

TOWN OF HUDSON



Zoning Board of Adjustment

Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

MEETING AGENDA – July 11, 2024

The Hudson Zoning Board of Adjustment will hold a public meeting on Thursday, July 11, 2024, at 7:00 PM in the Hills Memorial Library building located at 18 Library St., Hudson, NH.

There will be an Attorney-Client Session, pursuant to RSA 91-A:2.I.(b) (not open to the public) beginning at 6:15 PM (time amended). The regular meeting will begin immediately after the Attorney-Client Session.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ATTENDANCE
- IV. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. Case 165-021 (07-11-2024): Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests an Appeal from an Administrative Decision for 12-14 Gambia St., Hudson, NH. The applicant is appealing a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 which cites a non-permitted use of a rooming/boarding house in the Town Residence (TR) Zone and requires a variance from the Zoning Board of Adjustment and if approved, site plan approval from the Planning Board. [Map 165, Lot 021, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses and HZO Article III: General Regulations; §334-16.1, Site plan approval]

VI. REQUEST FOR REHEARING: None

VII. OTHER BUSINESS:

VIII. ADJOURNMENT:

Chris Sullivan

Zoning Administrator

Posted: Town Hall, Town Website, Library, Post Office - June 25, 2024

9 Group

effort

back

now, hear?"

16 Candle

part

20 Super

Bowl org.

23 Floral ring

24 Jungfrau,

for one

29 "- -hoo!"

30 Crime lab

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© Puzzles by Pappocom

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

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.

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

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH NH CIRCUIT COURT

9th Circuit - Family Division -Manchester 35 Amherst St Manchester NH 03101-1801 Telephone: 1-855-212-1234 TTY/TDD Relay: (800) 735-2964

https://www.courts.nh.gov **BY PUBLICATION - ABUSE** NEGLECT OF CHILD(REN) TO: NICOLE MISSO LKA: 1061 ELM ST. MANCHESTER, NH 03101

formerly of and now parts unknown Case Number:

656-2024-JV-00181

Preliminary Hearing A petition has been filed, pursuant to RSA 169-C, alleging your child(ren) has(have) been abused/neglected. You are hereby cited to appear at Court, as set forth below, to address the pending petition. If you are named in the petition as the parent alleged to have abused/neglect your child(ren), you are a petitioned parent. If you are not named in the petition as alleged to have abused/neglected your child, you

are a non-petitioned parent.

Date: July 29, 2024 Time: 10:00 AM Time Allotted: 30 Minutes 35 Amherst Street Manchester, NH 03101 Courtroom 302-9th Circuit-**Family Division-Manchester**

CAUTION TO RESPONDENT It is very important that you personally appear in this Court on the date, time and place provided in this notice. If you fail to personally appear, you will be defaulted and will waive your right to object to anv findings made by the Court and orders issued, including but not limited to those made and issued as follows:

• At a Preliminary Hearing, the Court will determine whether there is reasonable cause to find your child(ren) is (are) abused/ne-

• At a Notification of Rights and Consequences hearing for a non-petitioned parent, the Court will inform the parent about the impact of a finding of abuse/neglect on their parental rights;

• At an Adjudicatory Hearing, the Court will determine whether there is sufficient evidence of abuse/neglect of your child(ren) and if so, will make a finding and schedule a dispositional hearing;

• At a Dispositional Hearing, the Court will issue a final order of abuse/neglect and issue orders for the conditions of abuse/neglect that must be corrected by parents.

Further, by failing to appear you will not be able to provide the Court with your current address, and thus the Court will have no ability to notify you of subsequent RSA 169-C hearings.

IMPORTANT RIGHTS

OF PARENTSWHETHER YOU ARE A PETI-TIONED OR NON-PETITIONED

PARENT, IF THE COURT DETER-MINES, OR HAS DETERMINED, THERE IS EVIDENCE YOUR CHILD(REN) IS(ARE) ABUSED/NEGLECTED, THE COURT'S ORDERS WILL AFFECT YOU AND YOUR CHILD(REN) AND MAY AFFECT YOUR PARENTAL RIGHTS, INCLUDING THE POSSI-BILITY THAT YOUR PARENTAL RIGHTS MAY BE TERMINATED. THE POSSIBLE CONSEQUENCES TO YOUR PARENTAL RIGHTS MAY BE REVIEWED BY CLICKING ON THE COURT FORM, "Acknowledgement of Possible Consequences to Parental Rights in Abuse & Neglect Cases" (NHJB-2209-F) at www.courts.nh.gov/our-courts/c ircuit-court/family-division/form

s/juvenile-abuse- and-neglect.

