

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 – April 11, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **April 11, 2024**, at **7:00 PM** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side).

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

Case 173-022 & 014 (04-11-24): Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH requests an Appeal from an Administrative Decision for **15 & 14 Tolles St., Hudson, NH**. The applicant is appealing a letter dated November 30, 2023 from Zoning Administrator, Chris Sullivan, that the uses are limited to the confines of the building, the use of 14 Tolles St. and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.]

V. REQUEST FOR REHEARING: None

VI. REVIEW OF MINUTES: 02/22/2024 edited draft ZBA Meeting Minutes

VII. ADJOURNMENT

Chris Sullivan, Zoning Administrator

Posted: Town Hall, Town Website, Library, Post Office – March 27, 2024

su | do | ku

© Puzzles by Pappocom

3x3 grid puzzle with numbers 3, 6, 4, 9, 7, 8, 6, 4, 8, 6, 4, 2, 5, 4, 3, 1, 2, 5, 6, 3, 2, 7, 5, 5, 1, 3, 2, 8

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.

3x3 grid puzzle solution: 6 5 4 1 3 2 7 9 8, 7 1 9 5 8 4 2 3 6, 3 8 2 9 6 7 4 5 1, 9 2 3 6 5 1 8 7 4, 8 4 5 7 2 9 6 1 3, 1 7 6 3 4 8 9 2 5, 4 6 1 2 7 5 3 8 9, 5 3 7 8 9 6 1 4 2, 2 9 8 4 1 3 5 6 7

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.

'OPPENHEIMER' (FILM) Solution: 9 letters

Word search grid: A B T R B I D O W N E Y J R W, T T A M A B T E R C E S P O T, O O T S A M O H T N N G R B S, M S L O S N I R O E N L R E I, I H O A C U O M I O D P J R T, C E C M H S A L D W K E R T N, A R K A R D S R A I A C E N E, M W D R I B O R T N Y K G E I, B I G D S G T T C S E C O D C, R N O R T W Y L I I M M R L S, I I L B O H R W L A E D I A K, D T D O P V E S L O X H A L D, G R W R H L E E I A Y E S N Y, E A Y I E L K S A P H D L O E, Y M N S R B L U N T N O S A J

© 2024 Andrews McMeel Syndication www.wonderword.com 4/3 Aide, Alden, Alex, Atomic, Bird, Blunt, Bohr, Boris, Cambridge, Christopher, Cillian, Damon, Dane, Darcy, Downey Jr., Drama, Emily, Goldwyn, Gordon, Groves, Jason, Jean, Josh, Kai, Kitty, Leslie, Lewis, Lloyd, Malek, Martin, Matt, Neils, Nolan, Peck, Rami, Robb, Robert, Roger, Scientist, Scott, Sherwin, Strauss, Tatlock, Thomas, Top Secret, World War Two Yesterday's Answer: Streaming

Crossword

Eugene Sheffer

- ACROSS 1 Small fruit pie, 5 Moving truck, 8 French cleric, 12 "Sad to say ...", 13 -de- France, 14 Repast, 15 Route for cyclists, 17 Annoys, 18 Handle, 19 "Amen to that!", 21 Leftovers recipe, 24 Lad, 25 Garage job, 28 Bath powder, 30 Remit, 33 Greek vowel, 34 Lairs for bears, 35 Tennis great, 36 Actor, 37 Fashion's Cassini, 38 Nerd's kin, 39 Capita lead-in, 41 Nitwit, 43 Bowler's goal, 46 Orange variety, 50 Second-hand, 51 Bartlett alter-native, 54 Misplace, 55 Jungfrau, e.g., 56 Messes up, 57 Cold War initials, 58 Verily, 59 Earring site, DOWN 1 Bar bills, 2 "I cannot tell —"

Solution time: 23 mins.

Crossword solution grid with letters: O L A V T I C R A S P, R E N O A S T E M U S, R O A D S T E R M I L A, K I A C M I N U S, P L E A S T U E S, A I L S P O L L S T E R, L E I O U T A T R D A, M U E N S T E R S E A M, A L U M P O E M S, L A P T O P I O U, A L A J O K E S T E R, C O C O N E E A R S, E T O N B O A D I E T

Yesterday's answer 4-3

11x11 crossword grid with numbers 1-32

Horoscope

Eugenia Last

IF BORN ON THIS DATE: Who you associate with will make a difference in how events unfold. Don't let your emotions decide for you. Get the facts, consider your goals and align yourself with like-minded people who can help you reach your destination. Your numbers are 8, 14, 23, 27, 30, 36, 44. Birthdate of: Cobie Smulders, 42; Adam Scott, 51; Eddie Murphy, 63; Alec Baldwin, 66. ARIES (March 21-April 19) Digest as much information as possible, and don't put up with anyone's negativity or pressure tactics. Be good to yourself. TAURUS (April 20-May 20) Put your life in order and your mind at ease. Take care of unfinished business. Don't hide your feelings; embrace change and live life your way. GEMINI (May 21-June 20) Learn something new. Refuse to let anyone crowd your space or come between you and what you want. Visit places that bring back fond memories. CANCER (June 21-July 22) Rely on your instincts and put your energy into whatever brings the highest returns. Take control instead of yielding to someone else's demands. Romance is in the stars. LEO (July 23-Aug. 22) Don't let the changes others make tempt you to be a follower. Think for yourself and do what offers the highest return. VIRGO (Aug. 23-Sept. 22) Read, educate yourself and pay attention. A partnership will tempt you, but before you engage, consider what others expect of you and if you'll get enough in return. LIBRA (Sept. 23-Oct. 22) Look at the possibilities, then approach people who can offer insight into something you want to pursue that will make your space or lifestyle more convenient or comfortable. SCORPIO (Oct. 23-Nov. 21) Consider domestic changes that ease stress, contribute to peace of mind and make what you want to achieve accessible. Socialize, and you'll meet someone interesting. SAGITTARIUS (Nov. 22-Dec. 21) Don't get involved in something that doesn't interest you. It's better to say no than to send the wrong message. You'll gain the most by sticking to an agenda. CAPRICORN (Dec. 22-Jan. 19) Keep your thoughts to yourself and your emotions under control. Make changes at home that offer financial savings and convenience to explore new projects. AQUARIUS (Jan. 20-Feb. 18) Don't believe everything you hear. Take time to fact-check and look for better, cost-effective ways to get your desired results. Push back if someone tries to pressure you into something questionable. PISCES (Feb. 19-March 20) Set the pace and work hard, and you'll get the support you need. Trust and believe in yourself; don't let anyone defuse your spirit. Put your energy where it counts, and you will not be disappointed.

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.

R D N X T P G N X E N F R A P S V S Y S V G, V S M V A S Y A F Q P N Q M D B M ' R, J N V F A F S B V T G N E M N J S V M N, J S B T A J V B - P N V ?

Yesterday's Cryptoquip: STINGING INSECTS THAT HAVE DIED, BUT THEN BECOME MYSTERIOUSLY REVITALIZED: ZOM-BEES.

Today's Cryptoquip Clue: J equals B

Bridge

Steve Becker

Let's say you're in seven notrump and West leads a heart. When dummy appears, you can count nine tricks in spades, hearts and clubs, so you will need four diamond tricks to land the grand slam. There are several ways to tackle the diamonds successfully — all depending on how they're divided — but your job is to find the winning way, assuming you see only 26 cards. To meet this challenge — and before playing any diamonds at all — you should try to learn everything you possibly can about how the oppos-

Bridge hand analysis: North dealer, North-South vulnerable. NORTH: ♠K 6, ♥A 5 2, ♦A 9 8 7 3, ♣Q 10 5. WEST: ♠8 3, ♥J 10 9 8 4, ♦5, ♣9 7 6 3 2. EAST: ♠J 10 7 5 4 2, ♥7 6, ♦Q 10 2, ♣8 4. SOUTH: ♠A Q 9, ♥K Q 3, ♦K J 6 4, ♣A K J. The bidding: North 1♦, East Pass, South 4NT, West Pass, North 5♥, East Pass, South 5NT, West Pass, North 6♦, East Pass, South 7NT. Opening lead — jack of hearts.

JUMBLE THAT SCRAMBLED WORD GAME

Jumble puzzle: Unscramble these Jumbles, one letter to each square, to form four ordinary words. RILTF, NYAHD, LONFUD, DUETGB. ©2024 Tribune Content Agency, LLC. All Rights Reserved. (Answers tomorrow) Yesterday's Jumbles: PILOT APRON PIGLET AFFIRM Answer: She couldn't decide whether to choose heads or tails and kept — FLIP-FLOPPING

KidSpot

KidSpot puzzle: Thomas, Mason and Ian each have a favorite breakfast food. The first boy likes pancakes, the second boy likes waffles and the third boy likes French toast. From the clues, can you tell each boy's favorite breakfast food? Thomas likes pancakes or waffles. Mason likes French toast but Ian doesn't like French toast, nor does he like waffles. Pancakes, Waffles, French toast. 1. _____ 2. _____ 3. _____

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Richard J. Caplette and Theresa M. Caplette to Wells Fargo Home Mortgage, Inc., dated May 23, 2003 and recorded with the Merrimack County Registry of Deeds in Book 2510, Page 1044, of which mortgage Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 318 Academy Road, Pembroke, Merrimack County, New Hampshire will be sold at a Public Auction at 10:00 AM on May 1, 2024, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deeds recorded with the Merrimack County Registry of Deeds in Book 1630, Page 277, and in Book 1746, Page 361.

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

THE AGENTS FOR SERVICE OF PROCESS ARE:

FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED LOANS STRUCTURED TRANSACTION TRUST, SERIES 2019-3, 8200 Jones Branch Drive, McLean, VA 22102-3107 (Mortgagee)

SELECT PORTFOLIO SERVICES, INC., C/O CORPORATION SERVICE COMPANY, 10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgagee Servicer)

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

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

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

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

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

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

Other terms to be announced at sale. Federal Home Loan Mortgage Corporation, as Trustee for the benefit of the Freddie Mac Seasoned Loans Structured Transaction Trust, Series 2019-3 Present holder of said mortgage, by its Attorneys Susan W. Cody Korde & Associates, P.C. 900 Chelmsford Street, Suite 3102 Lowell, MA 01851 (978) 256-1500 SPS 24-044935 Caplett

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

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearing THURSDAY, APRIL 11, 2024 The Hudson Zoning Board of Adjustment will hold a public meeting on Thursday, April 11, 2024 at 7:00 PM in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side). PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD: 1. Case 173-022 & 014 (04-11-24): Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH requests an Appeal from an Administrative Decision for 15 & 14 Tolles St., Hudson, NH. The applicant is appealing a letter dated November 30, 2023 from Zoning Administrator, Chris Sullivan, that the uses are limited to the confines of the building, the use of 14 Tolles St. and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.] Chris Sullivan, Zoning Administrator



TOWN OF HUDSON

Land Use Division



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

Zoning Administrator Staff Report Meeting Date: April 11, 2024

GJS 41-24

Case 173-022 & 014 (04-11-24): Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH requests an Appeal from an Administrative Decision for 15 & 14 Tolles St., Hudson, NH. The applicant is appealing a letter dated November 30, 2023, from Zoning Administrator, Chris Sullivan, that the uses are limited to the confines of the building, the use of 14 Tolles St. and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.]

