudson Zoning Board of Adjustment for the purpose of acquiring a variance at the meeting scheduled for March 28, 2024.

Sincerely,



Orrin T. Clegg, TTE, Owner & Applicant

March 5, 2024



Laura Clegg, TTE, Owner & Applicant

March 5, 2024

# 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
_____	Please review the completed application with the Zoning Administrator or staff <b>before making copies in next step.</b>	<u>TG</u>
<u>cmj</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with thirteen (13) <b>single-sided</b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>cmj</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>cmj</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>TG</u>
<u>cmj</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>cmj</u>	<b>GIS LOCATION PLAN:</b> Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>cmj</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>cmj</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>NR</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>



**ALL DIRECT ABUTTERS**

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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	162	*Include Applicant & Owner(s) Orrin & Laura Clegg	16 Oak Ave., Hudson, NH 03051
190	153	Scott & Ann MacCorkle	4 Cross St., Hudson, NH 03051
190	161	Andres Bueno Morales	12 Oak Ave., Hudson, NH 03051
190	163	Michael Grandmaison	13 Oak Ave., Hudson, NH 03051
182	3 <sup>16</sup>	Lauri Ripaldi Kimberly & Rick Fredette	65 Central St., Hudson, NH 03051

*Added  
mailing  
label*

**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)

*(TG)  
Added \**

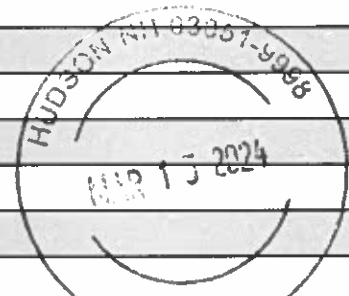
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
190	154	Clayton E. Stanley, TTE <i>Stanley Revocable Trust (TG)</i>	26938 Racquet Cir. Leesburg, FL 34748
190	152	Amanda Cobin & Bryan Robson, Jr.	1 Cross St., Hudson, NH 03051
190	160	Michael & Denise Beauchesne, TRSTS. <i>(TG)</i>	10 Oak Ave., Hudson, NH 03051
190	166	Michael Ferino	7 Oak Ave., Hudson, NH 03051
190	165	Erik Joseph Tardiff, Sr.	9 Oak Ave., Hudson, NH 03051
190	164	John & Christine Strohmeier	11 Oak Ave., Hudson, NH 03051
190	184	Charles Arndorfer	9 Lowell Rd., Hudson, NH 03051
190	172	James & Alysha Ward	12 Pine Dale Ave., Hudson, NH 03051
190	171	Michael Ouelette & Kallie Lavoie	10 Pinedale Ave., Hudson, NH 03051
		Michael J. Grainger, PE MJ Grainger Engineering, Inc.	4 Watts Rd., Londonderry, NH 03053
		Colin Jean, Esq.	64 McKean St., Nashua, NH 03060
190	155	Lisa Ann Rudolph	8 Cross St., Hudson, NH 03061

*(TG) Direct Certified Notice*



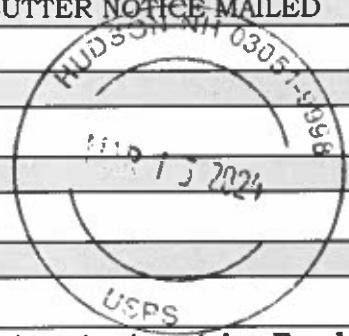
**USPS-Verified Mail**

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-162 VARIANCE 16 Oak Ave., Hudson, NH 03051 Map 190/Lot 162 Sublot 000 1 of 1
ARTICLE NUMBER		Name of Addressee, Street, and post office address	03/28/2024 ZBA Meeting
1	9589 0710 5270 0646 5608 35	Orrin & Laura Clegg 16 Oak Ave., Hudson, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5608 42	Scott & Ann MacCorkle 4 Cross St., Hudson, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5608 59	Andres Bueno Morales 12 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5608 66	Michael Grandmaison 13 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5608 73	Laura Ripaldi; Kimberly & Ricky Frenette 65 Central St., Hudson, NH 03051	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5608 80	Colin Jean, Esq. 64 McKean St., Nashua, NH 03060	APPLICANT/OWNER NOTICE MAILED
7	9589 0710 5270 0646 5608 97	Michael J. Grainger, PE; MJ Grainger Engineering, Inc. 4 Watts Rd., Londonderry, NH 03053	APPLICANT/OWNER 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) Paula Angelli

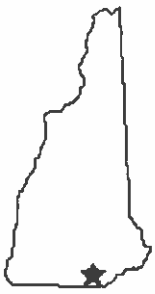


**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-162 <b>VARIANCE</b> 16 Oak Ave., Hudson, NH 03051 Map 190/Lot 162 Sublot 000    1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/28/2024 ZBA Meeting</b>
1	Mailed First Class	Clayton E. Stanley, Tr.; Stanley Revocable Trust 26938 Racquet Cir., Leesburg, Fl 34748	ABUTTER NOTICE MAILED
2	Mailed First Class	Amanda Cobin; Bryan Robson, Jr. 1 Cross St., Hudson, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	Michael & Denise Beauchesne, Trustees 10 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	Michael Ferino 7 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	Erik Joseph Tardif, Sr. 9 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	John & Christine Strohmeier 11 Oak Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	Charles Arndorfer 9 Lowell Rd., Hudson, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	James & Alysha Ward 12 Pinedale Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	Michael Ouelette, Jr.; Kallie Lavoie 10 Pinedale Ave., Hudson, NH 03051	ABUTTER NOTICE MAILED
10	Mailed First Class	Lisa Ann Rudolph 8 Cross St., Hudson, NH 03051	ABUTTER NOTICE MAILED
11			
12			
13			
<b>Total # of pieces listed by sender</b> 10		<b>Total # of pieces rec'vd at Post Office</b> 10	<b>Postmaster (receiving Employee)</b> Paula Argelli



Indirect First Class



# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

March 18, 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, March 28, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 190-162 (03-28-24): Orrin & Laura Clegg, Trustees of the Clegg Family Revocable Living Trust of 16 Oak Ave., Hudson, NH [Map 190, Lot 162, Sublot 000; Zoned Town Residence (TR)] requests a Variance for the construction of a proposed 16 ft. x 30 ft. addition on an existing nonconforming single family structure (sideyard & front setback encroachments) 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

---

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](mailto:csullivan@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan  
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VIII - Non conforming uses... of HZO Section(s) 334-31 (A) in order to permit the following:

The owner proposes to add a sixteen foot (16') wide addition to the right hand side of the principal structure, beginning at the foundation after the open front porch. The proposed addition would encompass the two story height of the existing home. See attached Property Overview.

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**FACTS SUPPORTING THIS REQUEST:**

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

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

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

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

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

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

**(2) If the criteria in subparagraph (1) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.**

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

**ORRIN CLEGG, TRUSTEE, – OWNER & APPLICANT**

**LAURA CLEGG, TRUSTEE – OWNER & APPLICANT**

**(16 Oak Avenue; Map 190, Lot &162)**

ATTACHMENT TO APPLICATION FOR VARIANCE: HZO SECTION 334-31 (A)

Property Summary

The subject property was constructed in 1926, in an area of Town that has be subsequently subjected to the requirements of TR Zoning Regulations. At the time the residence was built it was not in violation of any Hudson Zoning requirements. Like most homes in the neighborhood the recent setbacks pursuant to Section 334-31 (A) were not in force or applicable. Since the inception of the relevant Hudson Code restrictions, the subject property has remained in its original situs. It has always, according to Zoning Determination analysis be an existing non-conforming residential structure that does not currently meet the left side set back by approximately two feet, and the front setback by about nine feet. Other than the pre-existing, non-conforming setback requirements the subject property meets all other condition relative to the requested variance.

Variance Request

It is the intention of the owner of 16 Oak Avenue property to construct an addition to the existing structure. The proposed addition would add a sixteen (16') foot wide living space to the right-hand side of the existing home, after the open front porch. The addition would not encroach on the right hand-side setback zoning requirements nor increase the existing current zoning requirements in accordance with Section 334-31 (A). The requested variance would not alter any existing conditions or TR Zoning regulations, and would allow the owner to increase the enjoyment of his property without in any way diminishing the intent of the ordinance.

Visual Rendering

The attached schematic is provided to convey and visually convey the scope and impact that the proposed addition to the subject property imposes, relative to the existing nature and composition of the neighborhood.

**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.”)  
The granting of the requested variance is not contrary to public interest because the requested addition to the existing structure would not further encroach on the pre-existing, non-conforming setback requirement as delineated in the relevant ordinance.  
Specifically, the side of the structure where the proposed addition would be built would remain within the setback requirement of the ordinance. All other zoning regulations are met.
  
2. The proposed use will observe the spirit of the ordinance, because:  
(Explain why you feel this to be true—keeping in mind that, as detailed above, the proposed use must not conflict with the explicit or implicit purpose of the ordinance and must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)  
The proposed addition to the existing home will observe the spirit of the ordinance, as the nature and character of the neighborhood is populated by residences constructed prior to the current setback requirements as set out by the ordinance. The proposed addition would pose no threat to public health, safety, or welfare or otherwise injure public rights, as the property would a single family residence, and there would be no increase to the existing non-conforming use of the subject property.
  
3. Substantial justice would be done to the property-owner by granting the variance, because:  
(Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)  
Substantial justice would be done to the property owner by granting the variance because there would be no harm incurred by neighbors or the community in general, and the allowance of the variance would no enlarge the existing set back deficiencies. The existing non-conforming, pre-existing conditions would remain as previously recorded, with no intrusion into the setback where the proposed addition would be located.
  
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 value of the surrounding properties will not be diminished, as this is a well established and long developed area where most properties suffer the same pre-existing, non-conforming issues relative to the code requirements. The proposed addition would add value to the existing property while not enlarging the scope or severity of the existing set back conditions.