Once you appear, you have the right to oppose the proceedings and to present evidence. Pursuant to RSA 169-C:10, II(a), a petitioned parent has the right to an attorney, and if such parent cannot afford an attorney, an attorney will be appointed by the Court. The Court has the discretion to appoint an attorney for a non-petitioned parent who is a household member, if such parent cannot afford an attorney. In either of these circumstances. please contact the court to obtain a financial affidavit if you wish to request court-appointed counsel. The Court has no statutory authority to appoint an attorney for a non-petitioned parent who is not a household member, however such parent may hire their own attor-

Additional information may be obtained from the Family Division Court identified in the heading of this Citation.

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

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

BY ORDER OF THE COURT June 28, 2024 Mary A. Barton, Clerk of Court

(656950) - Manchester District Office; Henry C. Metz, ESQ (UL - July 3, 10)

> When required to place a legal notice...

New Hampshire Union Leader

and

New Hampshire Sunday News make it easy for you.

Call or email us at 603-668-4321 x 264

legals@unionleader.com

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT **Notice of Public Meeting & Hearing** THURSDAY, JULY 11, 2024

The Hudson Zoning Board of Adjustment will hold a public meeting on Thursday, July 11, 2024 at 7:00 PM in the Hills Memorial Library Building located at 18 Library St., Hudson, NH.

PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. <u>Case 165-021 (07-11-2024)</u>: Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests an <u>Appeal from</u> an Administrative Decision for 12-14 Gambia St., Hudson, NH. The applicant is appealing a Code Enforcement - Notice of Violation Cease & Desist letter dated May 8, 2024 which cites a non-permitted use of a rooming/boarding house in the Town Residence (TR) Zone and requires a variance from the Zoning Board of Adjustment and if approved, site plan approval from the Planning Board. [Map 165, Lot 021, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses and HZO Article III: General Regulations; §334-16.1, Site plan approval]

Chris Sullivan, Zoning Administrator

WONDERWORD

THE BRIDGES OF PITTSBURGH

By DAVID **OUELLET**

Solution: 10 letters

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

IH.	THE BRIDGES OF PHISBURGH Solution: 10 letters									uers				
W	Α	Т	Ε	R	М	Α	Н	G	Ν	Τ	М	R	Τ	В
Ε	Ν	Υ	Α	W	Τ	R	0	F	Ε	R	R	Υ	Ε	U
S	D	F	М	Ε	R	U	Τ	С	U	R	\bigcirc	S	G	1
Ν	Υ	Ε	Υ	D	Α	0	R	L	-	Α	R	\bigcirc	R	L
0	W	R	S	Α	Ν		K	Ν	Α	R		L	0	D
S	Α	Ν	Τ		W	S	Р	Α	M	С	٧	Ε	Ε	$^{\odot}$
R	R	Н	S	R	G	Н	Τ		Τ	Н	Ε	Н	G	Р
Α	Н	0	Υ	С	Α	Ν	G	Ε	Н	W	R	Α	F	Α
С	0	L	Τ	Н	Н	Ν	Τ		Ε	Α	Ε	G	0	Ν
L	L	L	R			Ε	S		Н	L	Ε	Ν	R	Н
Ε	0	0	Ε	L	F		Ν	-	Ε	K	Ν	0	Τ	Α
Н		W	В	L	Ε	L	D	L	Τ	W		Ν	Р	Ν
С	Н	Ε		S	S	Н	Α	Р	Ε	Α	G	0		D
Α	0	Α	L	L	Ε	G	Н	Ε	Ν	Υ	Ν	М	Τ	L
R	0	В	Ε	R	Τ	0	С	L	Ε	M	Е	Ν	Τ	Ε

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Allegheny, Andy Warhol, Arch, Birmingham, Boat, Build, Design, Engineer, Fern Hollow, Ferry, Fort Pitt, Fort Wayne, George, Highway, Hills, Liberty, Maps, Monongahela, Ohio, Panhandle, Rachel Carson, Railroad, Rankin, River, Roberto Clemente, Roebling, Schenley, Shape, Steel, Structure, Transit, Walkway, Water, West Yesterday's Answer: Harvest

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.

GYBXY FBME HJ XLN DQNJQXWVU JBWWBMP JHN LM QPP EQVBOQNU DQNRHM WH ENBOQ? L UHVFR-GLPQM.

Yesterday's Cryptoquip: I IMAGINE A COMICAL JANITOR HIDING IN A CLOSET MIGHT SUDDENLY JUMP OUT AND CRY "SUPPLIES!"