Address: 14 and 15 Tolles Street

Zoning District: Town Residence (TR)

Summary:

The applicant is asking for an appeal from an administrative decision from a letter dated November 30, 2023. The letter stated that all uses are limited to the confines of the building at 15 Tolles, and the use of 14 Tolles for storage and outdoor display was not permitted without a variance from the Zoning Board of Adjustment and an approved site plan from the Planning Board. The prior Zoning Determinations were never appealed. My Zoning Determination are just reiterating the prior Zoning Determinations and, this does not restart the clock on prior decisions. I feel that this appeal should be denied because, it seeks to effectively appeal the prior decision and therefore it is not timely.

At this time properties are actively in litigation with the Town of Hudson due to zoning violations. There has also been past litigation that was resolved in favor of the Town. To the extent the applicant seeks to re-litigate matters which have already been decided in the past litigation, the appeal should also be dismissed. The property owner has previously attempted to argue that it can undertake all historical uses on the property without a variance or site plan approval, which arguments have been rejected.”

Property Description:

The Town of Hudson records indicate these parcels are an existing of record. 14 Tolles St is 3,223 sq. ft. where 10,000 is required, and 15 Tolles St is 46,609 sq. ft. where 10,000 is required, On June 28, 2018 the Zoning Board of Adjustment granted a three (3) variance to allow different uses. The Variance had a number of stipulation that allowed these uses. On July 20, 2021 the applicant also was granted a 9 month extension. Also on July 20, 2021 4 and 14 Tolles had a Variance denied. The property owner did not submit a plan to the Planning Board that was accepted as complete. On June 20, 2022 the applicant was notified that he did not get Planning Board approval. Since the applicant failed to submit a complete

application to the Planning Board the variance expired per **334-82 (B) Time Limits** The former Zoning Administrator notified the applicant that the variances had expired.

§334-82 Time Limit

If subsequent Planning Board action is needed before work or activity may be commenced pursuant to the variance or special exception, the applicant or his/her successor in interest must gain application acceptance by the Hudson Planning Board within six months of the ZBA vote of approval regarding the granting of the special exception or variance in order to stay the two-year limitation period set forth in Subsection A above. The term "application acceptance" is defined pursuant to Planning Board regulation and the New Hampshire Revised Statutes Annotated.

[Amended 3-13-2018 ATM by Amdt. No. 4]

In-House comments:

Town Engineer:

1. There appear to be no spill prevention measures or drainage structures to prevent or contain any accidental spills related to the use in question. How does the applicant plan to deal with such a situation taking into consideration that a significant amount of the operation in question is within a 250-foot shoreline protection buffer?

Inspectional Services/Fire Dept.: no comments

Town Planner: no comments

History/Attachments:

AERIAL / PHOTOS

A: Aerials: 2022

B: Google Earth Photo from (2023)

ZONING BOARD ACTION

C: Letter: The Zoning Administrator to Turbo Realty LLC – Reminder of ZBA Approval (1-27-20)

D: Letter From Brian Groth (Town Planner) to Attorney Panciocco- regarding Site Plan Application that was incomplete (4-22-21)

E: Letter: The Zoning Administrator to Thomas Walsh –Turbo Realty LLC: Notice of Expiration of Variance 6-20-22)

F: Letter: The Zoning Administrator to Attorney Marshall: Notice of Expiration of Variance (8-22-22)

G: Letter From Attorney Bruce Marshall to Bruce Buttrick (Zoning Administrator) (9-16-22)

H: Letter to Attorney Bruce Marshall from Bruce Buttrick (Zoning Administrator) (10-26-22)

I: Zoning Determination: Motor Vehicle sales No outdoor storage of vehicles for repair or sale (11-1-22)

J: Zoning Determination #23-028 If Subdivide with a demising Wall 1 to 3 tenants in Unit C

K: Letter: The Zoning Administrator to Attorney Marshall (11-30-23)

DEPARTMENTAL COMMENT SHEETS

L: Engineering - Request for Request of review (3-20-24)

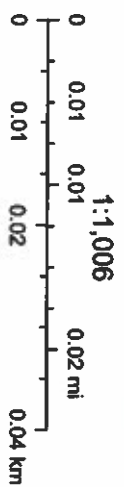
M: Inspectional Services/Fire Dept. Request of review (3-25-24)

N: Planning - Request of review (4-1-24)

14-15 Tolles Street (2022)



3/21/2024



(A)



Google Earth Image (2023)



C

TOWN OF HUDSON

Land Use Division



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

Reminder of ZBA conditional approval

January 27, 2020

Turbo Realty LLC
Attn: Thomas F. Walsh, Jr., Manager/Registered Agent
15 Tolles Street, Suite C
Hudson, NH 03051

Re: 15 Tolles Street, Hudson, NH 03051
Tax Map 173 Lot 022-000

Dear Mr. Walsh:

The Hudson Zoning Board of Adjustment ("ZBA") approved a variance for the above referenced Property on June 7, 2018. According to the variance, use of the property is subject to the express condition that, "[h]ours of noise generation and/or 'open to the public' business operations shall be conducted from 7 a.m. until 7 p.m. Monday through Friday and 8 a.m. until 5 p.m. on Saturday." Another stipulation: #6 "*Granting of Variance for the noted Commercial and Industrial Uses above is contingent upon the applicant completing a Site Plan Review through the Planning Board within a two-year period following the date of the approval by the Zoning Board of Adjustment and the approved uses, associated stipulations, hours of operation and designated parking areas shall be duly noted on the recorded Site Plan*" was also part of the variance granted.

I do want to alert you that as of today, the Town Planner (Planning Board) has not received any Site Plan Review application, and the site plan review process does and could take a couple of months for "completing a Site Plan". I will have no choice but to issue a Cease and Desist if the ZBA stipulations are not met by the deadlines (June 2020) as stated in the ZBA variance approval.

Sincerely,

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

cc: Public Folder
Attorney Panciocco

D



TOWN OF HUDSON

Land Use Division



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

April 22, 2021

Panciocco Law, LLC
1 Club Acre Lane
Bedford, NH 03110

Dear Attorney Panciocco:

I am writing to you regarding the site plan application you submitted on February 17, 2021 for 15 Tolles Street, Hudson, NH. Per e-mail from Brooke Dubowik on February 25, 2021 and March 12, 2021, the site plan application you submitted is incomplete. At the present time, you have not submitted a complete application, and accordingly, I am herewith returning the incomplete application to you. The application is incomplete for the following reasons:

1. The Zoning Board of Adjustment's approvals of June 7, 2018, as extended on July 23, 2020, require site plan approval from the Planning Board. The filing of an "as-built" plan does not meet the requirement of filing a site plan for review and approval by the Planning Board;
2. You have not submitted any review fees;
3. The plans as submitted include Lot 12, which is not part of the Zoning Board's approval;
4. The Town's land use regulations do not contemplate "global waivers" of all site plan review requirements. The Planning Board's practice is to review each request for a waiver of any individual site plan requirement separately;
5. Plan errors as noted in Ms. Dubowik's March 12, 2021 email.

Sincerely,

Brian Groth, AICP
Town Planner

E²



TOWN OF HUDSON

Land Use Division



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NOTICE OF EXPIRATION OF VARIANCES

June 20, 2022

Thomas E. Walsh, Jr., Manager
Turbo Realty, LLC
15 Tolles Street, Suite C
Hudson, NH 03051

RE: 15 Tolles Street, Hudson, NH
Hudson Tax Map 173-022-000

Dear Mr. Walsh:

On June 7, 2018, the Zoning Board of Adjustment ("ZBA") granted three (3) variances for the above referenced Property. See ZBA Case 172-018 & 22 (a), 172-018 & 22 (b), and 172-018 & 22 (c). Each of the variances was subject to the condition that a site plan be approved by the Planning Board within two (2) years thereafter, or June 7, 2020. On July 23, 2020, the ZBA extended the deadline for obtaining site plan approval for an additional nine (9) months, setting a new deadline of March 31, 2021. See ZBA Case 173-22.

In accordance with RSA § 674:33, I-a, variances are valid if exercised within two (2) years of final approval. Pursuant to the Hudson Zoning Ordinance § 334-82, for variances which also require Planning Board approval, an application must be accepted by the Planning Board within six (6) months after the date of the ZBA's approval to be exempt from this two (2) year time period, unless the ZBA grants an extension. As noted above, the ZBA granted a nine (9) month extension and the deadline for site plan approval was March 31, 2021.

The requirement that a site plan be approved by the Planning Board was an express condition of the variances for the Property. At present, no site plan has been approved for the Property, nor is there any application pending before the Planning Board. Under those circumstances, it is my determination that the variances granted by the ZBA have expired and are no longer valid.

④

Please be advised that in accordance with Hudson Zoning Ordinance § 334-16.1, any new use, change of use, or site development activity may not be undertaken on the Property without first obtaining a variance from the ZBA and site plan approval from the Planning Board.

Please be further advised that any use of the Property, including any pre-existing use, which was not a lawful use of the Property prior to the date that the ZBA granted the variances, remains an unlawful use of the Property.

I would ask that you provide me with a list of your current tenants, the units which they occupy, and a brief description of the nature of their businesses. Please provide this requested information within sixty (60) days. Please do not hesitate to contact me with any questions.

Sincerely,



Bruce Buttrick
Zoning Administrator/Code Enforcement Officer
Town of Hudson

Encl: 7-23-20 ZBA Variance extension

Cc: Public Folder

B. Groth, Town Planner

Patricia M. Panciocco, Esq.

D. LeFevre, Esq., Town Counsel

File

F



TOWN OF HUDSON

Land Use Division



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

NOTICE OF EXPIRATION OF VARIANCES

August 22, 2022

Bruce J Marshall Law Offices, PLLC
48 Grandview Road, Suite #3
Bow, NH 03304

RE: 15 Tolles Street, Hudson, NH
Hudson Tax Map 173-022-000

Dear Att'y Marshall,

Based on our previous emails and telephone conversations, I recap my letter of instruction (statement) and request as follows:

On June 7, 2018, the Zoning Board of Adjustment ("ZBA") granted three (3) variances for the above referenced Property. See ZBA Case 172-018 & 22 (a), 172-018 & 22 (b), and 172-018 & 22 (c). Each of the variances was subject to the condition that a site plan be approved by the Planning Board within two (2) years thereafter, or June 7, 2020. On July 23, 2020, the ZBA extended the deadline for obtaining site plan approval for an additional nine (9) months, setting a new deadline of March 31, 2021. See ZBA Case 173-22.

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F

there any application pending before the Planning Board. Under those circumstances, it is my determination that the variances granted by the ZBA have expired and are no longer valid.

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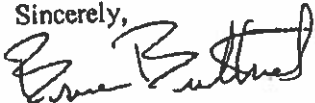
Please be further advised that any use of the Property, including any pre-existing use, which was not a lawful use of the Property prior to the date that the ZBA granted the variances, remains an unlawful use of the Property.

I would ask that you provide me with a list of your current tenants, the units which they occupy, and a brief description of the nature of their businesses.

Due to your recent acquisition of this case, I am allowing you additional time to familiarize yourself with the particulars/details of this parcel (and others in proximity) for your client's future considerations/actions.

Please provide this requested information within sixty (60) days, no later than October 21, 2022. Please do not hesitate to contact me with any questions.