**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*

Literal enforcement of the ordinance would result in an unnecessary hardship to the property in question because the purpose of the ordinance is to enforce setback requirements in a manner that protects the development of property in accordance with the public good, existing conditions of the neighborhoods, and assurance of continues public safety and property value.

The present application for a variance to construct an addition to a pre-existing, non-conforming property that does not enlarge the existing setback requirements deficiency simply serves to enhance an existing residence, without causing any ill effect contrary to frontage requirements is both reasonable and consistent with the intent of the ordinance.

Denial of the variance request would not serve the purpose of the ordinance in a fair and reasonable way.

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

The special conditions associated with the subject property and request for the variance from Section 334-31 (A) from the Town Zoning Code, are rooted in the pre-existing, non-conforming characteristic of the property and neighborhood in general. The failure of the property to meet present day setback requirements is directly related to the development of the general area prior to the present day TR requirements. The proposed addition is reasonable given the fact that it will not enlarge the existing setback deficiency or create a new setback deficiency.

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





# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #23 - 118

September 12, 2023

Colin Jean  
64 Mckean St  
Nashua, NH 03060

First Class Mail

Re: 16 Oak Ave. Map 190 Lot 162-000  
**District: Town Residence (TR)**

Dear Mr. Jean,

Your request is to construct a 16' wide addition on the right side of the existing structure. (No plans to review)

**Zoning Review:**

This is a lot of record, with an existing non-conforming residential structure. The existing residence is approximately 2' into the left-side setback and is approximately 9 ft. into the front setback as well. In the (TR) zone the setbacks for a principal building, are as follows, the front is 30 ft. and the side and rear setbacks are 15 ft. This lot is 12,196.8 sq. ft. where 10,000 sq. ft. is required Town Residence zone.

**Determination:**

To construct the addition the owner would need a variance per **§ 334-31 (A) Alteration and expansion of a nonconforming structure**. If a variance is granted a building permit would need to be applied for per **§ 334-16 Building Permits**.

Sincerely,

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

cc: Public Folder  
B. Groth, Town Planner  
Owner  
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
CLEGG, ORRIN T., TR.		RE	Residential Average		2023	1010	207,300	2023	1010	207,300	2022	1010	207,300
CLEGG, LAURA L., TR.		TOPO	UTILITIES			1010	126,800		1010	126,800		1010	126,800
16 OAK AVENUE		Level	Town Water			1010	9,300		1010	9,300		1010	9,300
HUDSON NH 03051			Town Sewer										
					Total		343,400	Total		343,400	Total		343,400

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
CLEGG, ORRIN T., TR.		9192 0888	07-16-2019	U	I	0	44	Grantor: CLEGG, ORRIN T.	Appraised Bldg. Value (Card)				207,300
CLEGG, ORRIN T.		6309 0813	10-24-2000	U	I		38	Grantor: CLEGG, ROBERT E., JR.	Appraised Xf (B) Value (Bldg)				0
CLEGG, ROBERT E., JR.		5059 0283	11-23-1988	Q	I	0	00	Grantor: N/A	Appraised Ob (B) Value (Bldg)				9,300
UNKNOWN		5059 283	11-11-1988	Q	I	120,000	00	Grantor: N/A	Appraised Land Value (Bldg)				126,800
									Special Land Value				0
									Total Appraised Parcel Value				343,400
									Valuation Method				C

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY					
Parcel ID	Zoning	Flood Hazard	Neigh/Abut1	Neigh/Abut2	Neigh/Abut3	GIS ID	Descrpt	Code	Appraised	Assessed	Total	Total
190-162-000	TR:Town Residential	C				190-162-000	BLDG	1010	207,300	207,300	343,400	343,400
							LAND	1010	126,800	126,800		
							OB	1010	9,300	9,300		
							<b>Total:</b>		<b>343,400</b>	<b>343,400</b>		

NOTES		VISIT / CHANGE HISTORY			
		Date	Id	Cd	Purpost/Result
7/19 EG=NEWER WINDOWS/ROOF, NC= RENO APP EARS ON GOING CHK 2022, est gd cond 22		07-13-2022	26	45	Field Review
		06-09-2022	21	15	Permit Visit
		07-08-2021	21	39	Check Bp Progress From Previous Y
		07-22-2019	19	02	Measured
		07-03-2013	15	02	Measured
		08-09-2007	10	02	Measured
		03-19-2001	00	11	Entry Denied
		05-08-1991	02	14	Inspected

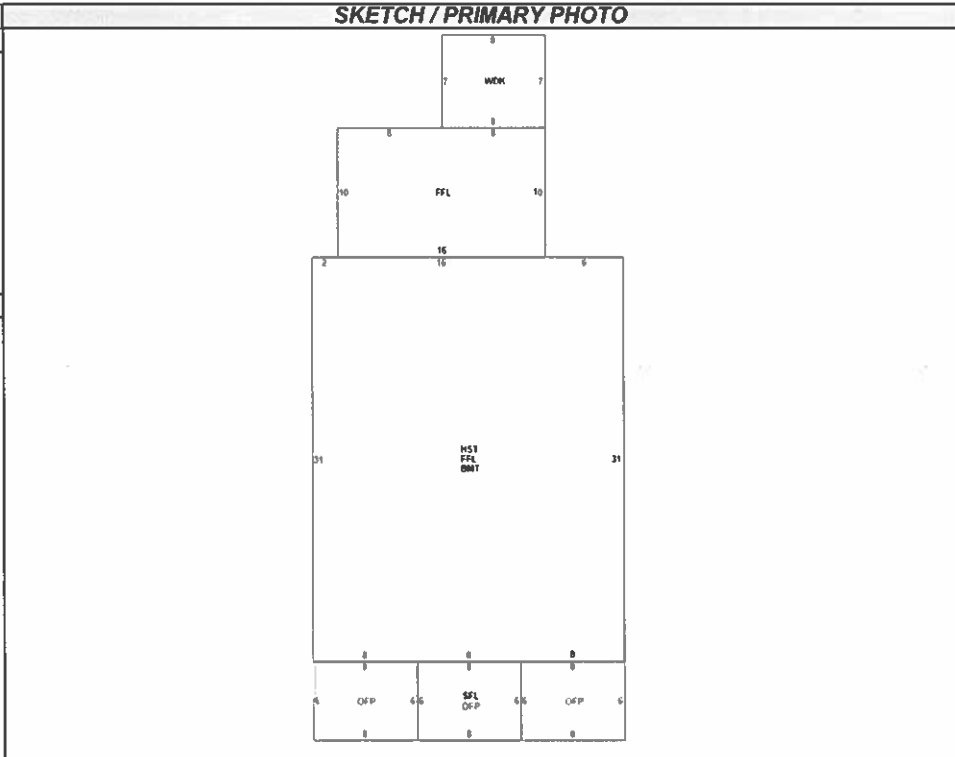
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments
2021-01151	11-03-2021	MECH	Electrical	500	C	CLEGG ORRIN T. TR.	0	Gas piping from new meter set to generator
2021-01025	09-27-2021	ELEC			C			

LAND LINE VALUATION SECTION														
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.280 AC	170,000		2.66	5	1.00	RE	1.00			126,800

Total Card Land Units:				0.280 AC	Parcel Total Land Area:				0.280 AC	Total Land Value:				126,800
------------------------	--	--	--	----------	-------------------------	--	--	--	----------	-------------------	--	--	--	---------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1.5		Extra Kitchens	0	
Style:	05	Bungalow	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	02	Hip			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	02	Plaster			
Interior Floor 1	02	Softwood			
Heat Fuel	02	Gas			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	0				
Total Rooms	6				
Bedrooms	3				
Full Baths	1				
3/4 Baths	0				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	GD	Good			
Bath Rating	GD	Good			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GREY				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION	
Building Value New	280,126
Year Built	1926
Effective Year Built	1996
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
RCNLD	207,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