Today's Cryptoquip Clue: P equals G

Bridge

Steve Becker

Guessing situations arise quite often, but a player is expected to guess right most of the time. There is nothing extraordinary about being right more often than not; it is largely a matter of approaching each problem, as it arises, in a rational fashion.

Assume you're in seven notrump in today's deal and West leads a diamond. You can count 12 top tricks, and the problem is to find a 13th. If you could see where the queen of clubs was located, your task would be simple, but since you're not playing with

South dealer. Both sides vulnerable. **NORTH ♠** A J 10 3 **♥** A 8 ♦ A Q 5 **♣**A J 10 4 WEST **EAST ♦**942 **♦**875 ♥J732 **♥**Q95 ♦9874 **♦** 6 3 **♣**Q982 **♣**653 **SOUTH ♦** K Q 6

♥ K 10 6 4 ♦ KJ 10 2 **♣**K 7 The bidding: East South West North 7 NT Pass 1 NT Opening lead — nine of diamonds.

Jumbles: UNITY

GROOM

Answer: He paid to have his coin collection appraised

and was hoping to get his - MONEY'S WORTH

glass cards, you must try to figure out which opponent has the queen or is at least more likely to have it. There is not much information available at the start, so you should try to learn everything you can about the opponents' hands before attempting a club finesse in either direction.

Accordingly, you cash four diamond tricks and four spade that West started with four diamonds and three spades, and that East started with two diamonds and three spades.

You still can't be absolutely certain about the location of the queen of clubs, but you should play East for it. Why? Because West started with six unknown cards that might include the queen, while East started with eight unknown cards that might include the

queen. The odds are therefore 8 to 6 that East has the queen, so you should lead the ten of clubs from dummy at this point and finesse. As it happens, the percentage play succeeds, and you make the grand slam.

It would not be fair to call this just a lucky guess. It would be much more accurate to call it an educated guess.

> **Tomorrow:** Forever young.

Crossword

Eugene Sheffer



Horoscope

Eugenia Last

IF BORN ON THIS DATE: Spice your chance to connect with somethings up this year by taking a one who can offer a unique perunique approach to improving lifestyle and romance. Stop thinktricks. In the process, you learn ing about your dreams, hopes and wishes, and implement the changes that make you feel passionate. Your numbers are 9, 17, 24, 29, 33,

Birthdate of: Olivia Munn, 44; Andrea Barber, 48: Shawnee Smith, 55; Montel Williams, 68.

ARIES (March 21-April 19)

Your creative imagination will encourage you to follow your heart and to enjoy what life offers. You can't please everyone, but make a point to please yourself.

TÁURUS

(April 20-May 20) Applied pressure may motivate you, but before you act, get your facts straight and your plans in place. Too much of anything will

GEMINI

turn into something costly.

(May 21-June 20) Verify and rectify your plans

based on research and discovery. Don't trust secondhand information or ads that promise the impossible. **CANCER**

(June 21-July 22) Making a change will enhance spective regarding how you use your skills and experience to gain leverage. LE₀

(July 23-Aug. 22) Try something new, do things

differently and let your creative imagination lead the way. Head in a direction that will provide excitement and enrich your life. **VIRGO**

(Aug. 23-Sept. 22)

Take note of what others do before you take on too much or get involved in something for the wrong

LIBRA (Sept. 23-Oct. 22)

Before you go to extremes to satisfy your whims, take it upon yourself to research and figure out what's best for you and, more importantly, what you want.

> **SCORPIO** (Oct. 23-Nov. 21)

All work and no play will drag you down. Make plans to get together with someone who makes you think and challenges you mentally, physically or emotionally.

SAGITTARIUS (Nov. 22-Dec. 21)

Talk the talk and walk the walk. How you handle situations will turn into your calling card. Make your presence felt and your fairness welcomed by those you deal with, and everything will fall into place.

CAPRICORN (Dec. 22-Jan. 19)

Welcome change and embrace new beginnings. Think outside the box, and dazzle everyone with your ingenuity and candor. Romance is in the stars.

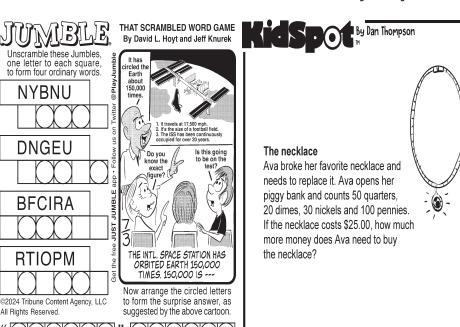
AQUARIUS (Jan. 20-Feb. 18)

Put your energy and power where it brings the highest returns. Rearrange your space, and you'll make substantial gains due to efficiency.