Sincerely,



Bruce Buttrick
Zoning Administrator/Code Enforcement Officer
Town of Hudson

Encl: 7-23-20 ZBA Variance extension
Cc: Public Folder
B. Groth, Town Planner
Tom Walsh, Owner
D. LeFevre, Esq., Town Counsel
File

G

BRUCE J. MARSHALL LAW OFFICES, P.L.L.C.

48 GRANDVIEW ROAD, SUITE 3
BOW, NEW HAMPSHIRE 03304

TELEPHONE: 603-715-8720

FAX: 603-715-8721

EMAIL: bmarshall@marshalllawnh.com

www.MarshallLawNH.com

**BRUCE J. MARSHALL
KATHRYN M. BRADLEY**

September 16, 2022

Town of Hudson
Zoning Department
12 School Street
Hudson, NH 03051
Attention: Bruce Buttrick

Re: 15 Tolles Street, Hudson, NH

Dear Bruce:

I am writing in response to your correspondence dated August 22, 2022 in which you confirm that your related correspondence was a "letter of instruction (statement)" as opposed to an administrative decision and request a list of current tenants. Although we may disagree with your summary of the variance history since 2018, as your correspondence is admittedly not an administrative decision, we are providing the requested list of current tenants together with the historic uses as we know them.

Since the 1960's, historically tenants have included Melba Burton, Melba Burton, Browning- Ferris Industries, Professional Paying, John Peabody Paving, Earls Rubbish (BFI), Modern Recyclers, Rainbow Auto, Lake Country Towing, TTE Express, Allard Sandblasting, Stellar Motor Group, 809 Motor Sports, Acme Pressure Washing, Advanced Sheet Metal, Hac-A - Tac Autobody, SW Equipment Repair, Peg Auto Care, Jason Poisson, Spencer Granite, Chartier Towing, TDD Earth Technologies, Earth Creations Landscaping, Lts's Truck and Equipment, and Technical Tree Service. Current tenants include Iroof, Abel Feliz Autobody, Most Wanted Diesel, JJ Ciampa and Sons Heating and Plumbing, and Gear Bangaz.

Should tenants change moving forward we would be happy to provide you with the appropriate update upon request. In the meantime, I trust the above information is responsive o your request. If, however you have any additional questions or wish to discuss further please do not hesitate to call me.

Sincerely,

Bruce J. Marshall, Esquire

Cc: Client



H

TOWN OF HUDSON

Land Use Division



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

Oct 26, 2022

Bruce J. Marshall Law Offices, P.L.L.C.
48 Grandview Road, Suite 3
Bow, NH 03304

RE: 14 and 15 Tolles Street, Hudson, NH
Tax Map 173, Lots 14 and 22

Dear Attorney Marshall:

Thank you for your letter of September 16, 2022.

As you know, your client's property presents unique challenges. It has been my determination in the past that any grandfathered uses should be allowed to continue. However, any change in use, new use, or expansion of use will require a variance from the ZBA, as well as, site plan approval from the Planning Board. My position in that regard remains unchanged.

I have not been able to identify the uses of the property that are properly deemed grandfathered. These would be the uses that both existed at the time they were rendered nonconforming by changes in the Zoning Ordinance, and were also lawful at that time. It is not purely a matter of identifying past uses of the property, but rather, it is necessary to both identify the specific uses of the property at the time the Zoning Ordinance changed, and further, it is also necessary to determine whether or not the land use was lawful at that time. That information has not, to my knowledge been provided to the Town.

Based on the information you have provided, I cannot determine whether or not the present uses of your client's property are grandfathered. However, given the unusual circumstances, the past litigation, and the expired variances, I will be allowing the present use of 15 Tolles Street (Map 173, Lot 22) by unit, within the confines of each unit, under the following classifications:

- Unit A - Motor Vehicle Service/Body Repair (Abel Feliz Auto Body & Collision, Inc.)
- Unit B - Indoor Contractor Storage (Iroof, LLC)
- Unit C - Motor Vehicle Service (Most Wanted Diesel)
- Unit E - Motor Vehicle Service (Gear Bangaz, LLC)

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

(H)

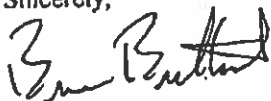
Based on your letter, I assume Units D1 and D2 are currently vacant. If I am mistaken, please provide me with the identity of the tenant(s) and use(s).

I will be allowing the present use of 14 Tolles Street (Map 173, Lot 14) within the existing structure, under the following classifications:

Indoor Contractor Storage (J.J. Ciampa & Son Plumbing, Inc.)

Please note, because the variances granted expired, the uses that I am willing to allow are limited to the specific use classifications I have identified within the specific units in which the uses are currently undertaken. Any change in use, new use, or expansion of use will require a variance from the ZBA, as well as, site plan approval from the Planning Board.

Sincerely,



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

cc: Public Folder
D. LeFevre – Town Counsel
B. Groth – Town Planner
File

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

I



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #22-135

November 1, 2022

COPY

Mohamed Alsaygal
5B Hedgerow Dr
Hudson, NH 03051

Re: 15 Tolles Street Map 173 Lot 022
District: Town Residence (TR)

Dear Mr. Alsaygal,

Your request: Whether you can rent as a DMV (dealer) license in unit D2?

Zoning Review / Determination:

This building comprises of three units (D1, D2 & E). Unit D2 has existing non-conforming uses: (D-9) "*Motor vehicle sales*" and (D-10) "*Motor vehicle light service; motor vehicle general and body repair*" with no approved site plan of record.

The prior tenant "Platinum Trucking and Equipment" was of a similar use as this request.

Any expansion of use(s) beyond the existing non-conforming uses, would need:
1) Variances from the Zoning Board of Adjustment from §334-21 Table of Permitted Principal Uses, §334-10 Mixed or dual use on a lot, reference §334-31: "*A non-conforming use may not be changed to another non-conforming use.*"
2) A site plan approval from the Planning Board for any change of category would be required: §334-16.1 Site plan approval.

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



Please contact Inspectional Services (603) 886-6005 for an occupancy permit and inspection.

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

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

COPY

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

J



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #23-028

Tom Walsh
15 Tolles St Unit C
Hudson, NH 03051

Via email: turborealty80@gmail.com

Re: 15 Tolles Street Map 173 Lot 022
District: Town Residence (TR)

Dear Mr. Walsh,

Your request: Whether you can internally subdivide with demising walls from one unit to 3 tenants in Unit C?

Zoning Review / Determination:

This unit has existing non-conforming use (D-10) "Motor vehicle light service; motor vehicle general and body repair" with no approved site plan of record.

If the new tenant conducts the same use as was before as (D-10) "Motor vehicle light service; motor vehicle general and body repair", and no increase of footprint, there would not need to be any variances required.

Please contact Inspectional Services (603) 886-6005 for building permit requirements.

Sincerely,

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

cc: Public Folder
B. Groth, Town Planner
File

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



(K)

TOWN OF HUDSON

Land Use Division



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

November 30, 2023

Bruce J Marshall Law Offices, PLLC
48 Grandview Road, Suite #3
Bow, NH 03304

Re:

Dear Attorney Marshall,

After some research and finding information that the prior Zoning Administrator, Bruce Buttrick, had approved the car sales at 15 Tolles Street Unit D2, I will accept that decision, a copy of which is attached for your reference. Per his related decisions of June 20, 2022, October 26, 2022, and November 1, 2022 copies of which are also enclosed, the use of Unit D2 is limited to the confines of the unit. The use permitted by the prior variance is not allowed because the variance has lapsed. The authorization to use Unit D2 does not include any authorization to use the adjacent property located at 14 Tolles Street. Please be advised that any change in use, new use, or expansion of use will require a variance from the ZBA, as well as site plan approval from the Planning Board.

Sincerely,

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

cc: Public File
Attorney LeFevre
Owner
File

Attached:
Notice of Expirations of Variance (June 20, 2022)
Letter (October 26, 2022)
Zoning Determination (November 1, 2022)

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

DEC 04 2023

L

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

REQUEST FOR REVIEW/COMMENTS:

Case: 173-022 & 014 (Appeal from an
Property Location: 15 & 14 Tolles Street **Administrative Decision**)

For Town Use

Plan Routing Date: 03/21/2024 Reply requested by: 03/29/2024 ZBA Hearing Date: 04/11/2024

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, PE Date: 03/20/2024
(Initials)

DEPT. Town Engineer Fire/Health Department Associate Town Planner

1. There appears to be no spill prevention measures or drainage structures to prevent or contain any accidental spills related to the use in question. How does the applicant plan to deal with such situation taking in consideration that a significant amount of the operation in question is within 250 foot shoreland protection buffer.

17

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

REQUEST FOR REVIEW/COMMENTS:

Case: 173-022 & 014 (Appeal from an
Property Location: 15 & 14 Tolles Street **Administrative Decision**)

For Town Use

Plan Routing Date: 03/21/2024 Reply requested by: 03/29/2024 ZBA Hearing Date: 04/11/2024

I have no comments I have comments (see below)

DRH _____ Name: David Hebert Date: 03/25/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

[Empty box for comments]

N

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

REQUEST FOR REVIEW/COMMENTS:

Case: 173-022 & 014 (Appeal from an
Property Location: 15 & 14 Tolles Street **Administrative Decision**)

For Town Use

Plan Routing Date: 03/21/2024 Reply requested by: 03/29/2024 ZBA Hearing Date: 04/11/2024

I have no comments I have comments (see below)

BD Name: Brooke - Planning Date: 04/01/2024
(Initials)

DEPT. Town Engineer Fire/Health Department Associate Town Planner

No Comment.

HUDSON ZONING BOARD OF ADJUSTMENT
APPEAL OF ADMINISTRATIVE DECISION WORKSHEET

On **04/11/2024**, the Hudson Zoning Board of Adjustment heard **Case 173-022 & 014**, pertaining to a request by **Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH**, to appeal a letter dated **November 30, 2023** from **Zoning Administrator, Chris Sullivan**, that the uses are limited to the confines of the building, the use of **14 Tolles St.** and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.]

Members sitting on the Zoning Board of Adjustment for this hearing are to vote to determine if they would make the same decision as the Zoning Administrator.

Y N

I would have made the same decision and/or interpretation based on the evidence presented.

Signed: _____ Date _____
 Sitting Member of the Hudson ZBA

TOWN OF HUDSON

APPLICATION FOR APPEAL FROM AN ADMINISTRATIVE DECISION

MAR 12 REC'D 2024
Zoning Department

TB

Entries in this box are to be filled out by Land Use Division personnel
Case No. 173-022 & 014 (04-11-24)
Date Filed 3/12/24

To: Zoning Board of Adjustment
Town of Hudson

Name of Applicant Bruce J. Marshall, Esq. Map: 173 Lot: 022 Zoning District: TR

Telephone Number (Home) (603)-715-8720 (Work)

Mailing Address 48 Grandview Road, Ste 3, Bow, NH 03304

Owner Turbo Realty, LLC

Location of Property 15 Tolles Street, Ste C and 14 Tolles St. TB
(Street Address)

Signature of Applicant [Handwritten Signature]

Date 2-6-24

Signature of Property-Owner(s) [Handwritten Signature]

Date 2-6-24

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 Appeal From An Administrative Decision.