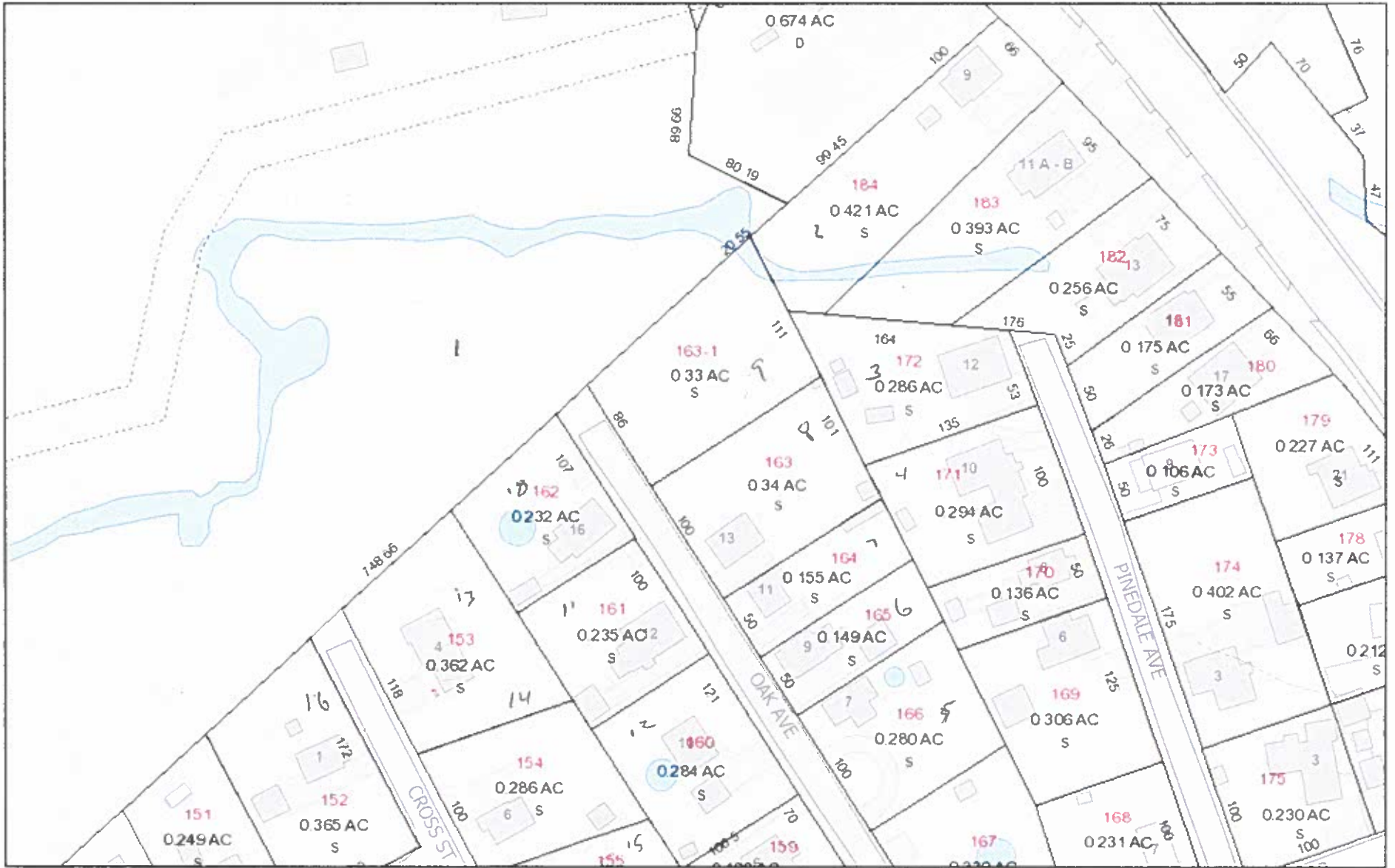


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
GAR1	Garage, 1 story	L	210	SQ. FT	33.70	1960	AV	60	4,200
GENR	Residential Generator	L	17	UNITS	500.00	2021	AV	60	5,100

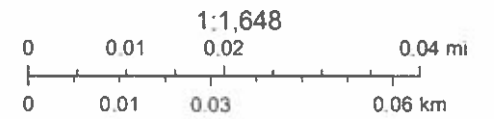
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	744	186	45.33	33,724
FFL	First Floor, Finished	904	904	904	181.31	163,905
HST	Half Story, Finished	372	744	372	90.66	67,448
OFP	Open Frame Porch	0	144	29	36.51	5,258
SFL	Second Floor, Finished	48	48	48	181.31	8,703
WDK	Wood Deck, or Composite Dk	0	56	6	19.43	1,088
Total Liv Area/Gr. Area/Eff Are		1,324	2,640	1,545	Total Value	280,126

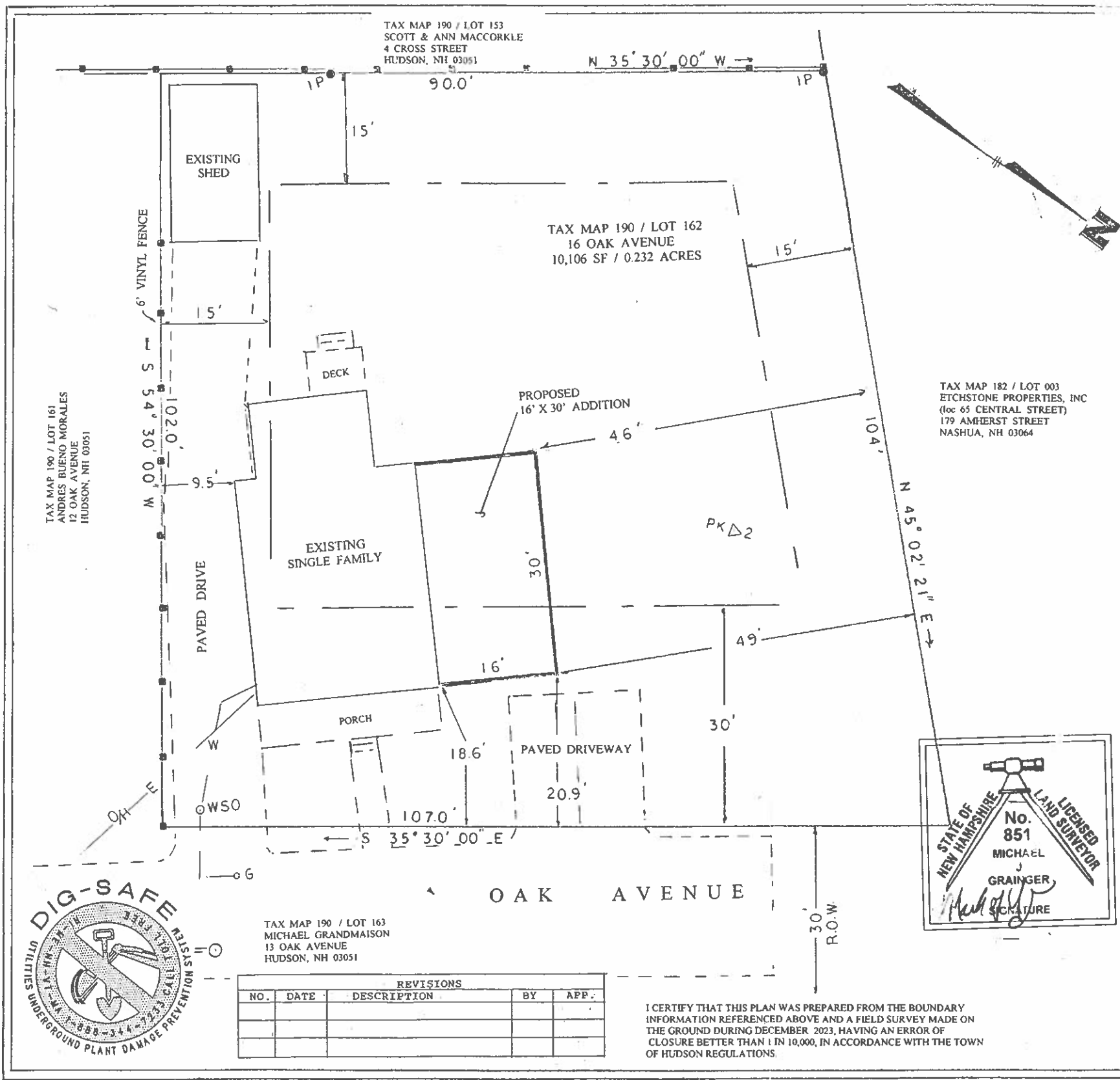


# 16 OAK AVENUE



1/31/2024





OWNERS OF RECORD: ORRIN & LAURA CLEGG  
 16 OAK AVENUE  
 HUDSON, NH 03051

DEED REFERENCE: HCRD BOOK 9192 PAGE 888

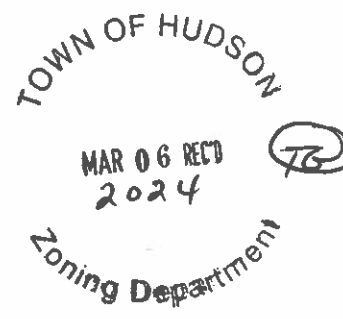
PLAN REFERENCE: PLAN #508  
 LOTS 371, 372, 373 & 374  
 DATED: SEPTEMBER 1915

PRESENT USE: SINGLE FAMILY RESIDENCE

PRESENT ZONING: TR - TOWN RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FT  
 SIDE - 15 FT  
 REAR - 15 FT

- LEGEND**
- - - - - PAVEMENT
  - ⊙ - IRON PIPE
  - - 6' VINYL FENCE
  - WSO ⊙ - WATER SHUT OFF
  - G — GAS
  - ○ — SEWER MANHOLE



ORRIN & LAURA CLEGG  
 16 OAK AVENUE  
 HUDSON, NH 03051

DATE \_\_\_\_\_

**PROPOSED PLOT PLAN**

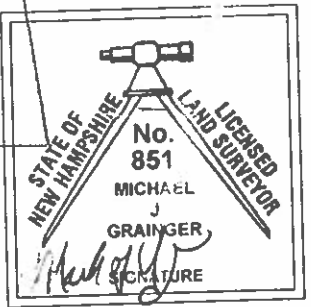
TAX MAP 190 / LOT 162

**CERTIFIED PLOT PLAN**  
 16 OAK AVENUE  
 HUDSON, NH 03051

PREPARED FOR: THC CONSTRUCTION, LLC  
 39 TRIGATE ROAD  
 HUDSON, NH 03051  
 (603) 718-2932

DECEMBER 28, 2023 SCALE: 1" = 20'

**M. J. GRAINGER ENGINEERING, INC.**  
 PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS  
 220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359  
 J. N. 17-125



TAX MAP 190 / LOT 163  
 MICHAEL GRANDMAISON  
 13 OAK AVENUE  
 HUDSON, NH 03051

REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY INFORMATION REFERENCED ABOVE AND A FIELD SURVEY MADE ON THE GROUND DURING DECEMBER 2023, HAVING AN ERROR OF CLOSURE BETTER THAN 1 IN 10,000, IN ACCORDANCE WITH THE TOWN OF HUDSON REGULATIONS.

Printed  
3/06/2024  
12:18PM  
Created  
3/06/2024  
12:16 PM

# Transaction Receipt

Receipt# 765,628  
tgoodwyn

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

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	Zoning Application-3/28/24 ZBA Mtg 16 Oak Ave Map 190 Lot 162-000 Zone TR Variance	0.00	227.3600	0.00
			Total:	227.36

<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Colin Jean Attorney at Law LLC	CHECK	CHECK #2912	227.36	0.00	227.36
			Total Due:		227.36
			Total Tendered:		227.36
			Total Change:		0.00
			Net Paid:		227.36



# TOWN OF HUDSON

## Land Use Division

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



### Zoning Administrator Staff Report Meeting Date: March 28, 2024

CJS  
3-18-24

**Case 168-038 (03-28-24):** Thomas O'Dowd and Tammy Jordan, **11 Jackson Dr., Hudson, NH** [Map 168, Lot 038, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an 8 ft. x 12 ft. shed to remain in its current location which encroaches approx. 5 feet into the side yard setback leaving approx. 10 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

**Address: 11 Jackson Dr.**

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

**Property Description:**

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 23,522 sq. ft. where 60,000 is required. The lot is classified as a single-family home. The residential home was constructed in 1969. The shed has been on the property since at least 2011.