PISCES (Feb. 19-March 20)

Stop, evaluate and avoid excess. Make self-improvement your goal instead of trying to change others. Once you are happy with yourself, you'll know who you want in your life and who you want to set free.

00.8\$:SNA



(Answers tomorrow)

SHADOW HARDER

HUDSON ZONING BOARD OF ADJUSTMENT

APPEAL OF ADMINISTRATIVE DECISION WORKSHEET

On 07/11/2024, the Hudson Zoning Board of Adjustment heard Case 165-021, pertaining to a request by Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA for an Appeal from an Administrative Decision for 12-14 Gambia St., Hudson, NH. The applicant is appealing a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 which cites a non-permitted use of a rooming/boarding house in the Town Residence (TR) Zone and requires a variance from the Zoning Board of Adjustment and if approved, site plan approval from the Planning Board. [Map 165, Lot 021, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses and HZO Article III: General Regulations; §334-16.1, Site plan approval]

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 a interpretation based on the evidence process of the evidence pro	
Signe		Member of the Hudson ZBA	Date
Print	Name: _		



TOWN OF HUDSON

Land Use Division

> Zoning Administrator Staff Report Meeting Date: July 11, 2024



Case 165-021 (07-11-2024): Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests an Appeal from an Administrative Decision for 12-14 Gambia St., Hudson, NH. The applicant is appealing a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 which cites a non-permitted use of a rooming/boarding house in the Town Residence (TR) Zone and requires a variance from the Zoning Board of Adjustment and if approved, site plan approval from the Planning Board. [Map 165, Lot 021, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses and HZO Article III: General Regulations; §334-16.1, Site plan approval]

Address: 12 & 14 Gambia Street
Zoning District: Town Residence (TR)

Summary:

The applicant is asking for an appeal from an administrative decision from a letter dated May 8, 2024, titled Notice of Violation and Cease and Desist.

Time Line of Events:

The Code Enforcement Department was notified On May 8th by some residents. The neighbors noticed that there seemed to be a group of people moving into the residence at 12-14 Gambia. St. After further investigation the Code Enforcement Department determined that the residence was being used as a rooming house.

A rooming house as defined by the State Life Safety Code." 3.3.173 Lodging or Rooming House. A building or portion thereof that does not qualify as a one- or two-family dwelling, that provides sleeping accommodations for a total of 16 or fewer people on a transient or permanent basis, without personal care services, with or without meals, but without separate cooking facilities for individual occupants. (SAF-RES)"

After confirming that this use at this residence was not permitted, a Notice of Violation and Cease and Desist was sent to the property owner Keystone Estates LLC. Per The Hudson Town Ordinance, §334-21 Table of Permitted Principal Uses does not mention Rooming Houses or boarding houses. In this case, they are considered not permitted. Per this section, the Town Residence District only allows single-family homes. Using the residence as a rooming house is prohibited in the Town Residence (TR) district without proper permits and Zoning Board of Adjustment and Planning Board approvals. On June 7, 2024, Attorney Andrew Tine dropped off the Administrative Appeal to the Hudson Town Hall.

Property Description:

The Town of Hudson records indicate these parcels are an existing of record. The lot is 15,246 sq. ft. where 10,000 is required in the (TR) district, the property consists of a single-family home constructed in 1940. It also has a detached garage that was built in 1970

In-House comments:

Town Engineer:

The applicant shall prove that there are adequate on-site parking spaces for each current tenant and future ones.

The current driveway width is approximately 80 feet while our regulation calls for 50 foot width. The property is currently served by a private well.

Inspectional Services/Fire Dept.:

The proposed Rooming House needs to conform to the State Adopted Building Adopted Fire Code. Inspectional Services shall be allowed to perform a Life Safety Inspection of the property.

Town Planner:

An establishment in which individuals exchange money for goods and/or services is a business. A building in which individuals pay for rooms by the month but share communal facilities and spaces is by common definition a boarding house. Considering that the operation is a boarding house and business by definition, the applicant is required to apply to and receive approval from the Planning Board for a Site Plan per §334-16.

The only residential uses permitted in the TR zoning district are single-family residences, housing for older persons (with Town water and sewer), and assisted living facilities. See Table of Permitted Uses. The Hudson Zoning Ordinance does not permit rooming houses. The only similar land uses that are permitted are hotels/motels and bed-and-breakfasts, which are not permitted in the TR zoning district. Id.