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
<u>Abutter Notice:</u>		
9 Direct Abutters x Certified postage rate \$5.01 =		\$45.09
6 Indirect Abutters x First Class postage rate \$0.66 =		\$3.96
Total amount due:		\$234.05
Amt. received:	\$	234.05
Receipt No.:		766,170

Received by: TBG


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

Check # 1089

Written Authorization

I, Thomas Walsh, Jr., Owner of Turbo Realty, LLC, 15 Tolles Street, Hudson, NH 03051, granted permission to Bruce J. Marshall to apply for an Appeal from an Administrative Decision on my behalf to the Town of Hudson Zoning Board of Adjustment.

Dated: February 6, 2024



Thomas Walsh, Jr., Manager
Turbo Realty, LLC


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

 Please review the application with the Zoning Administrator or staff.


TG

 The applicant must provide the original (with wet signatures) of the complete filled-out application form and all required attachments listed below together with **10 (ten) single-sided** copies of the assembled application packet. (Paper clips, no staples)


TG

_____ A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.

TG

 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.)

TG


 Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use>
(NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)

TG


_____ **GIS LOCATION PLAN:** Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief.

TG

A copy of the GIS map can be obtained by visiting the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use>

 Provide a copy of all **single sided pages** of the assessor's card.
(NOTE: these copies are available from the Assessor's Office)

TG Missing

 A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.

TG

_____ If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.

N/A

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.

N/A

(TG)


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



 Signature of Applicant(s)

2-4-24

 Date



 Signature of Property Owner(s)

2-6-24

 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)	
173	022-000 014-000 012-000	Turbo Realty, LLC	15 Tolles Street, Suite C Hudson, NH 03051
173	020-000	Larry L. Rackliff & Meredith Rackliff	10 Campbello Street Hudson, NH 03051
173	021-000	Gabrielle McNulty & Michael Alen Ouelette	8 Campbello Street Hudson, NH 03051
173	019-000	Richard L. Suter & Jacqueline Suter	12 Campbello Street Hudson, NH 03051
173	024	Paul D. Thorn & Donna I. Thorn	12 Grouse Lane Litchfield, NH 03052
173	023-000	Glen Scott Kominik	11 Tolles Street Hudson, NH 03051
173 165	017-000 001-000	Town of Hudson	12 School Street Hudson, NH 03051
165	027-000	Erin E. Jenkins & Eric Maitland	6 Campbello Street Hudson, NH 03051
		Applicant: Bruce J. Marshall, Esq. Bruce J. Marshall Law Offices P.L.L.C	48 Grandview Road, Suite #3 Bow, NH 03304

ALL INDIRECT ABUTTERS WITHIN 200 FEET

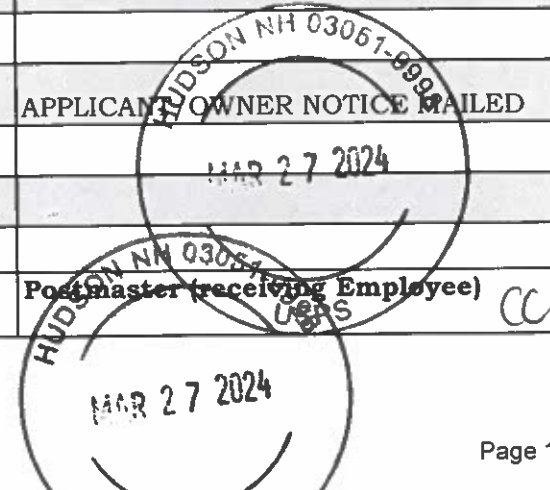
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
165	024-000	Steven E. Katsos & Shara T. Katsos	7 Campbello Street Hudson, NH 03051
165	023-000	Beatriz Jauregui, TR.; Jose Alejandro Urrutia, TR.	9 Campbello Street Hudson, NH 03051
165	026-000	Lan X. Pham & Henry Nguyen	3 Campbello Street Hudson, NH 03051
165	022-000	Kurt Cabezas & Alyssa P. Cabezas	11 Campbello Street Hudson, NH 03051
165	025-000	Diane Balboni & Randy H. Allen	5 Campbello Street Hudson, NH 03051
173	013-000	Robert Brouillette	6 Tolles Street Hudson, NH 03051

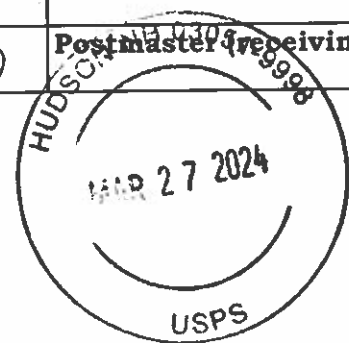
USPS-Verified Mail

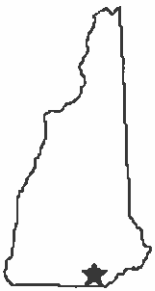
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 173-022 & 014 APPEAL FROM AN ADMIN. DECISION 15 & 14 Tolles St, Hudson, NH 03051 Map 173/Lots 022 & 014 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	04/11/2024 ZBA Meeting
1	9589 0710 5270 0646 5610 16	Turbo Realty, LLC 15 Tolles Street, Suite C, Hudson, NH 03051	APPLICANT/OWNER NOTICE MAILED
2	9589 0710 5270 0646 5610 23	Larry L. Rackliff & Meredith Rackliff 10 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
3	9589 0710 5270 0646 5610 30	Gabrielle McNulty & Michael Alan Ouellette 8 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
4	9589 0710 5270 0646 5610 47	Richard L. Suter & Jacqueline Suter 12 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
5	9589 0710 5270 0646 5610 54	Paul D. Thorn & Donna I. Thorn 12 Grouse Lane, Litchfield, NH 03052	ABUTTER NOTICE MAILED
6	9589 0710 5270 0646 5610 61	Glen Scott Kominik 11 Tolles Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
7	9589 0710 5270 0646 5610 78	Town of Hudson 12 School Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
8	9589 0710 5270 0646 5610 85	Erin E. Jenkins & Eric Maitland 6 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
9	9589 0710 5270 0646 5610 92	Bruce J. Marshall, Esq.; Bruce J. Marshall Law Offices P.L.L.C. 48 Grandview Road, Suite #3, Bow, NH 03304	APPLICANT/OWNER NOTICE MAILED
10			
	Total Number of pieces listed by sender 9	Total number of pieces rec'vd at Post Office 9	Postmaster (receiving Employee) USPS



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 173-022 & 014 APPEAL FROM AN ADMIN. DECISION 15 & 14 Tolles St, Hudson, NH 03051 Map 173/Lots 022 & 014 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	04/11/2024 ZBA Meeting
1	Mailed First Class	Steven E. Katsos & Shara T. Katsos 7 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	Beatriz Jauregui, Tr.; Jose Alejandro Urrutia, Tr. 9 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	Lan X. Pham & Henry Nguyen 3 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	Kurt Cabezas & Alyssa P. Cabezas 11 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	Diane Balboni & Randy H. Allen 5 Campbello Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	Robert Brouillette 6 Tolles Street, Hudson, NH 03051	ABUTTER NOTICE MAILED
7			
8			
9			
10			
	Total # of pieces listed by sender	Total # of pieces rec'vd at Post Office	Postmaster (receiving Employee)
	6	6	CC





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

March 28, 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, April 11, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 173-022 & 014 (04-11-24): Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH requests an Appeal from an Administrative Decision for 15 & 14 Tolles St., Hudson, NH. The applicant is appealing a letter dated November 30, 2023 from Zoning Administrator, Chris Sullivan, that the uses are limited to the confines of the building, the use of 14 Tolles St. and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.]

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

March 28, 2024

ABUTTER NOTIFICATION

You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, April 11, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 173-022 & 014 (04-11-24): Bruce J. Marshall, Esq., 48 Grandview Rd., Ste. 3, Bow, NH requests an Appeal from an Administrative Decision for 15 & 14 Tolles St., Hudson, NH. The applicant is appealing a letter dated November 30, 2023 from Zoning Administrator, Chris Sullivan, that the uses are limited to the confines of the building, the use of 14 Tolles St. and the inference that a variance may be required for said uses given the historic use of the property. [Map 173, Lots 022 & 014, Sub lots 000; Zoned Town Residence (TR); HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-30, Changes to or discontinuance of nonconforming uses.]

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

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

Respectfully,

Chris Sullivan
Zoning Administrator

APPEAL FROM AN ADMINISTRATIVE DECISION

Per Hudson Zoning Ordinance, Article XV, Enforcement and Miscellaneous Provisions; Section 334-81, Appeals: Any person aggrieved by a decision of the Zoning Administrator or other officer of the Town charged with administering this chapter may appeal to the ZBA. Such an appeal must be made within 30 days from the date of the order or decision complained of, in writing addressed to the Clerk of the ZBA.

DATE: November 30, 2023 ARTICLE: VIII SECTION: 334-30

of the Zoning Ordinance in question.

Relating to the interpretation and enforcement of the provisions of the Zoning Ordinance, please indicate the Zoning Determination Decision or Code Enforcement Violation of the Zoning Administrator to be reviewed:

Please see Chris Sullivan's letter dated November 30, 2023, attached which we are seeking appeal to. More specifically that the uses are limited to the confines of the building, the use of 14 Tolles Street and the inference that a variance may be required for said uses given the historic use of the property.

Please explain why you are appealing the Zoning Administrator's Decision.

We dispute in full the conclusion drawn by Mr. Sullivan and the factual question upon which he relies in his letter. At all times Turbo Realty, LLC, has conformed with the previous determinations of Bruce Buttrick, former Zoning Administrator/ Code Enforcement Officer to which the Town of Hudson is bound.

NOTE: If you are appealing an Administrative Decision, a copy of the decision appealed must be attached to your application.

CORRESPONDENCE



TOWN OF HUDSON

Land Use Division



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

November 30, 2023

Bruce J Marshall Law Offices, PLLC
48 Grandview Road, Suite #3
Bow, NH 03304

Re:

Dear Attorney Marshall,

After some research and finding information that the prior Zoning Administrator, Bruce Buttrick, had approved the car sales at 15 Tolles Street Unit D2, I will accept that decision, a copy of which is attached for your reference. Per his related decisions of June 20, 2022, October 26, 2022, and November 1, 2022 copies of which are also enclosed, the use of Unit D2 is limited to the confines of the unit. The use permitted by the prior variance is not allowed because the variance has lapsed. The authorization to use Unit D2 does not include any authorization to use the adjacent property located at 14 Tolles Street. Please be advised that any change in use, new use, or expansion of use will require a variance from the ZBA, as well as site plan approval from the Planning Board.

Sincerely,

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

cc: Public File
Attorney LeFevre
Owner
File

Attached:
Notice of Expirations of Variance (June 20, 2022)
Letter (October 26, 2022)
Zoning Determination (November 1, 2022)

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

DEC 04 2023



TOWN OF HUDSON

Land Use Division



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

NOTICE OF EXPIRATION OF VARIANCES

June 20, 2022

Thomas E. Walsh, Jr., Manager
Turbo Realty, LLC
15 Tolles Street, Suite C
Hudson, NH 03051

RE: 15 Tolles Street, Hudson, NH
Hudson Tax Map 173-022-000

Dear Mr. Walsh:

On June 7, 2018, the Zoning Board of Adjustment ("ZBA") granted three (3) variances for the above referenced Property. See ZBA Case 172-018 & 22 (a), 172-018 & 22 (b), and 172-018 & 22 (c). Each of the variances was subject to the condition that a site plan be approved by the Planning Board within two (2) years thereafter, or June 7, 2020. On July 23, 2020, the ZBA extended the deadline for obtaining site plan approval for an additional nine (9) months, setting a new deadline of March 31, 2021. See ZBA Case 173-22.