**In-House comments:**

Town Engineer: no comments

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

**History/Attachments:**

**AERIAL / PHOTOS**

**A: Aerials:** 2011, 2020 and 2022 (Shed)

**B: Google Earth Street View Photo** (August 2011)

**Plans:**

**C: Plot Plan** (2-22-24)

**BUILDING PERMITS**

**D: BP# 137-88** to construct 24'X26' Addition and garage (9-16-87)

**E: BP# 133-82** to construct 10'X16' Solar Greenhouse (10-29-81)

**F: BP# 2024-00190** to construct a 14'X22" addition with an unfinished basement. Finished area to be used as an office. (2-23-24)

**ZONING ADMINISTRATOR/CODE ENFORCEMENT CORRESPONDENCE**

**G: Notice of Complaint** (2-27-24)

**DEPARTMENTAL COMMENT SHEETS**

**H: Engineering - Request for review** (3-14-24)

**I: Inspectional Services/Fire Dept. review** (3-14-24)

**J: Planning - Request review** (3-14-24)



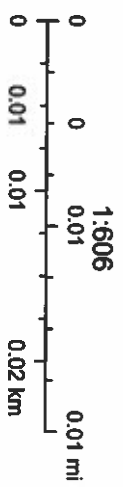


A

11 Jackson Dr. (2020)



3/14/2024

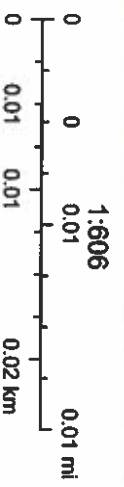


11 Jackson Dr. (2022)

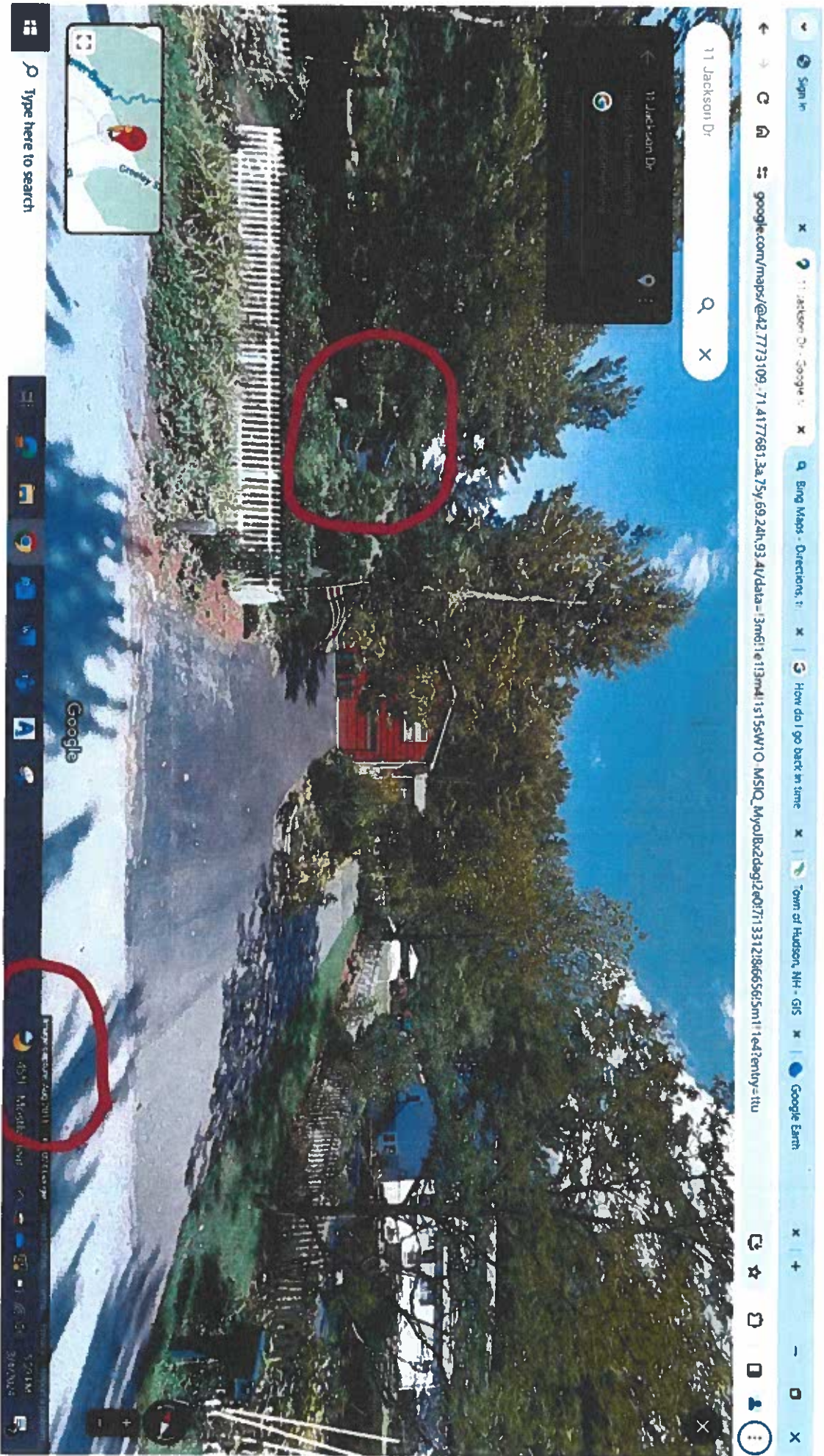
(A)



3/14/2024

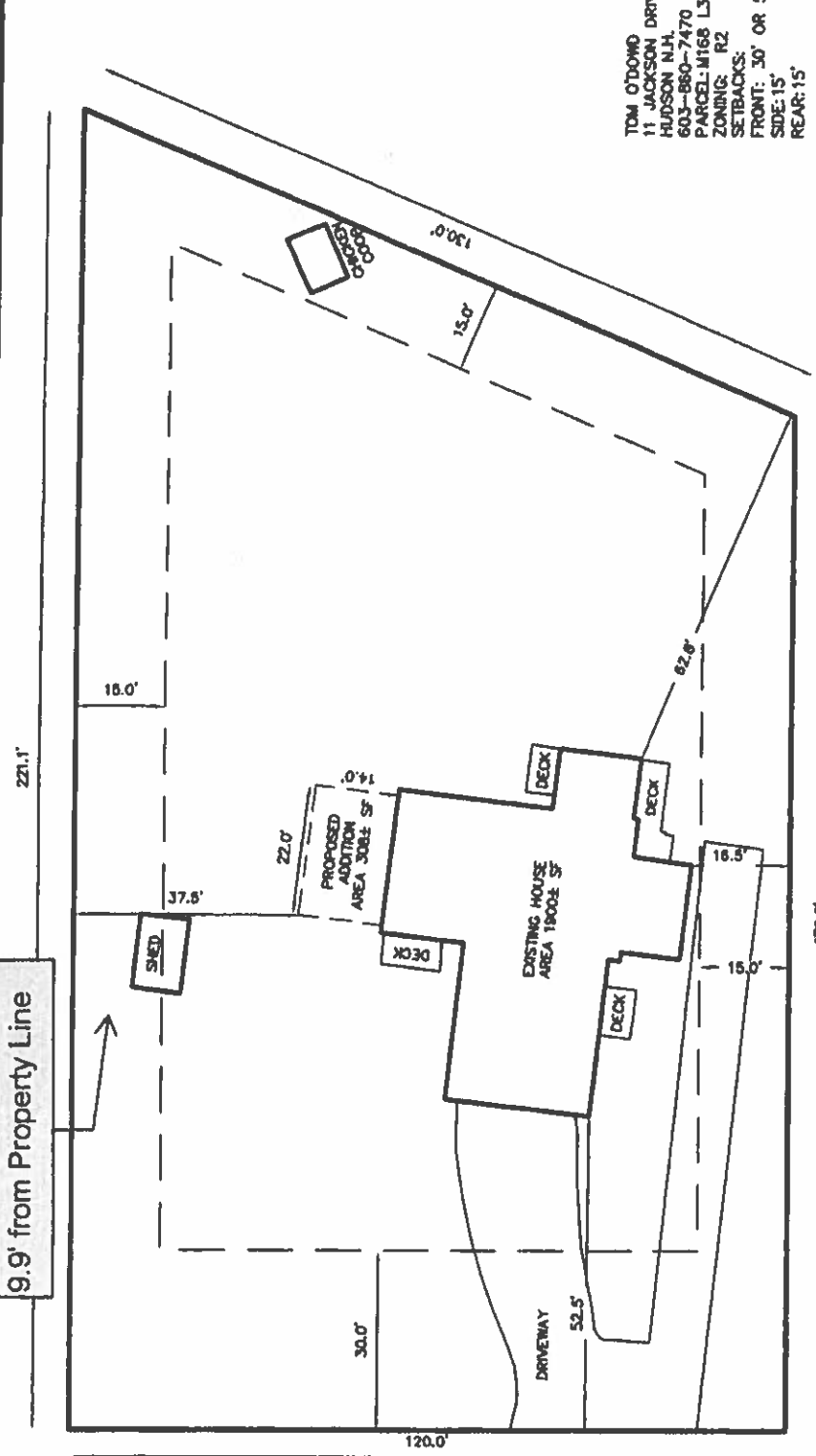


(B)



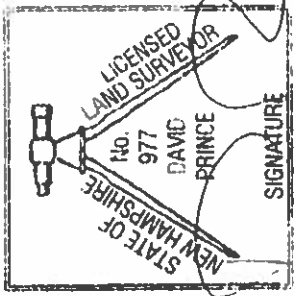
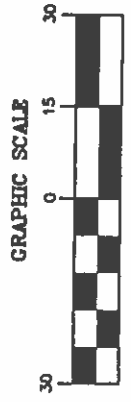
©

Area of Interest:  
8'x12' Shed  
9.9' from Property Line



TOM O'DOWD  
 11 JACKSON DRIVE  
 HUDSON N.H.  
 603-860-7470  
 PARCEL: M168 L38  
 ZONING: R2  
 SETBACKS:  
 FRONT: 30' OR 50'  
 SIDE: 15'  
 REAR: 15'

REVISION	DESCRIPTION
DATE	
<b>PLOT PLAN</b> 11 JACKSON DRIVE HUDSON, NEW HAMPSHIRE PREPARED FOR TOM O'DOWD	
WSP USA INC 10 Al Paul Lane Suite 103 Merrimack, NH 03054 603 324 0984	
Drawn By	LA
Date	FEBRUARY 22, 2024
Surveyed By	TD
Checked By	DP
Scale	1"=30'
Sheet No.	1 OF 1



DAVID PRINCE, LLS  
 REG. NO. 977  
 WSP USA, Inc.  
 10 AL PAUL LANE SUITE 103  
 MERRIMACK, NEW HAMPSHIRE

2/22/24

Map 62-Lot 63

# BUILDING PERMIT

AMOUNT PAID

DEPT. FILE COPY



VALIDATION

APPLICANT Michael & Janice CONWAY DATE September 16 1987 PERMIT NO. 137-88  
ADDRESS 11 Jackson Drive Hudson, N. H.