Hudson Zoning Ordinance § 334-6 defines the term "dwelling unit" as "[o]ne or more rooms arranged for living, sleeping and cooking purposes with sanitary facilities for the use of one or more individuals living as a single housekeeping unit."

In reaching my conclusion, I determined that a "dwelling unit" which consists of a "single housekeeping unit" contemplates a permanent residence, rather than, a transient/short-term living arrangement, such as a rooming house, boarding house, bed-and-breakfast, hotel/motel, Airbnb, or similar transient living arrangement.

To the extent that the applicant seeks a reasonable accommodation to permit a rooming house, it is my view that the appropriate mechanism to allow that use would be with a variance from the ZBA, as well as, site plan review and approval from the Planning Board.

History/Attachments:

AERIAL / PHOTOS

A: Aerials: 2024

ZONING BOARD ACTION

B: Letter: Notice of Violation- Cease and Desist (5-8-24)

OTHER SUBMITTALS:

C: Email: Department of Health and Human Services (6-24-24)

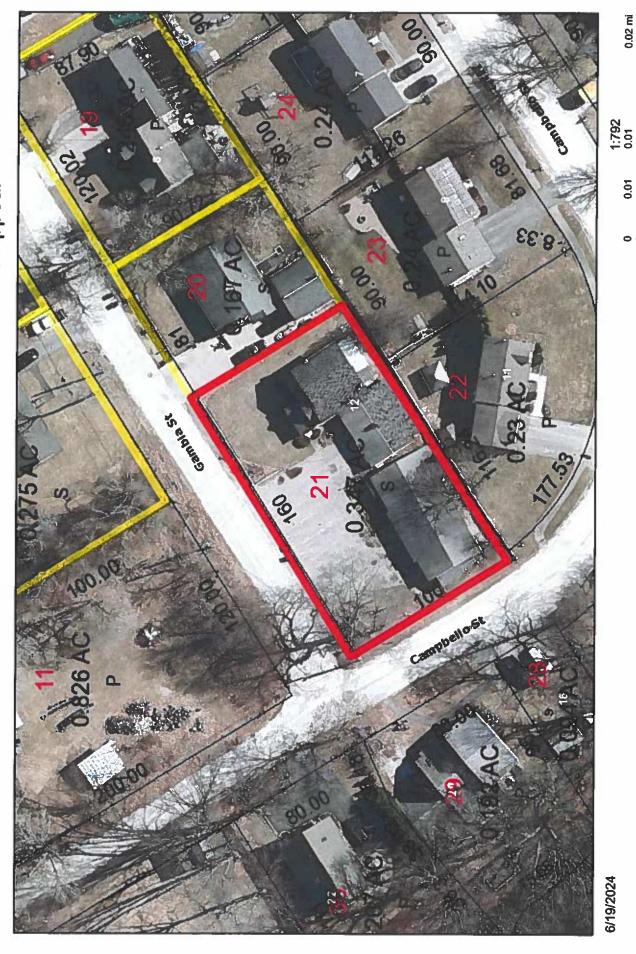
DEPARTMENTAL COMMENT SHEETS

D: Engineering - Request for Request of review (6-21-24)

E: Inspectional Services/Fire Dept. Request of review (6-21-24)

F: Planning - Request of review (6-21-24)

Case# 165-021 12-14 Gambia St - Administrative Appeal



0.02 mi

0.01

0

0.03 km

0.01

0.01







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

Notice of Violation Cease and Desist

May 8, 2024

Sent Via First Class and Certified Mail #9589 0710 5270 0646 5631 40

Keystone Estates, LLC Attn: Brendan Burke, Manager 343R High Street Hingham, Massachusetts 02043

Keystone Estates, LLC Attn: Registered Agents, Inc., Registered Agent 84 W. Broadway, Suite 200 Derry, New Hampshire 03038

RE: 12 & 14 Gambia Street, Hudson, NH Hudson Tax Map 165, Lot 021-000

Dear Mr. Burke:

I understand Keystone Estates, LLC, recently acquired the above-referenced property, on or about April 15, 2024, per the records at the Hillsborough County Registry of Deeds. The property is located within the Town Residence ("TR") Zoning District according to the Hudson Zoning Ordinance ("HZO"). The currently approved use for the property is single-family residential.

Per the records of the NH Secretary of State's Office, I understand that Keystone Estates, LLC, is in the business of real estate rental and leasing.

On May 8, 2024, I spoke with an individual who identified himself as Mitch Cabral, the manager of the property. I was informed that individual rooms within the property are being rented on a short-term basis (6 months to 1 year). I was further advised that the tenants pay rent by the week. It is my understanding that there are currently seven (7) tenants.