In accordance with RSA § 674:33, I-a, variances are valid if exercised within two (2) years of final approval. Pursuant to the Hudson Zoning Ordinance § 334-82, for variances which also require Planning Board approval, an application must be accepted by the Planning Board within six (6) months after the date of the ZBA's approval to be exempt from this two (2) year time period, unless the ZBA grants an extension. As noted above, the ZBA granted a nine (9) month extension and the deadline for site plan approval was March 31, 2021.

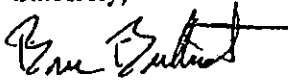
The requirement that a site plan be approved by the Planning Board was an express condition of the variances for the Property. At present, no site plan has been approved for the Property, nor is there any application pending before the Planning Board. Under those circumstances, it is my determination that the variances granted by the ZBA have expired and are no longer valid.

Please be advised that in accordance with Hudson Zoning Ordinance § 334-16.1, any new use, change of use, or site development activity may not be undertaken on the Property without first obtaining a variance from the ZBA and site plan approval from the Planning Board.

Please be further advised that any use of the Property, including any pre-existing use, which was not a lawful use of the Property prior to the date that the ZBA granted the variances, remains an unlawful use of the Property.

I would ask that you provide me with a list of your current tenants, the units which they occupy, and a brief description of the nature of their businesses. Please provide this requested information within sixty (60) days. Please do not hesitate to contact me with any questions.

Sincerely,



Bruce Buttrick
Zoning Administrator/Code Enforcement Officer
Town of Hudson

Encl: 7-23-20 ZBA Variance extension

Cc: Public Folder

B. Groth, Town Planner

Patricia M. Panciocco, Esq.

D. LeFevre, Esq., Town Counsel

File

For Registry of Deeds use only

Doc # 200046170 08/25/2020 11:25:35 AM
Book 9339 Page 608 Page 1 of 1
Edward Sapianza
Register of Deeds, Hillsborough County

A43
Hudson Zoning

FEES:	10.50
SURCHARGE:	2.00
CASH:	-

COPY COPY

Send recorded copy to:

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

NOTICE OF DECISION

Map 173, Lot 022-000, Zone TR (Town Residence), Case # 173-022

ZBA Decision 07/23/2020

Variance, Stipulation Extended - APPROVED, as revised

Applicant Name & Address: Patricia M. Panciocco, One Club Acre Lane, Bedford, NH 03110

Property Location: 15 Tolles Street, Hudson, NH 03051

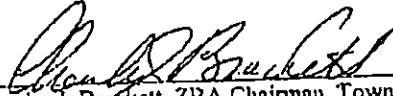
Property Owner: Turbo Realty, LLC, Thomas Walsh, Jr., Manager, 15 Tolles Street, Hudson, NH 03051

Relief sought: Request a one-year extension from the previously imposed June 7, 2020 deadline, as per Stipulation #6 of the Variance granted on 6/7/2018, to submit a complete a Site Plan Review application to the Hudson Planning Board.

Zoning Ordinance Articles: V §334-21, Table of Permitted Principal Uses

Relief granted with modification: After considering the applicant's testimony, the delays incurred and the impact of the pandemic caused by COVID-19; motion made, seconded and voted 5:0 to grant a nine-month extension, until 3/31/2021, to submit a complete Site Plan Review application to the Planning Board for 15 & 17 Tolles Street.

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



Charles J. Brackett, ZBA Chairman, Town of Hudson Signature

8/17/20

Date



Bruce Buttrick, Zoning Administrator, Town of Hudson Signature

8/13/20

Date

9/3/20 - Mailed 1st class to owner & Attorney Pat Panciocco.



TOWN OF HUDSON

Land Use Division



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

NOTICE OF EXPIRATION OF VARIANCES

August 22, 2022

Bruce J Marshall Law Offices, PLLC
48 Grandview Road, Suite #3
Bow, NH 03304

RE: 15 Tolles Street, Hudson, NH
Hudson Tax Map 173-022-000

Dear Att'y Marshall,

Based on our previous emails and telephone conversations, I recap my letter of instruction (statement) and request as follows:

On June 7, 2018, the Zoning Board of Adjustment ("ZBA") granted three (3) variances for the above referenced Property. See ZBA Case 172-018 & 22 (a), 172-018 & 22 (b), and 172-018 & 22 (c). Each of the variances was subject to the condition that a site plan be approved by the Planning Board within two (2) years thereafter, or June 7, 2020. On July 23, 2020, the ZBA extended the deadline for obtaining site plan approval for an additional nine (9) months, setting a new deadline of March 31, 2021. See ZBA Case 173-22.

In accordance with RSA § 674:33, I-a, variances are valid if exercised within two (2) years of final approval. Pursuant to the Hudson Zoning Ordinance § 334-82, for variances which also require Planning Board approval, an application must be accepted by the Planning Board within six (6) months after the date of the ZBA's approval to be exempt from this two (2) year time period, unless the ZBA grants an extension. As noted above, the ZBA granted a nine (9) month extension and the deadline for site plan approval was March 31, 2021.

The requirement that a site plan be approved by the Planning Board was an express condition of the variances for the Property. At present, no site plan has been approved for the Property, nor is

there any application pending before the Planning Board. Under those circumstances, it is my determination that the variances granted by the ZBA have expired and are no longer valid.

Please be advised that in accordance with Hudson Zoning Ordinance § 334-16.1, any new use, change of use, or site development activity may not be undertaken on the Property without first obtaining a variance from the ZBA and site plan approval from the Planning Board.

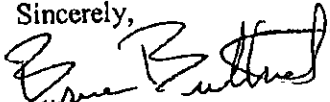
Please be further advised that any use of the Property, including any pre-existing use, which was not a lawful use of the Property prior to the date that the ZBA granted the variances, remains an unlawful use of the Property.

I would ask that you provide me with a list of your current tenants, the units which they occupy, and a brief description of the nature of their businesses.

Due to your recent acquisition of this case, I am allowing you additional time to familiarize yourself with the particulars/details of this parcel (and others in proximity) for your client's future considerations/actions.

Please provide this requested information within sixty (60) days, no later than October 21, 2022. Please do not hesitate to contact me with any questions.

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer
Town of Hudson

Encl: 7-23-20 ZBA Variance extension

Cc: Public Folder

B. Groth, Town Planner

Tom Walsh, Owner

D. LeFevre, Esq., Town Counsel

File

Edward Sapienza
Register of Deeds, Hillsborough County

A43
Hudson Zoning

FEES:	10.50
SURCHARGE:	2.00
CASH:	-

COPY

Send recorded copy to:

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

NOTICE OF DECISION

Map 173, Lot 022-000, Zone TR (Town Residence), Case # 173-022
ZBA Decision 07/23/2020

Variance, Stipulation Extended - APPROVED, as revised

Applicant Name & Address: Patricia M. Panciocco, One Club Acre Lane, Bedford, NH 03110

Property Location: 15 Tolles Street, Hudson, NH 03051

Property Owner: Turbo Realty, LLC, Thomas Walsh, Jr., Manager, 15 Tolles Street, Hudson, NH 03051

Relief sought: Request a one-year extension from the previously imposed June 7, 2020 deadline, as per Stipulation #6 of the Variance granted on 6/7/2018, to submit a complete a Site Plan Review application to the Hudson Planning Board.

Zoning Ordinance Articles: V §334-21, Table of Permitted Principal Uses

Relief granted with modification: After considering the applicant's testimony, the delays incurred and the impact of the pandemic caused by COVID-19; motion made, seconded and voted 5:0 to grant a nine-month extension, until 3/31/2021, to submit a complete Site Plan Review application to the Planning Board for 15 & 17 Tolles Street.

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


Charles J. Brackett, ZBA Chairman, Town of Hudson Signature

8/17/20
Date


Bruce Buttrick, Zoning Administrator, Town of Hudson Signature

8/13/20
Date

9/3/20 - Mailed 1st class to owner & Attorney Pat Panciocco.



TOWN OF HUDSON

Land Use Division



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

Oct 26, 2022

Bruce J. Marshall Law Offices, P.L.L.C.
48 Grandview Road, Suite 3
Bow, NH 03304

RE: 14 and 15 Tolles Street, Hudson, NH
Tax Map 173, Lots 14 and 22

Dear Attorney Marshall:

Thank you for your letter of September 16, 2022.

As you know, your client's property presents unique challenges. It has been my determination in the past that any grandfathered uses should be allowed to continue. However, any change in use, new use, or expansion of use will require a variance from the ZBA, as well as, site plan approval from the Planning Board. My position in that regard remains unchanged.

I have not been able to identify the uses of the property that are properly deemed grandfathered. These would be the uses that both existed at the time they were rendered nonconforming by changes in the Zoning Ordinance, and were also lawful at that time. It is not purely a matter of identifying past uses of the property, but rather, it is necessary to both identify the specific uses of the property at the time the Zoning Ordinance changed, and further, it is also necessary to determine whether or not the land use was lawful at that time. That information has not, to my knowledge been provided to the Town.

Based on the information you have provided, I cannot determine whether or not the present uses of your client's property are grandfathered. However, given the unusual circumstances, the past litigation, and the expired variances, I will be allowing the present use of 15 Tolles Street (Map 173, Lot 22) by unit, within the confines of each unit, under the following classifications:

- Unit A - Motor Vehicle Service/Body Repair (Abel Feliz Auto Body & Collision, Inc.)
- Unit B - Indoor Contractor Storage (Iroof, LLC)
- Unit C - Motor Vehicle Service (Most Wanted Diesel)
- Unit E - Motor Vehicle Service (Gear Bangaz, LLC)

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

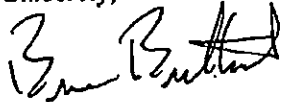
Based on your letter, I assume Units D1 and D2 are currently vacant. If I am mistaken, please provide me with the identity of the tenant(s) and use(s).

I will be allowing the present use of 14 Tolles Street (Map 173, Lot 14) within the existing structure, under the following classifications:

Indoor Contractor Storage (J.J. Ciampa & Son Plumbing, Inc.)

Please note, because the variances granted expired, the uses that I am willing to allow are limited to the specific use classifications I have identified within the specific units in which the uses are currently undertaken. Any change in use, new use, or expansion of use will require a variance from the ZBA, as well as, site plan approval from the Planning Board.

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Public Folder
D. LeFevre – Town Counsel
B. Groth – Town Planner
File

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

BRUCE J. MARSHALL LAW OFFICES, P.L.L.C.

48 GRANDVIEW ROAD, SUITE 3

BOW, NEW HAMPSHIRE 03304

TELEPHONE: 603-715-8720

FAX: 603-715-8721

EMAIL: bmarshall@marshalllawnh.com

www.MarshallLawnh.com

**BRUCE J. MARSHALL
KATHRYN M. BRADLEY**

September 16, 2022

Town of Hudson
Zoning Department
12 School Street
Hudson, NH 03051
Attention: Bruce Buttrick

Re: 15 Tolles Street, Hudson, NH

Dear Bruce:

I am writing in response to your correspondence dated August 22, 2022 in which you confirm that your related correspondence was a "letter of instruction (statement)" as opposed to an administrative decision and request a list of current tenants. Although we may disagree with your summary of the variance history since 2018, as your correspondence is admittedly not an administrative decision, we are providing the requested list of current tenants together with the historic uses as we know them.