PERMIT TO add 24 X 26 (TYPE OF IMPROVEMENT) (NO.) STORY (PROPOSED USE) NUMBER OF DWELLING UNITS one

AT (LOCATION) 11 Jackson Drive ZONING A-2  
(NO.) (STREET) DISTRICT  
BETWEEN (CROSS STREET) AND (CROSS STREET)

SUBDIVISION LOT BLOCK LOT SIZE

BUILDING IS TO BE 24 X 26 FT. WIDE BY FT. LONG BY FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE USE GROUP BASEMENT WALLS OR FOUNDATION poured concrete (TYPE)

REMARKS: add 24 X 26 addition and garage wood frame septic

AREA OR VOLUME (CUBIC/SQUARE FEET) ESTIMATED COST \$ 20,000 PERMIT FEE \$ 62.00

OWNER Michael & Janice Conway  
ADDRESS 11 Jackson Drive Hudson, N. H. 03051 BUILDING DEPT. BY Edward P. Madigan

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

FORM NO. BOCA-BP 1869



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

(E)

No. 133-82

Oct. 29, 1981

This certifies that Michael Conway Name of Owner

is granted permission to  erect 10' x 16' solar greenhouse Description  
 alter  
 repair  
 move

of Building

on premises located at and known as  
to

3043-052  
Number

11 Jackson Dr.  
Street or Avenue

ML-62/E3

and to do things lawful to that end.

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

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

Value \$ 1,000.00

Richard E. Millard  
Administrative Officer

Fee \$ 3.00



# TOWN OF HUDSON

## FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

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



RECEIVED  
FEB 23 2001  
HUDSON FIRE DEPARTMENT  
INSPECTIONAL SERVICES DIVISION

### BUILDING PERMIT APPLICATION - PLEASE PRINT

Address: <u>11 Jackson Drive, Hudson N.H. 03051</u> Unit # _____	Office use: Map <u>168</u> Lot <u>038-001</u> Zone <u>R2</u> Permit # <u>00190</u>
Site/Sub Plan: _____ HCRD _____	

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

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

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

<b>Total Cost of Project:</b> \$40,000	<b>General Description of Work and Use</b> Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use. <u>14' X 22' Addition with unfinished basement. Finished area to be used as office.</u>
	_____ _____ _____

**Square Footage** Footprint 308 Renovated/added \_\_\_\_\_ Number of stories 1  
 Living area of new home (exclude unfinished areas and garage) 308 Total area of bldg 308

**Principal Type of Frame**

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

**Type of Sewage Disposal**

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



# TOWN OF HUDSON

## Land Use Division

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



### Notice of Complaint

February 27, 2024

Sent 1<sup>st</sup> Class Mail

Thomas O'Dowd and Tammy Jordan  
11 Jackson Drive  
Hudson, NH 03051

Re: **11 Jackson Dr. Map 168 Lot 038-000**  
**District: Residential Two (R-2)**

Dear Ms. Underwood,

**Complaint:** During a review of your building permit we notice there is a shed encroaching into the 15' setback. You also have a driveway in the side setback as well.

**Violation:** These are a violation of the Zoning Ordinance section:  
**§334-27 Table of minimum Dimensional Requirement**

**Abatement Order:**

You need to apply for an Equitable Waiver for the shed structure. There is a 15' side and rear setback in the R-2 zone. You would need a waiver from the Planning Board for your 2<sup>nd</sup> driveway.

Please call me for a verification inspection of the removed or moved shed that is encroaching on the neighbor's property **no later than March 15, 2024**

Sincerely,

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

Att. Plot Plan - 2-22-24  
cc: Public Folder  
File  
Jim Michaud

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



H

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 168-038 (03-28-24) (Equitable Waiver of  
Property Location: 11 Jackson Drive Dimensional Requirement)

*For Town Use*

Plan Routing Date: 03/13/2024 Reply requested by: 03/18/2024 ZBA Hearing Date: 03/28/2024

I have no comments  I have comments (see below)

EZD Name: Elvis Dhima Date: 03/14/2024  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Associate Town Planner

[Empty rectangular box for comments]

1

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

**REQUEST FOR REVIEW/COMMENTS:**

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*For Town Use*

Plan Routing Date: 03/13/2024 Reply requested by: 03/18/2024 ZBA Hearing Date: 03/28/2024

I have no comments  I have comments (see below)

DRH Name: David Hebert Date: 03/14/2024  
(Initials)

DEPT.  Town Engineer  Fire/Health Department  Associate Town Planner

[Empty rectangular box for comments]



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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 168-038 (03-28-24) (Equitable Waiver of  
Property Location: 11 Jackson Drive Dimensional Requirement)

*For Town Use*

Plan Routing Date: 03/13/2024 Reply requested by: 03/18/2024 ZBA Hearing Date: 03/28/2024

I have no comments  I have comments (see below)

BWG Name: Benjamin Witham-Gradert Date: 03/14/2024  
(Initials)

DEPT:  Town Engineer  Fire/Health Department  Associate Town Planner

[Empty rectangular box for comments]



TOWN OF HUDSON

MAR 12 REC'D  
2024

TG

APPLICATION FOR AN EQUITABLE WAIVER

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. 168-038 (03-28-24)

Date Filed 3/12/24

Name of Applicant Tom O'Dowd, Tammy Jordan Map: 168 Lot: 038 Zoning District: R-2

Telephone Number (Home) 603 860 7470 (Work) \_\_\_\_\_

Mailing Address 11 Jackson Drive, Hudson NH 07051

Owner Tom O'Dowd, Tammy Jordan

Location of Property 11 Jackson Drive  
(Street Address)

Signature of Applicant [Signature]

Date 3/11/24

Signature of Property-Owner(s) [Signature]

Date 3/11/24

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 Equitable Waiver.

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

Date received: 3/12/24

COST:

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

Abutter Notice:  
6 Direct Abutters x Certified postage rate \$ 5.08 = \$ 30.48  
5 Indirect Abutters x First Class postage rate \$ 0.68 = \$ 3.40

Total amount due: \$ 218.88

Amt. received: \$ 218.88

Receipt No.: 766,164

Received by: [Signature]

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

cc  
visa

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

**CERTIFIED PLOT PLAN:**

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

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

- a)  The plot plan shall be drawn to scale on an 8 ½” x 11” or 11” x 17” sheet with a North pointing arrow shown on the plan.
- b)  The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c)  The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d)  The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.  
(NOTE: A copy of the GIS map can be obtained by visiting the town website: <https://www.hudsonnh.gov/community-development/page/gis-public-use>)
- e)  The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.)
- f)  The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g)  The plot plan shall include all proposed buildings, structures, or additions, marked as “PROPOSED,” together with all applicable dimensions and encroachments.
- h)  The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i)  The plot plan shall indicate all parking spaces and lanes, with dimensions.

TG

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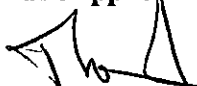



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The applicant and owner have signed and dated this form to show his/her awareness of these requirements.

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

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

3/11/24  
 \_\_\_\_\_  
 Date

3/11/24  
 \_\_\_\_\_  
 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)

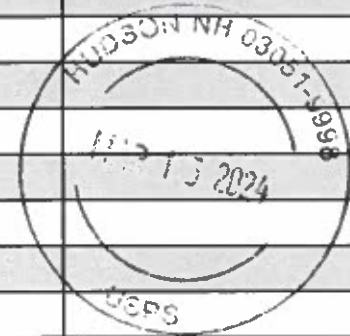
MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
		*Include Applicant & Owner(s)	
168	038	Tom O'Dowd Tammy Jordan	11 Jackson Drive
168	039	Daniel & Lisa Carter	9 Jackson Drive
<del>168</del>	<del>040</del>		
159	002	Michael Farris	54 Greeley st
159	001	Rita O'Dowd	52 Greeley st
168	061	Timothy O'Dowd	50 Greeley st
167	086	Leon & Denise Remy	10 Jackson Drive





**USPS-Verified Mail**

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 168-038 <b>EQUITABLE WAIVER</b> 11 Jackson Dr., Hudson, NH 03051 Map 168/Lot 038 Sublot 000 1 of 1
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/28/2024 ZBA Meeting</b>
1	9589 0710 5270 0646 5609 03	O'DOWD, THOMAS; JORDAN, TAMMY 11 JACKSON DR., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5609 10	O'DOWD, RITA M., TR.; O'DOWD, THOMAS T., TR. 52 GREELEY STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5609 27	FARRIS, MICHAEL J., TR.; 54 GREELEY ST. REALTY TRUST 54 GREELEY STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5609 34	REMY, LEON G.; REMY, DENISE H. 10 JACKSON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5609 41	CARTER, DANIEL P., TR.; CARTER, LISA C., TR. 9 JACKSON DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5609 58	ODOWD, TIMOTHY T.; ODOWD, RHONDA L. 50 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7			
8			
9			
10			
	<b>Total Number of pieces listed by sender 6</b>	<b>Total number of pieces rec'd at Post Office</b>	<b>Postmaster (receiving Employee)</b>