According to the HZO § 334-20, only the land uses listed in the Table of Permitted Uses are allowed. "Any uses not specifically listed in the Table of Permitted Principal or Accessory Uses are hereby expressly prohibited." *Id.* According to HZO § 334-21 and the Table of Permitted Uses,

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





the only residential uses permitted in the TR Zoning District are single-family residences, housing for older persons, and assisted living facilities.

It is my zoning determination that the rental use of the property, as it was described to me, would be considered a rooming house or a board housing. Rooming houses and boarding houses are not a permitted use of the property, and therefore, the current use of the property is in violation of the HZO.

In order to use the property as a rooming house or a boarding house, a variance is required from the Hudson Zoning Board of Adjustment. In addition, should a variance be approved for the property, site plan approval will also be required from the Hudson Planning Board, per HZO 334-16.1.

The property is also in violation of State Fire Code going from a single family home to a rooming house. If the application is approve at the Zoning Board and Planning Board you would need to pull a building Permit and Corticated of Occupancy Permit from Inspectional Services per HZO 334-16

You are hereby instructed to cease and desist the illegal use of the property. Should you wish to utilize the property as a rooming house or boarding house, you must obtain the necessary permits from the Town of Hudson, including a variance from the Zoning Board of Adjustment, and an approved site plan from the Planning Board.

Please be further advised that continued violations of the HZO from this point forward shall be subject to civil fines and penalties of \$275.00 for the first offense, and \$550.00 for subsequent offenses, for each day that the violation continues, and reimbursement of the Town's costs and reasonable attorney's fees actually expended in pursuing the legal action. See RSA § 676:17.

Sincerely,

Chris Sullivan

Zoning Administrator/Code Enforcement Officer Hudson Fire Department - Inspectional Services Division 12 School Street Hudson, NH 03051 (603) 816-1275

csullivan@hudsonnh.gov

cc: Public Folder
Brook Dubowik
Inspectional Services
Town Counsel

File

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



Sullivan, Christopher

From:

KELLER, LINDY < Lindy.S.Keller@dhhs.nh.gov>

Sent:

Monday, June 24, 2024 4:39 PM

To:

DHHS: Recovery Housing; Sullivan, Christopher

Subject:

RE: Sober House in Hudson

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

Chris,

There are no Recovery Houses in Hudson on the State Registry of Recovery Houses nor are there any on the list of certified Recovery Houses. Houses need to be certified in order to be on the State Registry.

The state registry can be found at nhvregistry.pdf
The list of certified recovery houses is at Certified NHCORR Residences | nhcorr

Lindy Sue Keller Resources and Development Administrator NH DHHS Bureau of Drug and Alcohol Services 603-271-6114 JUN 2 & 2024
LAND USE DIVISION
ZONING DO

1

If you or someone you know is experiencing an addiction-related crisis, call 211.

Statement of Confidentiality: This communication, along with any attachments, may contain confidential and legally privileged information. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, use or copying of this message is strictly prohibited. If you received this message in error, please reply immediately to the sender and delete this message.

From: DHHS: Recovery Housing < recoveryhousing@dhhs.nh.gov>

Sent: Monday, June 24, 2024 8:52 AM

To: Sullivan, Christopher <csullivan@hudsonnh.gov>; DHHS: Recovery Housing <recoveryhousing@dhhs.nh.gov> Cc: KELLER, LINDY <Lindy.S.Keller@dhhs.nh.gov>; DHHS: Recovery Housing <recoveryhousing@dhhs.nh.gov>

Subject: RE: Sober House in Hudson

Hi Chris,

Looking at our directory, there isn't a recovery house in Hudson.

Our listing on Recovery Support Services | New Hampshire Department of Health and Human Services (nh.gov) is always up to date.

Lindy, adding you in, is there another list where a sober house would be listed that I don't know about?

Best,



Sullivan, Christopher

From: DHHS: Recovery Housing <recoveryhousing@dhhs.nh.gov>

Sent: Monday, June 24, 2024 8:52 AM

To: Sullivan, Christopher; DHHS: Recovery Housing
Cc: KELLER, LINDY; DHHS: Recovery Housing

Subject: RE: Sober House in Hudson

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

Hi Chris,

Looking at our directory, there isn't a recovery house in Hudson.

Our listing on <u>Recovery Support Services | New Hampshire Department of Health and Human Services (nh.gov)</u> is always up to date.

Lindy, adding you in, is there another list where a sober house would be listed that I don't know about?