Since the 1960's, historically tenants have included Melba Burton, Melba Burton, Browning- Ferris Industries, Professional Paving, John Peabody Paving, Earls Rubbish (BFI), Modern Recyclers, Rainbow Auto, Lake Country Towing, TTE Express, Allard Sandblasting, Stellar Motor Group, 809 Motor Sports, Acme Pressure Washing, Advanced Sheet Metal, Hac-A - Tac Autobody, SW Equipment Repair, Peg Auto Care, Jason Poisson, Spencer Granite, Chartier Towing, TDD Earth Technologies, Earth Creations Landscaping, Lts's Truck and Equipment, and Technical Tree Service. Current tenants include Iroof, Abel Feliz Autobody, Most Wanted Diesel, JJ Ciampa and Sons Heating and Plumbing, and Gear Bangaz.

Should tenants change moving forward we would be happy to provide you with the appropriate update upon request. In the meantime, I trust the above information is responsive o your request. If, however you have any additional questions or wish to discuss further please do not hesitate to call me.

Sincerely,

Bruce J. Marshall, Esquire

Cc: Client



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #22-135

COPY

November 1, 2022

Mohamed Alsaygal
5B Hedgerow Dr
Hudson, NH 03051

Re: 15 Tolles Street Map 173 Lot 022
District: Town Residence (TR)

Dear Mr. Alsaygal,

Your request: Whether you can rent as a DMV (dealer) license in unit D2?

Zoning Review / Determination:

This building comprises of three units (D1, D2 & E). Unit D2 has existing non-conforming uses: (D-9) "Motor vehicle sales" and (D-10) "Motor vehicle light service; motor vehicle general and body repair" with no approved site plan of record.

The prior tenant "Platinum Trucking and Equipment" was of a similar use as this request.

Any expansion of use(s) beyond the existing non-conforming uses, would need:
1) Variances from the Zoning Board of Adjustment from §334-21 Table of Permitted Principal Uses, §334-10 Mixed or dual use on a lot, reference §334-31: "A non-conforming use may not be changed to another non-conforming use."
2) A site plan approval from the Planning Board for any change of category would be required: §334-16.1 Site plan approval.

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

Please contact Inspectional Services (603) 886-6005 for an occupancy permit and inspection.

Sincerely,



Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

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

COPY

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

Property Location: 15 TOLLES ST A - C
 Vision ID: 7468 Account #: 5474

Parcel ID: 173/ 022/ 000/ 1
 Bldg #: 1

Bldg Name:
 Card #: 1 of 2

LUC: 3320
 Print Date: 3/12/2024 9:36:16 AM

CURRENT OWNER				ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)												
TURBO REALTY LLC 15 TOLLES ST. SUITE C HUDSON NH 03051				Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed				
				RD		Residential Avg/Fair		2023	3320	540,900	2023	3320	540,900	2022	3320	540,900				
				TOPO		UTILITIES											3320	172,500	3320	172,500
				01	Level	03	Town Water													
						02	Town Sewer													
Total		720,100		Total		720,100		Total		720,100										

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY					
TURBO REALTY LLC				8688	2333	08-28-2014	Q	I	482,900	00	Grantor: KW TOLLES, LLC.	Appraised Bldg. Value (Card)				401,500
KW TOLLES, LLC				8060	2028	03-02-2009	U	I	456,000	21	Grantor: TOLLES RIVERSIDE LLC.	Appraised Xf (B) Value (Bldg)				139,400
TOLLES RIVERSIDE LLC				8060	2026	02-10-2009	U	I	0	46	Grantor: MILES, JOHN B.	Appraised Ob (B) Value (Bldg)				6,700
KW TOLLES, LLC				7498	2409	07-07-2005	U	I	55,625	52	Grantor: TOLLES RIVERSIDE LLC.	Appraised Land Value (Bldg)				172,500
TOLLES RIVERSIDE LLC				7498	2406	07-07-2005	U	I	12,500	51	Grantor: BURTON, ME	Special Land Value				0
											Total Appraised Parcel Value				720,100	
											Valuation Method				C	

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES							
Parcel ID 173-022-000				Descript	Code	Appraised		Assessed							
Zoning TR:Town Residential				BLDG	3320	540,900		540,900							
Flood Hazar AE				LAND	3320	172,500		172,500							
Neigh/Abut1				OB	3320	6,700		6,700							
Neigh/Abut2				Total:		720,100		720,100							
Neigh/Abut3				Total:		720,100		720,100		Total Appraised Parcel Value				720,100	
GIS ID 173-022-000				PREV 0055-0001-0000		Assoc Pid#									

NOTES						VISIT / CHANGE HISTORY							
adjusted land value 2009, neigh from RE or 2017, subdivided > 4-1-1 after 4-1-18						Date	Id	Type	Is	Cd	Purpost/Result		
to RC, also adjustment for site inclusio See Parcel Notes for full comment						05-03-2022	24			45	Field Review		
n in DES Groundwater Management Zone/emp 5/22 AUTO REPAIR						12-27-2019	18			46	Ntrespass		
ty - 2012/ 2-6-12 inspected asm (?) spac						03-26-2019	01			07	Info Fm Plan		
e only 15 A = CHARTHER; 15 B = LT'S; 15 C						03-15-2019	12			39	Check Bp Progress From		
= SPENCER GRANITE/placeholder account f						06-11-2017	09			45	Field Review		
						04-27-2017	09			03	Meas/Inspect		
						02-24-2017	07			80	Income And Expense Requ		
						02-27-2015	12			15	Permit Visit		

BUILDING PERMIT RECORD											
Permit Id	Issue Date	Permit	Description	Amount	Status	Applicant	SQ ft	Comments			
2023-00434	09-25-2023	NT		0	O			CO for New Tenant "" THREE AUTO""Used Car Dealership			
2022-01255	10-24-2022	MG		0	C	JJ Ciampa & Sons Inc		Gas piping and pressure test			
2020-01085	10-30-2020	PRO	Propane Tk		C						
2018-00216-1	03-22-2018	ELEC	Electrical	2,800	C						
2018-00216	03-22-2018	IR	Int Renov	10,000	C						
2017-01170-3	02-28-2018	MECH	Mechanical		C						
2017-01170-1	02-28-2018	PLMG	Plumbing		C						
2017-01170	11-27-2017	IR	Int Renov	5,000	C						
2017-01184	11-16-2017	ELEC	Electrical	8,500	C						
2017-146	02-15-2017	MECH	Mechanical	800	C						
2017-0036	01-17-2017	ELEC	Electrical	3,000	C						

LAND LINE VALUATION SECTION																	
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value	
1	3320	AUTO REPAIR SHOPS	Site	1.000	AC	170,000	1.00	5	1.00	RC	0.90	Contamination	0.90		1.25	LOCATION;	172,100
1	3320	AUTO REPAIR SHOPS	Excess	0.066	AC	6,000	1.00	0	1.00	RC	0.90						400
Total Card Land Units:				1.066 AC		Parcel Total Land Area:				1.066		AC		Total Land Value:		172,500	

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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO				
Element	Cd	Description	Element	Cd	Description					
Model	94	Com/Ind	Frame	02						
Style:	95	Garage/Office	Foundation	06						
Grade	D	Fair	Bsmt Garage	0						
Stories:	1		MIXED USE							
# of Units	5		Code	Description	Percentage					
Wall Height	16.00		3320	AUTO REPAIR SHOPS	100					
Exterior Wall 1	18	Corr Steel			0					
Exterior Wall 2					0					
Roof Structure	01	Gable	COST / MARKET VALUATION							
Roof Cover	09	Metal	RCN							
Interior Wall 1	05	Minimal	Year Built			1972				
Interior Wall 2	01	Drywall	Effective Year Built			1988				
Interior Floor 1	12	Concrete	Depreciation Code			AV				
Interior Floor 2	05	Lino/Vinyl	Remodel Rating							
Heat Fuel	04	Propane	Year Remodeled							
Heat Type	01	Forced Air	Depreciation %			34				
2nd Heat Type			Functional Obsol							
AC Percent	0		External Obsol							
Heat/AC			Trend Factor			1.000				
Full Baths	3		Condition							
3/4 Baths	0		Condition %							
Half Baths	0		Percent Good			66				
Kitchens	0		RCNLD			297,900				
Baths/Plumbing	02	AVERAGE	Dep % Ovr							
Bedrooms	0		Dep Ovr Comment							
Ceiling/Wall			Misc Imp Ovr							
Rooms/Partition	T	Typical	Misc Imp Ovr Comment							
% Comn Wall	0.00		Cost to Cure Ovr							
% Heated	100		Cost to Cure Ovr Comment							
# Heat Systems	3									
% Sprinkler										
Frame	02	Steel								
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	UOM	Unit Price	Yr Blt	Cond.	% Gd	Assd. Value	
MEZZF	Mezzanine, Finished	B	1,584	SQ. FT	32.00	1976	AV	66	33,500	
MEZZU	Mezzanine, Unfinished	B	604	SQ. FT	17.00	1976	FR	66	6,800	
PAVASP	Asphalt Paving	L	6,700	UNITS	2.00	1972	FR	50	6,700	
XFOFC	Office	B	1,502	SQ. FT	90.00	1972	AV	66	89,200	
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
FFL	First Floor, Finished	10,010	10,010	10,010	45.09	451,321				
Total SQFT / Sketched Area / Eff Area		10,010	10,010	10,010	Totl Value	451,321				



Property Location: 15 TOLLES ST D - E
 Vision ID: 7468 Account #: 5474

Parcel ID: 173/ 022/ 000/ 1
 Bldg #: 2

Bldg Name:
 Card #: 2 of 2

LUC: 3320
 Print Date: 3/12/2024 9:36:17 AM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
TURBO REALTY LLC 15 TOLLES ST. SUITE C HUDSON NH 03051		Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		RD		Residential Avg/Fair		2023	3320	540,900	2023	3320	540,900	2022	3320	540,900
		TOPO		UTILITIES			3320	172,500		3320	172,500		3320	172,500
		01	Level	03	Town Water		3320	6,700		3320	6,700		3320	6,700
				02	Town Sewer									
						Total	720,100		Total	720,100		Total	720,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
TURBO REALTY LLC		8688 2333	08-28-2014	Q	I	482,900	00	Grantor: KW TOLLES, LLC,	Appraised Bldg. Value (Card)			401,500
KW TOLLES, LLC		8060 2028	03-02-2009	U	I	456,000	21	Grantor: TOLLES RIVERSIDE LLC,	Appraised Xf (B) Value (Bldg)			139,400
TOLLES RIVERSIDE LLC		8060 2026	02-10-2009	U	I	0	46	Grantor: MILES, JOHN B.	Appraised Ob (B) Value (Bldg)			6,700
KW TOLLES, LLC		7498 2409	07-07-2005	U	I	55,625	52	Grantor: TOLLES RIVERSIDE LLC,	Appraised Land Value (Bldg)			172,500
TOLLES RIVERSIDE LLC		7498 2406	07-07-2005	U	I	12,500	51	Grantor: BURTON, ME	Special Land Value			0
						Total:	720,100	Total:	720,100		Total Appraised Parcel Value	720,100
									Valuation Method		C	