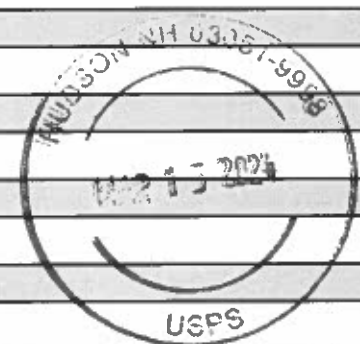


④

*Paula Angella*

**USPS-Verified Mail**

<b>SENDER:</b>	<b>TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051</b>	<b>US POSTAL SERVICE - FIRST CLASS MAIL</b>	<b>Case# 168-038 EQUITABLE WAIVER 11 Jackson Dr., Hudson, NH 03051 Map 168/Lot 038 Sublot 000 1 of 1</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>03/28/2024 ZBA Meeting</b>
1	Mailed First Class	DESCOTEAU, RONALD E.; DESCOTEAU, ROBYN 5 GLOVER BROOK LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	PAQUIN, MADELEINE 18 MONROE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	GALBO, GARY S.; GALBO, LAURIE A. 8 JACKSON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	DEMERJIAN, DAVID C. 7 JACKSON DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	RINALDI, PAUL; RINALDI, KERRY A. 48 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
	<b>Total # of pieces listed by sender</b> 5	<b>Total # of pieces rec'vd at Post Office</b> 5	<b>Postmaster (receiving Employee)</b> <i>Paula Angelli</i>





# TOWN OF HUDSON

## Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

March 18, 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, March 28, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

**Case 168-038 (03-28-24): Thomas O'Dowd and Tammy Jordan, 11 Jackson Dr., Hudson, NH [Map 168, Lot 038, Sublot-000; Zoned Residential-Two (R-2)] requests an Equitable Waiver of Dimensional Requirement to allow an 8 ft. x 12 ft. shed to remain in its current location which encroaches approx. 5 feet into the side yard setback leaving approx. 10 feet where 15 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]**

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

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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](mailto:csullivan@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan  
Zoning Administrator

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

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

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

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

Aerial Photos show the shed in existence in 2010.  
Internal Town records show no previous code enforcement.  
Shed falls within 10' of property line.

- (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

Small shed within 10' of property line. Property ~~abuts~~ abuts power line corridor which is not used by abutting property owner. The shed is not visible by abutting property owner, and is within the boundary of our property.

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

The shed is small (8x12) it is built on concrete block foundation. Moving the shed & destroying the foundation is too costly.

3/28/24



# TOWN OF HUDSON

## Land Use Division



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

### Notice of Complaint

February 27, 2024

Sent 1<sup>st</sup> Class Mail

Thomas O'Dowd and Tammy Jordan  
11 Jackson Drive  
Hudson, NH 03051

Re: **11 Jackson Dr. Map 168 Lot 038-000**  
**District: Residential Two (R-2)**

Dear Ms. Underwood,

**Complaint:** During a review of your building permit we notice there is a shed encroaching into the 15' setback. You also have a driveway in the side setback as well.

**Violation:** These are a violation of the Zoning Ordinance section:  
**§334-27 Table of minimum Dimensional Requirement**

**Abatement Order:**

You need to apply for an Equitable Waiver for the shed structure. There is a 15' side and rear setback in the R-2 zone. You would need a waiver from the Planning Board for your 2<sup>nd</sup> driveway.

Please call me for a verification inspection of the removed or moved shed that is encroaching on the neighbor's property **no later than March 15, 2024**

Sincerely,

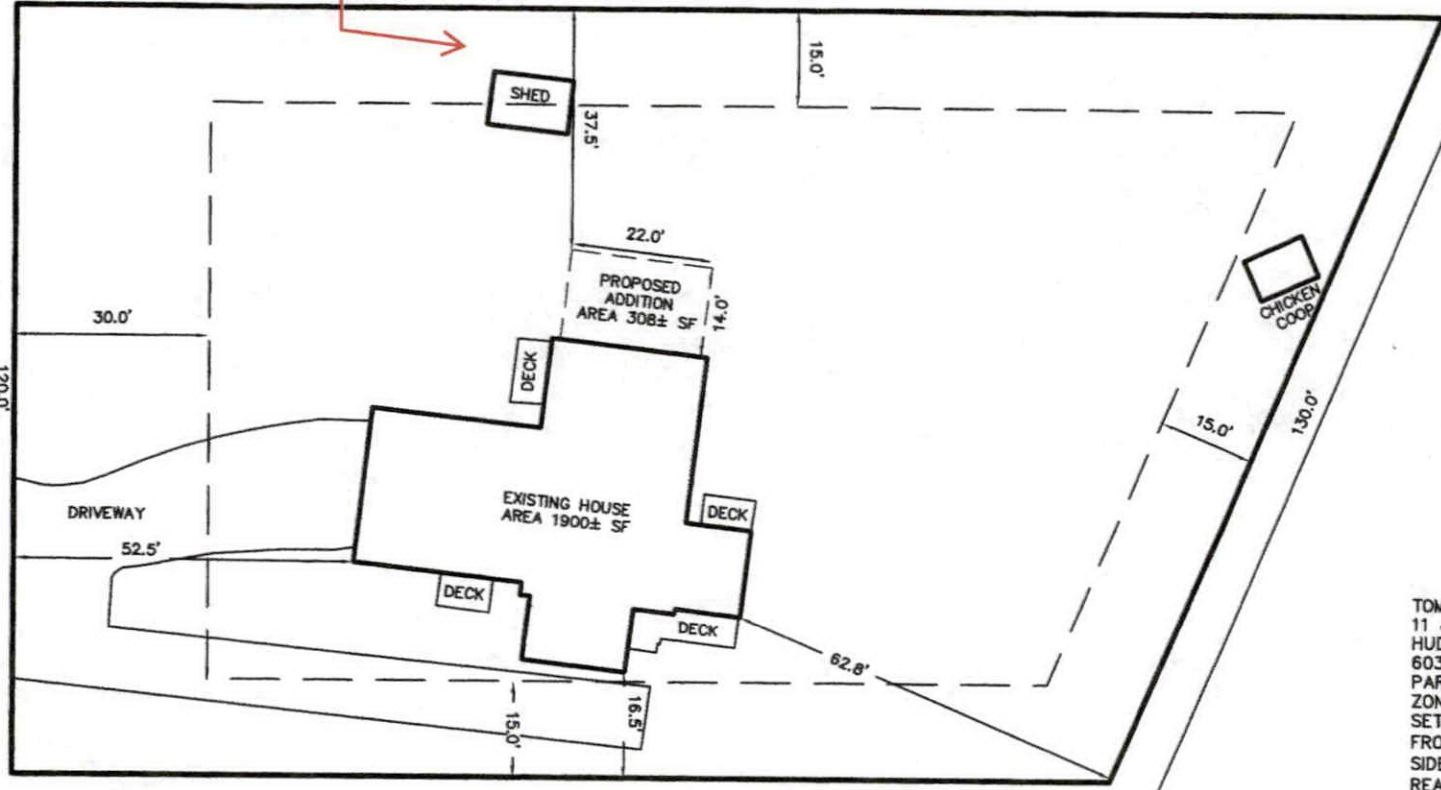
Chris Sullivan  
Zoning Administrator/Code Enforcement Officer  
(603) 816-1275  
[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

Att. Plot Plan - 2-22-24  
cc: Public Folder  
File  
Jim Michaud

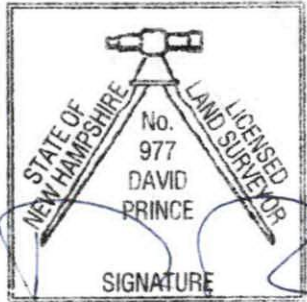
*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*

Area of Interest:  
8'x12' Shed  
9.9' from Property Line

JACKSON DRIVE

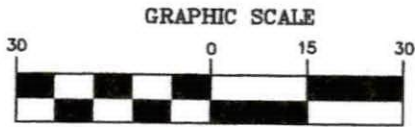


TOM O'DOWD  
11 JACKSON DRIVE  
HUDSON N.H.  
603-860-7470  
PARCEL: M168 L38  
ZONING: R2  
SETBACKS:  
FRONT: 30' OR 50'  
SIDE: 15'  
REAR: 15'




2/22/24

DAVID PRINCE, LLS  
REG. NO. 977  
WSP USA, Inc.  
10 AL PAUL LANE SUITE 103  
MERRIMACK, NEW HAMPSHIRE



GRAPHIC SCALE  
( IN FEET )  
1 inch = 30 ft.

REVISION		
DATE	DESCRIPTION	
---	---	
PLOT PLAN 11 JACKSON DRIVE HUDSON, NEW HAMPSHIRE PREPARED FOR TOM O'DOWD		
		
WSP USA Inc. 10 Al Paul Lane, Suite 103 Merrimack, NH 03054 603.324.0894		
Drawn By	LA	Date
Surveyed By	TO	FEBRUARY 22, 2024
Checked By	DP	Scale
Book No.	--	1"=30'
Job No.	--	
Sheet No.	1 OF 1	



Property Location: **11 JACKSON DR**  
 Vision ID: 8436 Account #: 3104

Parcel ID: **168/ 038/ 000/ 1**  
 Bldg #: 1

Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 03-04-2024 3:54:38 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
O'DOWD, THOMAS JORDAN, TAMMY 11 JACKSON DR. HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RE	Residential Average			2023	1010	291,400	2023	1010	291,400	2022	1010	291,400
		TOPO	UTILITIES				1010	135,400		1010	135,400		1010	135,400
		Rolling	Town Water				1010	7,600		1010	7,600		1010	7,600
			Septic											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
O'DOWD, THOMAS		9179 0100	06-17-2019	U	I	290,000	25	Grantor: CONWAY, JANICE D., TR. Grantor: CONWAY, JANICE D., TR. Grantor: CONWAY, MICHAEL F. Grantor: N/A	Appraised Bldg. Value (Card)			268,000
CONWAY, JANICE D., TR.		8635 0419	12-19-2013	U	I	0	44		Appraised Xf (B) Value (Bldg)			23,400
CONWAY, JANICE D.		8570 0415	04-15-2013	U	I	0	39		Appraised Ob (B) Value (Bldg)			7,600
CONWAY, MICHAEL F.		2027 0198	04-30-1969	Q	I	0	00		Appraised Land Value (Bldg)			135,400
									Special Land Value			0
									Total Appraised Parcel Value			434,400
									Valuation Method			C
									Total Appraised Parcel Value			434,400

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY	
Parcel ID	168-038-000		Descript	Code	Appraised	Assessed		
Zoning	R2:Residential-2		BLDG	1010	291,400	291,400	Total Appraised Parcel Value	
Flood Hazard	C		LAND	1010	135,400	135,400	Valuation Method	
Neigh/Abut1			OB	1010	7,600	7,600		
Neigh/Abut2								
Neigh/Abut3		PREV 0062-0063-0000						
GIS ID	168-038-000	Assoc Pid#					Total Appraised Parcel Value	
					<b>Total:</b>	<b>434,400</b>	<b>434,400</b>	<b>434,400</b>

NOTES		VISIT / CHANGE HISTORY			
NC 19= RENO/FLOORING//est ag 2020, pu de k		Date	Id	Cd	Purpost/Result
		07-19-2022	24	45	Field Review
		05-12-2020	21	39	Check Bp Progress From Previous Y
		09-24-2019	12	06	Info By Phon
		09-19-2019	12	30	Sales Data Verification
		03-12-2014	15	15	Permit Visit
		06-28-2010	14	03	Meas/Inspect
		05-18-2006	08	03	Meas/Inspect
		01	71	Acreeage Adjustment From New Map	

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft
2024-00190-1-	02-27-2024	FD		40,000	O	O'DOWD, THOMAS J.	14' x 22' addition with unfinished basement. Finished area to be used as office. Visit Notes: 11 Kw Gen; Visit Notes: Generator Elec Service; Visit Notes: Install Gen;
2013-00732	01-24-2014	MECH	Mechanical	0	C		
2013-00732	11-13-2013	ELEC	Electrical	1,500	C		
2013-00732	11-13-2013	ELEC	Electrical	1,500	C		

LAND LINE VALUATION SECTION													
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	
1	1010	SINGLE FAMILY RES	Site	0.542 AC	170,000		1.54	5	1.00	RE	1.00	Easement 0.95	
Total Card Land Units:				0.542 AC	Parcel Total Land Area:				0.542 AC	Total Land Value:			135,400

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

Property Location: 11 JACKSON DR  
 Vision ID: 8436 Account #: 3104

Parcel ID: 168/ 038/ 000/ /  
 Bldg #: 1

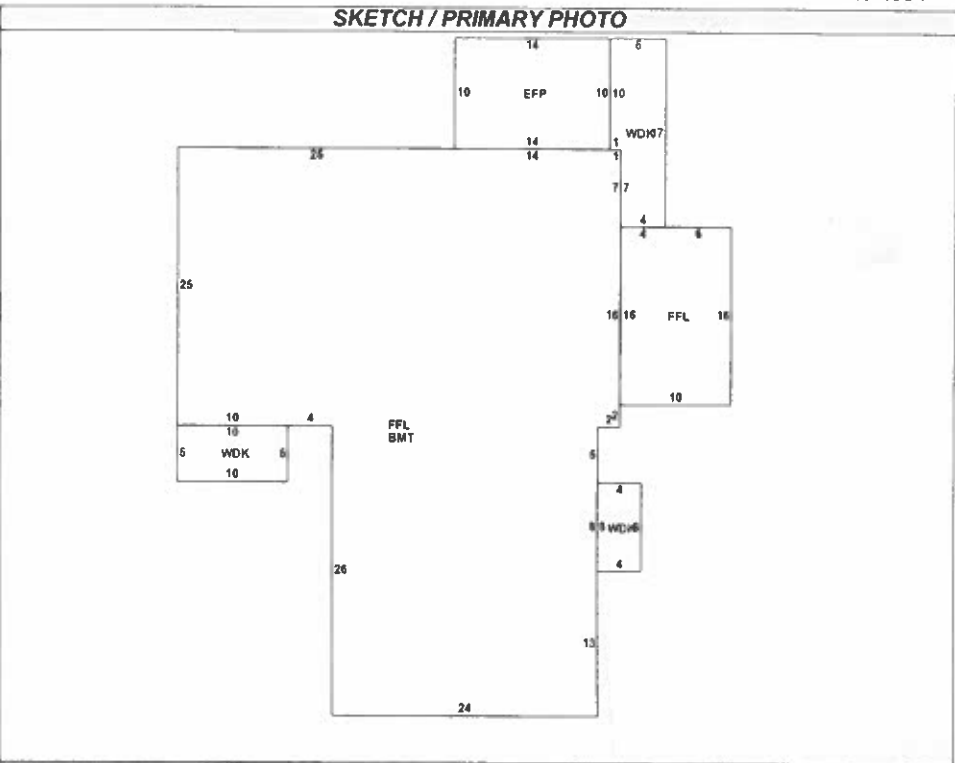
Card Address:  
 Card #: 1 of 1

LUC: 1010  
 Print Date: 03-04-2024 3:54:38 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1		Extra Kitchens	0	
Style:	01	Ranch	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	01	Wood Shingle			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	03	Hardwood			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100				
Total Rooms	7				
Bedrooms	4				
Full Baths	1				
3/4 Baths	1				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	GD	Good			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	2				
Fireplace(s)	1				
Fireplace Rating	AV	Average			
WS Flues	1				
Color	RED				
Avg Ht/FL	8				
Extra Kitchens	0				

**COST / MARKET VALUATION**

Building Value New	335,003
Year Built	1969
Effective Year Built	2002
Depreciation Code	AG
Remodel Rating	
Year Remodeled	
Depreciation %	20
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	80
RCNLD	268,000
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
GENR	Residential Generator	L	11	UNITS	500.00	2013	EX	95	5,200
PATIO	Patio	L	128	UNITS	7.30	1969	AV	60	600
SHEDWD	Shed-Wood	L	96	UNITS	31.02	2000	AV	60	1,800
XFRRM	Rec Room,Fin,BMT	B	650	SQ. FT	45.00	1969	AV	80	23,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,624	406	36.35	59,033
EFP	Encl. Porch, Finished	0	140	98	101.78	14,249
FFL	First Floor, Finished	1,784	1,784	1,784	145.40	259,395
WDK	Wood Deck, or Composite Dk	0	160	16	14.54	2,326
Total Liv Area/Gr. Area/Eff Are		1,784	3,708	2,304	Total Value	335,003