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				VISIT / CHANGE HISTORY								
Parcel ID	173-022-000			Descript	Code	Appraised	Assessed	Date	Id	Type	Is	Cd	Purpost/Result			
Zoning	TR:Town Residential			BLDG	3320	540,900	540,900	12-27-2019	18			46	Ntrespass			
Flood Hazar	AE			LAND	3320	172,500	172,500	03-15-2019	12			39	Check Bp Progress From			
Neigh/Abut1				OB	3320	6,700	6,700	03-20-2018	12			15	Permit Visit			
Neigh/Abut2						Total:	720,100	06-11-2017	09			45	Field Review			
Neigh/Abut3								05-10-2012	09			45	Field Review			
GIS ID	173-022-000	PREV	0055-0001-0000					02-06-2012	09			03	Meas/Inspect			
		Assoc Pid#						03-12-2007	09			02	Measured			
												10-17-2001	00		03	Meas/Inspect

NOTES											
UNIT D .12/19 EXT=AVG. CHG COND TO AVG.											
TOTAL REFUSAL NO MEASURE											

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

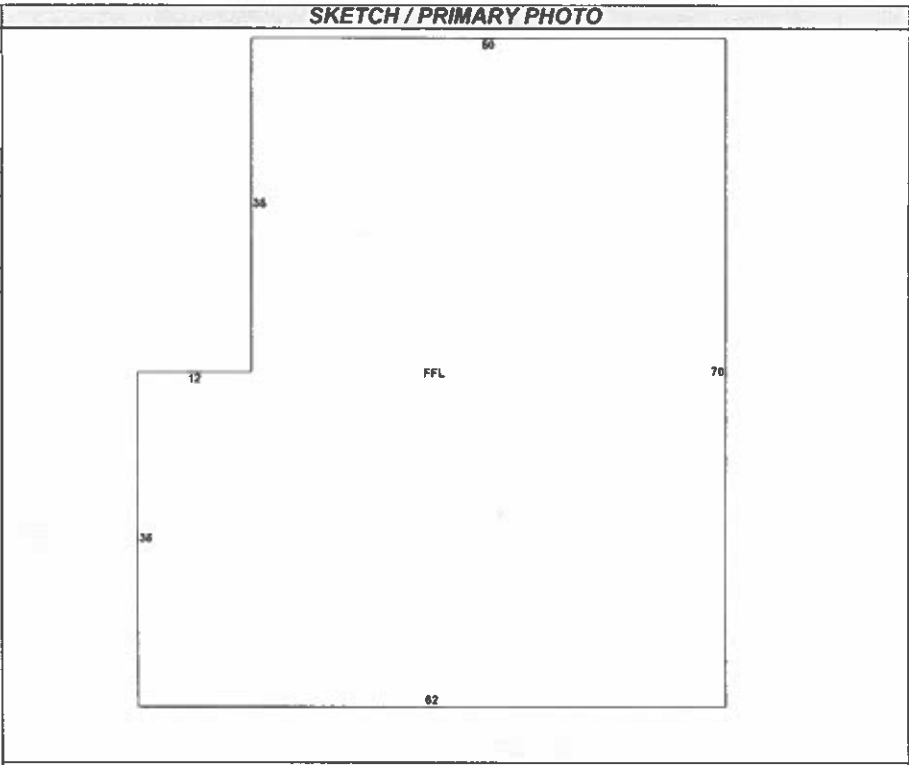
LAND LINE VALUATION SECTION															
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment		Notes	Land Value
2	3320	AUTO REPAIR SHOPS	Site	0.000 AC	0		1.00	0	1.00	RD	0.95				0
Total Card Land Units:				0.000 AC		Parcel Total Land Area:				1.066 AC		Total Land Value:		0	

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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Com/Ind	Frame	01	
Style:	95	Garage/Office	Foundation	06	
Grade	D	Fair	Bsmt Garage	0	
Stories:	1				
# of Units	5				
Wall Height	16.00				
Exterior Wall 1	21	Conc Block			
Exterior Wall 2	06	Stucco			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Interior Wall 1	05	Minimal			
Interior Wall 2	01	Drywall			
Interior Floor 1	12	Concrete			
Interior Floor 2					
Heat Fuel	04	Propane			
Heat Type	07	Unit Heaters			
2nd Heat Type					
AC Percent	0				
Heat/AC					
Full Baths	0				
3/4 Baths	0				
Half Baths	1				
Kitchens	0				
Baths/Plumbing	02	AVERAGE			
Bedrooms	0				
Ceiling/Wall					
Rooms/Partition	L	Light			
% Comn Wall	0.00				
% Heated	100				
# Heat Systems	1				
% Sprinkler					
Frame	01	Wood			

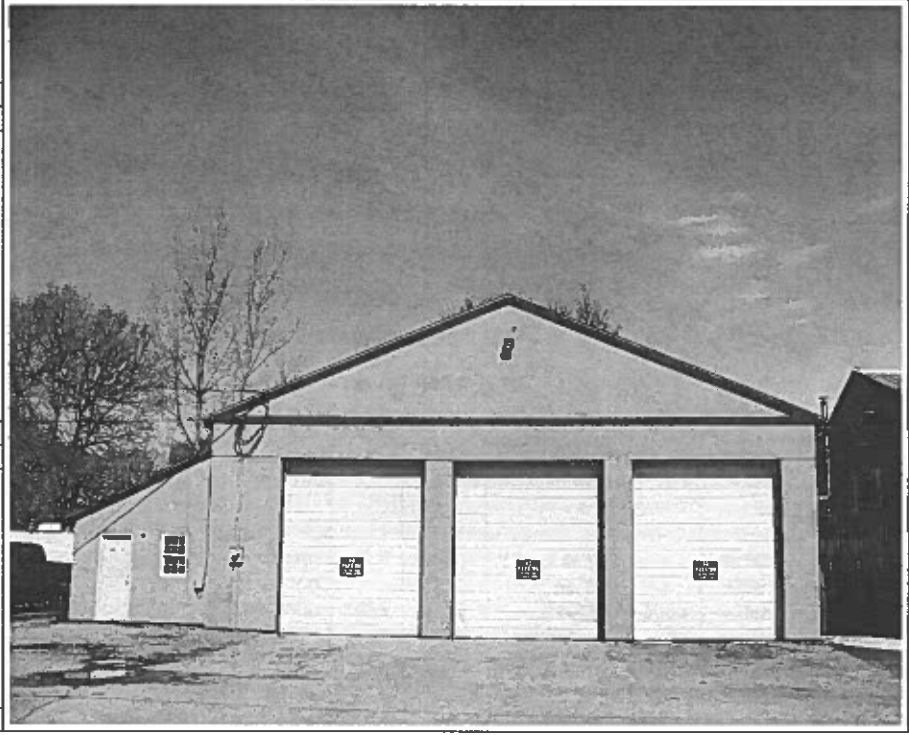
MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR SHOPS	100
		0
		0

COST / MARKET VALUATION	
RCN	185,055
Year Built	1972
Effective Year Built	1988
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	34
Functional Obsol	
External Obsol	10
Trend Factor	1.000
Condition	
Condition %	
Percent Good	56
RCNLD	103,600
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 Price	Yr Blt	Cond.	% Gd	Assd. Value
XFOFC	Office	B	196	SQ. FT	90.00	1972	AV	56	9,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	First Floor, Finished	3,920	3,920	3,920	47.21	185,055
Total SQFT / Sketched Area / Eff Area		3,920	3,920	3,920	Totl Value	185,055



Property Location: 14 TOLLES ST
 Vision ID: 10195 Account #: 4850

Parcel ID: 173/014/000/
 Bldg #: 1

Bldg Name:
 Card #: 1 of 1

LUC: 3320
 Print Date: 3/12/2024 9:42:01 AM

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
TURBO REALTY, LLC 15 TOLLES STREET HUDSON NH 03051		Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		RC		Residential Fair		2023	3320	39,000	2023	3320	39,000	2022	3320	39,000
		TOPO		UTILITIES			3320	138,800		3320	138,800		3320	138,800
				06 Access Only			3320	6,000		3320	6,000		3320	6,000
						Total		183,800		Total		183,800		Total 183,800

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
TURBO REALTY, LLC		8736	1565	03-20-2015	U	I	30,000	18	Grantor: KW TOLLES, LLC, Grantor: TOLLES RIVERSIDE LLC, Grantor: TOLLES RIVERSIDE LLC,	Appraised Bldg. Value (Card)			39,000
KW TOLLES, LLC		8485	2181	10-23-2012	U	I	25,000	24		Appraised Xf (B) Value (Bldg)			0
TOLLES RIVERSIDE LLC		7498	2409	07-07-2005	U	I	55,625	52		Appraised Ob (B) Value (Bldg)			6,000
									Appraised Land Value (Bldg)			138,800	
									Special Land Value			0	
									Total Appraised Parcel Value			183,800	
									Valuation Method			C	

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES					
Parcel ID 173-014-000		Zoning TR:Town Residential		Descript	Code	Appraised		Assessed		adjusted acreage per existing conditions 3-11-09 Zoning Administrator determinati plan filed 11-27-07/reviewed 2009 for a See Parcel Notes for full comment djstments as per plan 36136 /10/08- adj usted acreage per Existing Conditions Pl an filed 9/2/2008 (pg 2 of plan 36136) a nd superior court decree 06-E-0461./Per			
Flood Hazar AE		Neigh/Abut1		BLDG	3320	39,000		39,000					
Neigh/Abut2		Neigh/Abut3		LAND	3320	138,800		138,800					
GIS ID 173-014-000		PREV 0055-0004-0000		OB	3320	6,000		6,000					
Assoc Pid#				Total:		183,800		183,800					

NOTES						VISIT / CHANGE HISTORY					
adjusted acreage per existing conditions 3-11-09 Zoning Administrator determinati plan filed 11-27-07/reviewed 2009 for a See Parcel Notes for full comment djstments as per plan 36136 /10/08- adj usted acreage per Existing Conditions Pl an filed 9/2/2008 (pg 2 of plan 36136) a nd superior court decree 06-E-0461./Per						Date	Id	Type	Is	Cd	Purpost/Result
						05-03-2022	24			45	Field Review
						12-13-2019	18			02	Measured
						06-11-2017	09			45	Field Review
						04-27-2017	09			02	Measured
						02-24-2017	07			80	Income And Expense Requ
						03-25-2014	12			39	Check Bp Progress From
						12-02-2013	01			07	Info Fm Plan
						06-06-2013	01			28	Abate-Grante

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit	Description	Amount	Status	Applicant	SQ ft	Comments	
2016-335-3mg	12-07-2016	MECH	Mechanical	1,000	C				
2016-335-2pl	12-07-2016	PLMG	Plumbing	3,600	C				
2016-335-1el	12-06-2016	MN	Manual	0	C				