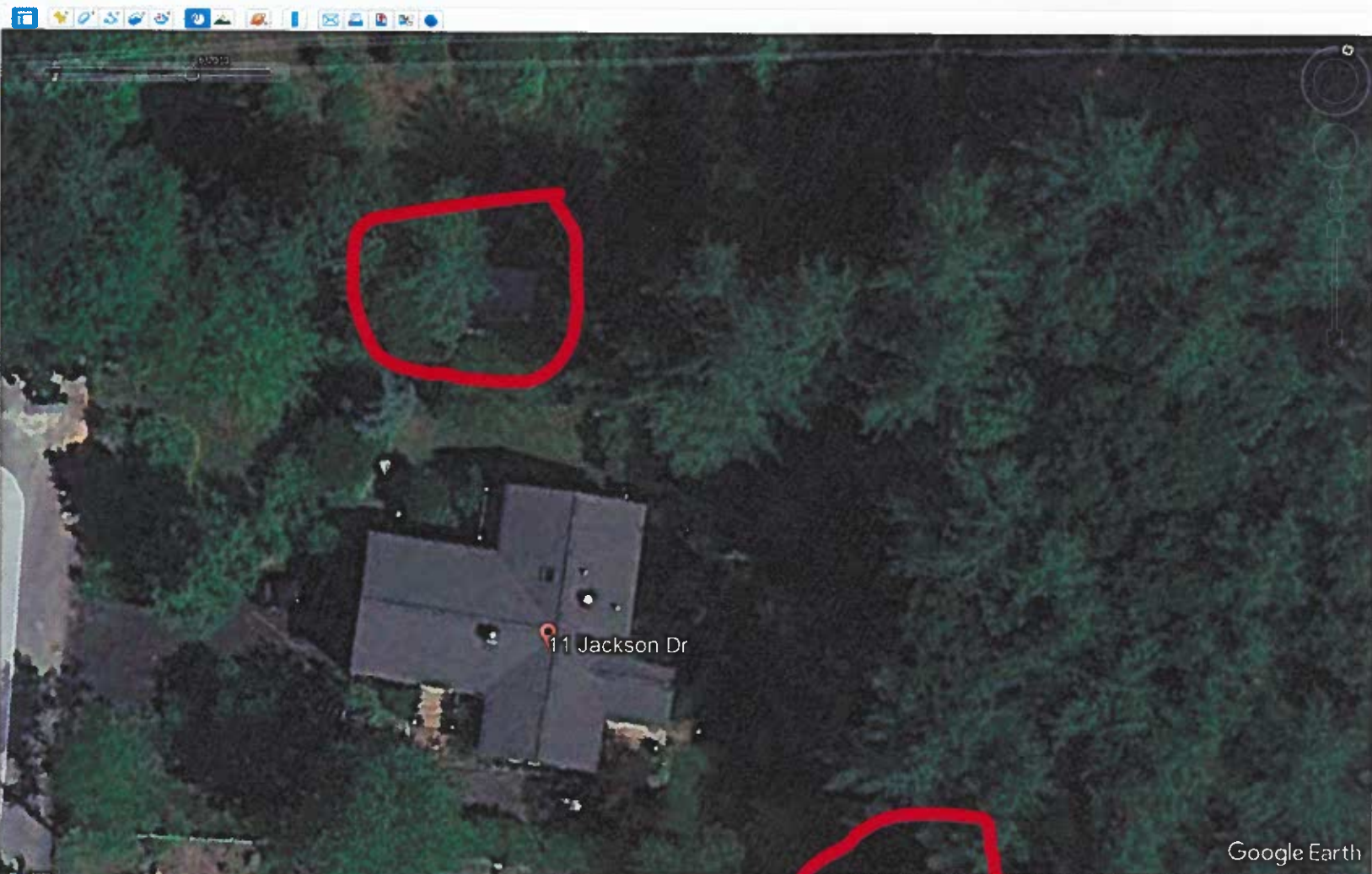


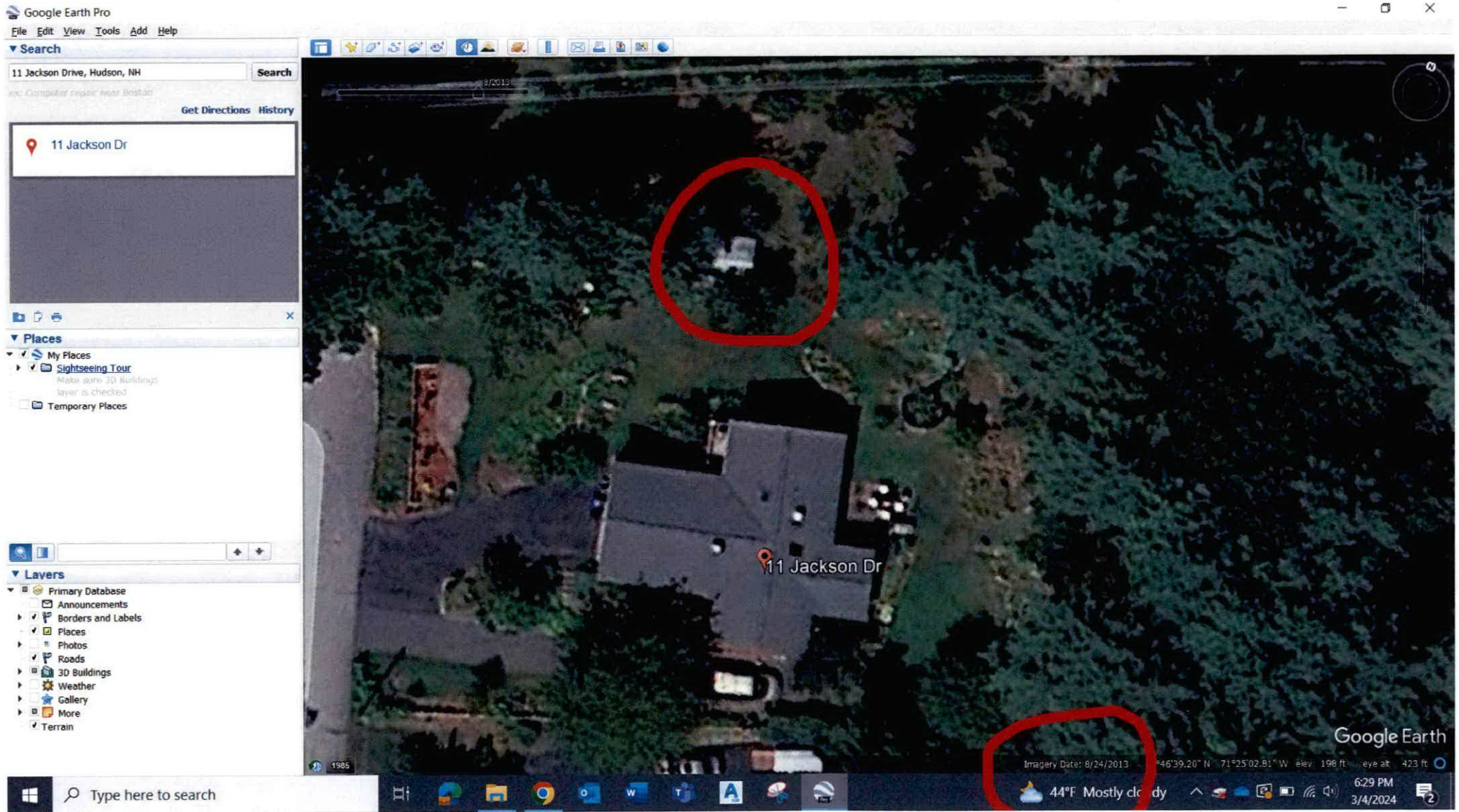
Search  
11 Jackson Drive, Hudson, NH  
Get Directions History

11 Jackson Dr

Places  
My Places  
Lightning Tour  
Temporary Places

Layers  
Primary Database  
Announcements  
Borders and Labels  
Places  
Photos  
Roads  
3D Buildings  
Weather  
Gallery  
More  
Terrain





Google Earth Pro

File Edit View Tools Add Help

Search

11 Jackson Drive, Hudson, NH

Search

ex: Computer repair near Boston

Get Directions History

11 Jackson Dr

Places

My Places

Sightseeing Tour

Make sure 3D Buildings layer is checked

Temporary Places

Layers

Primary Database

Announcements

Borders and Labels

Places

Photos

Roads

3D Buildings

Weather

Gallery

More

Terrain

11 Jackson Dr

Google Earth

Imagery Date: 8/24/2013 46°39.20' N 71°25'02.81' W elev. 196 ft eye alt. 423 ft

44°F Mostly cloudy 6:29 PM 3/4/2024

Type here to search

11 Jackson Dr

11 Jackson Dr  
Hudson, New Hampshire  
Google Street View  
Aug 2011 See more dates



Printed  
3/12/2024  
10:14AM  
Created  
3/12/2024  
10:11 AM

# Transaction Receipt

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

Receipt# 766,164  
publicw

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 3/28/24 ZBA Mtg. 11 Jackson Dr Map 168 Lot 038-00 Zone R-2 Equitable Waiver	0.00	218.8800	0.00
			Total:	218.88



Remitter	Pay Type	Reference	Tendered	Change	Net Paid
JORDAN/TAMMY	CREDIT <i>Visa</i>	6297	218.88	0.00	218.88
			Total Due:		218.88
			Convenience Fee:		6.46
			Total Tendered:		225.34
			Total Change:		0.00
			Net Paid:		225.34

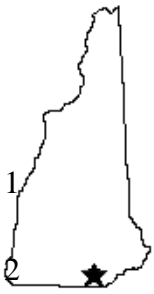
### SERVICE CHARGE NOTICE

Credit and Debit card payments are processed by Invoice Cloud. Invoice Cloud is a third-party payment provider, operating under an agreement with the Town of Hudson to process credit and debit card payment on your behalf.

You will be charged \$2.95 for any transaction total \$100.00 or less or a service fee of 2.95% of your total balance over \$100.00, whichever is smaller. The 2.95% service charge is added to your payment and will appear as a separate item on your credit card statement. The service charge is not a fee assessed by your institution. **The Service Charge is not refundable, even if the payment to which it relates is cancelled, refunded, credited or charged back.**

BY USING THIS SERVICE AND AGREE TO PAY THE SERVICE CHARGE.

SIGNED:  DATE: 3/12/24 Type: MC  Amex



# 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

### SITE WALK MEETING MINUTES – March 2, 2024- draft

The Hudson Zoning Board of Adjustment Members met for a Site Walk at **7 St John St., Hudson, NH** on Saturday, March 2, 2024.

The meeting opened at 9:14 AM by Chairman Daddario.

Members in attendance were Gary Daddario (Regular/Chair), Normand Martin (Regular/Vice Chair), Dean Sakati (Regular), Tim Lanphear (Regular). Also present was Chris Sullivan, Zoning Administrator.

Excused were Marcus Nicolas (Regular), Tristan Dion (Alternate) and Dillon Dumont (Selectman Liaison)

Other attendees were Tania and Greg McAdams (owners–7 St John St.), Jeffery Ferentino (5 St John St.), Andrew Cloutier (6 Grigas St.) and Officer Nate Glowacki, from the Hudson Police Department.

This was a site-walk meeting for review of the outside parking area concerning the following case:

**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.] the following Variance requests:

Clerk notes/discussion: The food trailer was not on the premises and the homeowner/business owner confirmed that the food trailer is now parked elsewhere permanently~~food truck is no longer in play~~. The truck is attached to the trailer all the time in the parking spot. There were some questions regarding fencing or shrubbery to hide advertising of the business. The parking of the truck is very close on the distance from the property line, although within compliance of the setback and with the possibility of the trailer being parked another 1-2 feet closer to the homeowner's garage.

The meeting adjourned at 9:24 AM.

Respectfully submitted,

Not Official until reviewed, approved and signed.  
As edited [TG, CS, GD]



44  
45  
46

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Normand G. Martin, ZBA Acting Clerk

AS Edited



## PLANNING AND ZONING CONFERENCE

### 2024 PLANNING AND ZONING CONFERENCE

The Office of Planning and Development organizes this annual conference, required under RSA 673:3-a, by providing informational sessions on planning and zoning issues for members of municipal land use boards. This planning and zoning conference has been held since 1994.

### SAVE THE DATE

For the 2024 NH Office of Planning and Development's Spring 2024 Planning and Zoning conference.

- **When:** Saturday, **May 11, 2024** from **8:45 AM to 3:30 PM**
- **Where:** Online (each session will be recorded and available after conference)
- **Cost:** Free
- **Registration Opens:** **April 1, 2024**

Please note that this year's conference will be held virtually, over one full Saturday. There will be three tracks including: Planning Board, Zoning Board of Adjustment, Historic Preservation & Housing.

Please check back soon for the program.