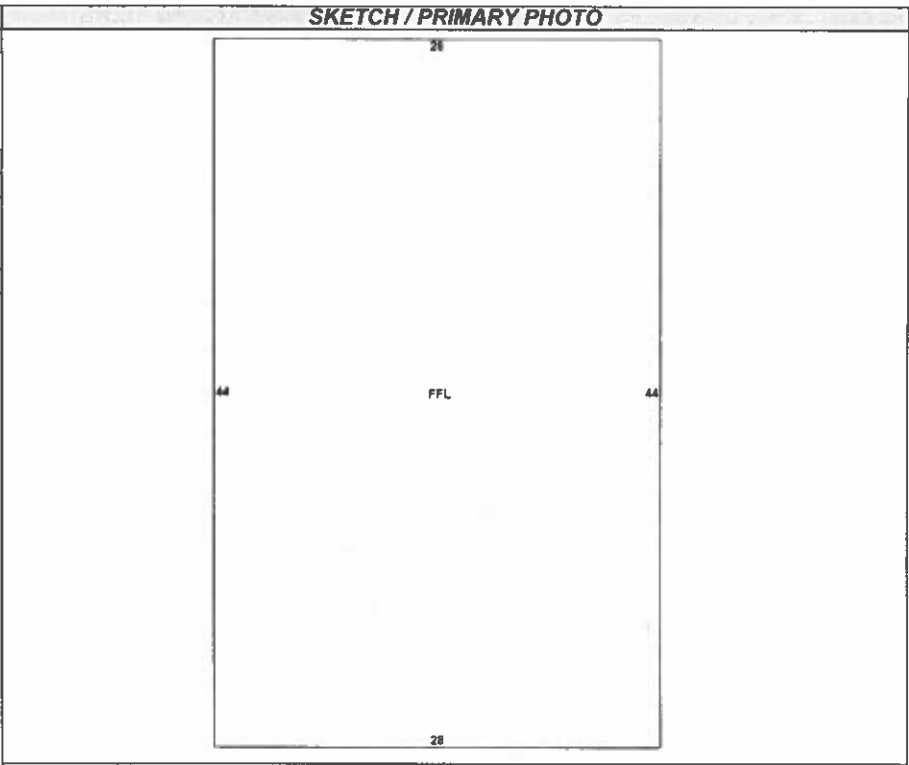
LAND LINE VALUATION SECTION																
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value
1	3320	AUTO REPAIR SHOPS	Site	0.738 AC	170,000		1.22	5	1.00	RC	0.90	Comm Use				138,800
Total Card Land Units:				0.738 AC	Parcel Total Land Area:				0.738	AC	Total Land Value:			138,800		

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

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	94	Com/Ind	Frame	01	
Style:	25	Service Shops	Foundation	06	
Grade	C	Average	Bsmt Garage	0	
Stories:	1				
# of Units	1				
Wall Height	14.00				
Exterior Wall 1	04	Vinyl			
Exterior Wall 2					
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Interior Wall 1	05	Minimal			
Interior Wall 2					
Interior Floor 1	12	Concrete			
Interior Floor 2					
Heat Fuel	06	Wood			
Heat Type	10	Not Ducted			
2nd Heat Type					
AC Percent	0				
Heat/AC					
Full Baths	0				
3/4 Baths	0				
Half Baths	0				
Kitchens	0				
Baths/Plumbing	02	AVERAGE			
Bedrooms	0				
Ceiling/Wall					
Rooms/Partition	L	Light			
% Comn Wall	0.00				
% Heated	100				
# Heat Systems	1				
% Sprinkler					
Frame	01	Wood			

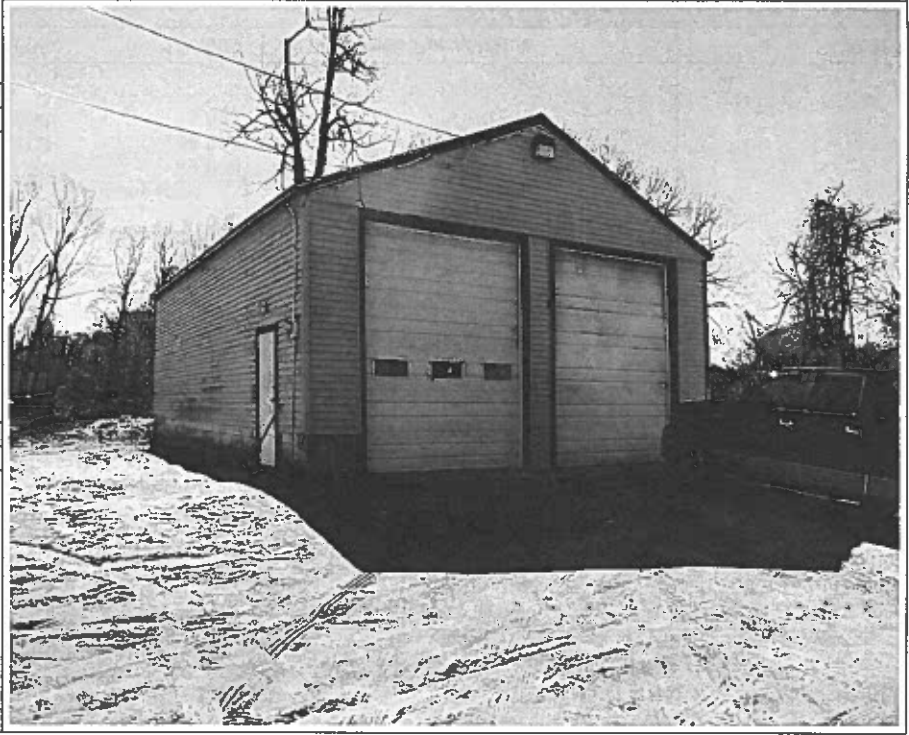
MIXED USE		
Code	Description	Percentage
3320	AUTO REPAIR SHOPS	100
		0
		0

COST / MARKET VALUATION	
RCN	111,311
Year Built	1950
Effective Year Built	1972
Depreciation Code	FR
Remodel Rating	
Year Remodeled	
Depreciation %	50
Functional Obsol	
External Obsol	15
Trend Factor	1.000
Condition	
Condition %	
Percent Good	35
RCNLD	39,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

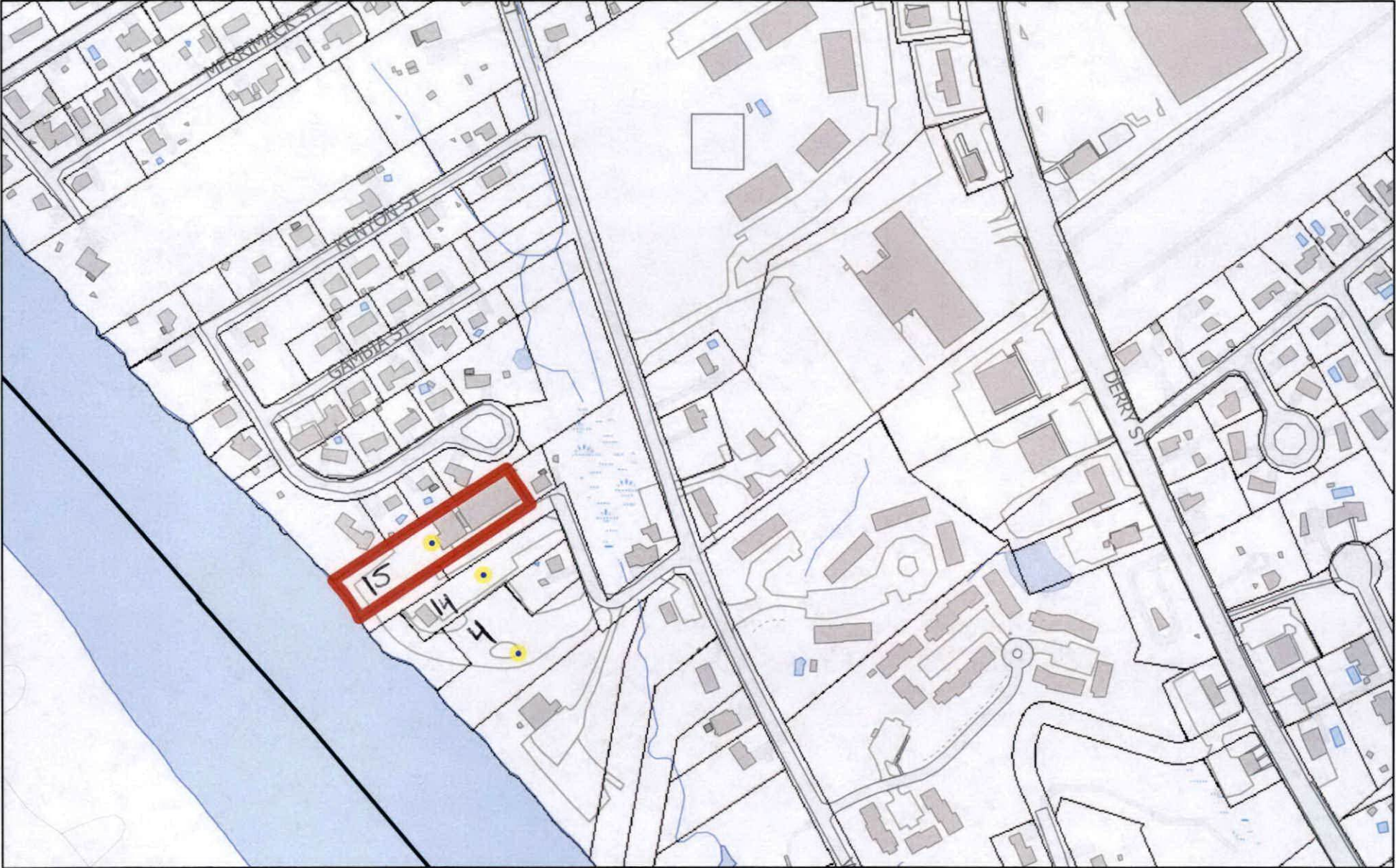


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Price	Yr Blt	Cond.	% Gd	Assd. Value
BOXTR1	Box Trailer As Shed/40 Ft. Un	L	1	UNITS	10000.00	2015	AV	60	6,000

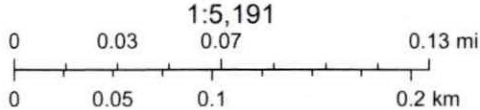
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	First Floor, Finished	1,232	1,232	1,232	90.35	111,311
Total SQFT / Sketched Area / Eff Area		1,232	1,232	1,232	Totl Value	111,311



Letter ANSI A Landscape



1/5/2024



Google Maps

29 Tolles St

15 Tolles Street (Unit D)

4

Hudson, New Hampshire

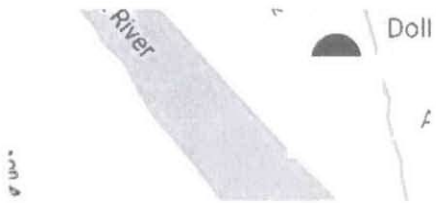
Google Street View

Aug 2019

See more dates



Image capture: Aug 2019 © 2024 Google



Printed
 3/12/2024
 11:53AM
 Created
 3/12/2024
 11:48 AM

Transaction Receipt

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

Receipt# 766,170
 tgoodwyn

<u>Description</u>		<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>	
1.00	Zoning Application- 4/11/24 ZBA Overflow 15 Tolles St Map 173 Lot 022-000 Zone -TR Appeal Admin Decisio	0.00	234.0500	0.00	
			Total:	234.05	
<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
Bruce J. Marshall Law Offices, P.L.L.C	CHECK	CHECK# 1089	234.05	0.00	234.05
			Total Due:		234.05
			Total Tendered:		234.05
			Total Change:		0.00
			Net Paid:		234.05