Best,

Elizabeth

1

From: Sullivan, Christopher <csullivan@hudsonnh.gov>

Sent: Friday, June 21, 2024 8:47 AM

To: DHHS: Recovery Housing <recoveryhousing@dhhs.nh.gov>

Subject: Sober House in Hudson

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

Has a sober house in Hudson Registered with the State of NH. The house is on 12-14 Gambia St.?

Thank you

Chris Sullivan

Zoning Administrator

Town of Hudson
12 School Street
Hudson, NH 03051
603-816-1275 (Direct)
603-594-1142 (Fax)



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

REQUEST FOR REVIEW/COMMENTS:

Case: 165-021 (07-11-24) (Appeal from an Property Location: 12-14 Gambia Street Administrative Decision)

	For Town Use						
	Plan Routing Date: 06/20/2024 Reply requested by: 06/26/2024 ZBA Hearing Date: 07/11/2024						
	I have no comments I have comments (see below)						
	EZD Name: Elvis Dhima, P.E. Date: 06/21/2024						
	(Initials)						
:	DEPT: Town Engineer Fire/Health Department Associate Town Planner						
`							
	oplicant shall prove that there are adequate on site parking spaces for each current						
	nant and future ones. ne current driveway width is approximately 80 feet while our regulation call for 50						
fo	ot width.						
Tŀ	ne property is currently served by a private well.						



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

REQUEST FOR REVIEW/COMMENTS:

Case: 165-021 (07-11-24) (Appeal from an Property Location: 12-14 Gambia Street Administrative Decision)

	For Town Use
F	Plan Routing Date: 06/20/2024 Reply requested by: 06/26/2024 BA Hearing Date: 07/11/2024
_	I have no comments I have comments (see below)
	DRH Name:David Hebert Date: 06/21/2024
	Town Engineer Fire/Health Department Associate Town Planner
 See	attached comments
ı	







INSPECTIONAL SERVICES DIVISION





911 603-886-6005 603-594-1142 Scott Tice Chief of Department

TO: Christopher Sullivan Zoning Administrator

FR: David Hebert Fire Marshal

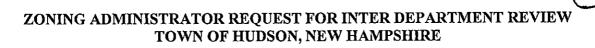
DT: June 21, 2024

RE: 12 Gambia Street

The proposed Rooming House needs to conform to the State Adopted Building and Fire Code.

Inspectional Services shall be allowed to perform a Life Safety Inspection of the property.

David Hebert Fire Marshal



REQUEST FOR REVIEW/COMMENTS:

Case: 165-021 (07-11-24) (Appeal from an Property Location: 12-14 Gambia Street Administrative Decision)

	For Town Use
	Plan Routing Date: 06/20/2024 Reply requested by: 06/26/2024 ZBA Hearing Date: 07/11/2024
	I have no comments I have comments (see below)
	BWG Name:Benjamin Witham-Gradert Date: 06/21/2024
	DEDT. Town Engineer Fire/Health Department Associate Town Planner
a cc Cc ap	n establishment in which individuals exchange money for goods and/or services is business. A building in which individuals pay for rooms by the month but share ammunal facilities and spaces is by common definition a boarding house. Onsidering that the operation is a boarding house and business by definition, the oplicant is required to apply to, and receive approval from the Planning Board for a lite Plan per §334-16.1.
	•



APPLICATION FOR APPEAL FROM AN ADMINISTRATIVE DECISION

Map:

Keystone Estates, LLC

Brendan Burn

343R High Street, Hingham, MA 02043

617-755-5770 c/o Andrew Tine, Esq. (Work)

JUN 0 7 2024

LAND USE DIVISION ZONING DEPT.

Name of Applicant

Telephone Number

(Home Mailing

To: Zoning Board of Adjustment Town of Hudson Entries in this box are to be filled out by Land Use Division personnel

Case No. 165 - 021(07 - 11 - 24)Date Filed 6/7/2024

> 021-000 Zoning District:

Brender Brenke		6/5/24	
Branden Bunke	Date	6/5/24	
Signature of Property-Owner(s)	Date		
be deemed appropriate by the ZBA. The owner(s) release(s) are			w or
meeting, examinations, surveys, tests and/or inspections conduction with this application. If you are not the property owner, you must provide write owner(s) to confirm that the property owner(s) are allowing you	cted on his/her (the ten documentation ou to speak/represe	ir) property in connec a signed by the prop nt on his/ her/ their be	etion
neeting, examinations, surveys, tests and/or inspections conduction this application. If you are not the property owner, you must provide write owner(s) to confirm that the property owner(s) are allowing your that you have permission to seek the described Appeal From Items in this box are to be filled out by	ten documentation ou to speak/represe m An Administrati	ir) property in connect signed by the propert on his/her/their be ve Decision.	erty chalf
meeting, examinations, surveys, tests and/or inspections conduction with this application. If you are not the property owner, you must provide write the owner(s) to confirm that the property owner(s) are allowing your that you have permission to seek the described Appeal From Items in this box are to be filled out by COST: Application fee (processing, advertising & recording the conduction of the conduc	ten documentation ou to speak/represe m An Administrati Land Use Divis	ir) property in connect is signed by the property in on his/her/their be ve Decision. sion personnel received: 6/7/2	erty ehalf
neeting, examinations, surveys, tests and/or inspections conduction with this application. If you are not the property owner, you must provide write owner(s) to confirm that the property owner(s) are allowing your that you have permission to seek the described Appeal From Items in this box are to be filled out by COST: Application fee (processing, advertising & recording Abutter Notice:	ten documentation ou to speak/represe m An Administrati Land Use Divi Date: ag) (non-refund: \$ 5.08 = \$0.68 =	ir) property in connect is signed by the property in on his/her/their be ve Decision. sion personnel received: 6/7/2	erty chalf
Application fee (processing, advertising & recording Abutter Notice: Direct Abutters x Certified postage rate Indirect Abutters x First Class postage rate	ten documentation ou to speak/represe m An Administrati Land Use Divi Date: ag) (non-refund: \$ 5.08 = \$0.68 =	ir) property in connect is signed by the property in on his/her/their betwee Decision. sion personnel received: $6/7/2$ able): \$ 185.00 \$ 55.8 \$ 7.4	erty chalf

Other

Engineering ___ Fire Dept. ___ Health Officer

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





OWNER AUTHORIZATION

Keystone Estates, LLC, hereby authorizes Andrew J. Tine, Esq. to act on our behalf with respect to appealing the cease and desist letter dated May 8, 2024 to the ZBA/ Town of Hudson, NH.

Andrew J. Tine, Esq. is authorized to sign and submit to the ZBA/Town any necessary documents in relation to the appeal of the cease and desist letter.

Dated this__ day of June 2024.

Brenden Burke.
For Keystone Estates, LLC, by its Manager

Printed Name: 13rendan Burke.

OWNER AUTHORIZATION

Keystone Estates, LLC, hereby authorizes Andrew J. Tine, Esq. to act on our behalf with respect to appealing the cease and desist letter dated May 8, 2024 to the ZBA/Town of Hudson, NH. Andrew J. Tine, Esq. is authorized to sign and submit to the ZBA/Town any necessary documents in relation to the appeal of the cease and desist letter.

D - 41	A 8. F.					2024
Dated	tnis	<u>)</u>	aay	OT	June	2024.

For Keystone Estates, LLC, by its Manager

Printed Name: Brendan Burke

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.

A 12		
Applicant		Staff
Initials	Please review the application with the Zoning Administrator or staff.	Initials
	riease review the application with the Zonnig Administrator or start.	10
de	The applicant must provide the original (with wet signatures) of the complete filled-	TG
<u> (CSP)</u>	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)	
_	one of the discontinue approach packet, (1 aper emps, no surpres)	
60 A	A separate application shall be submitted for each request, with a separate	17
	application fee for each request i.e.: Variance, Special Exception, Home Occupation	10-
	Special Exception, Appeal from an Administrative Decision, and Equitable Waiver	
	but only one abutter notification fee will be charged for multiple requests. If paying	
	by check, make the check payable to the Town of Hudson.	
<u> </u>	If the applicant is not the property owner(s), the applicant must provide to the Town	76 /
	written authorization, signed and dated by the property owner(s), to allow the applicant	e origina
	or any representative to apply on the behalf of the property owner(s).	OA-pend
	(NOTE: if such an authorization is required, the Land Use Division will not process the	
۵.	application until this document has been supplied.)	
M	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5)	TG
<u> </u>	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.)	
BA	OTO A OCUMPONI PARTICIPANT OF THE PARTICIPANT OF TH	T7_
	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks	10
	and use variances, the application must include a GIS location plan with dimensions	
	pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website:	
	https://www.hudsonnh.gov/community-development/page/gis-public-use	
(4)		77-
	Provide a copy of all single sided pages of the assessor's card.	16
	(NOTE: these copies are available from the Assessor's Office)	
\mathcal{O}	A come of the Zening Administrator's commenced and confirm in side and a state	16
	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.	
,	adana man of atmoner to your appropries.	1.
No	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit ma	n h/H
	be required. WCD Impact? Y or N (circle one). If yes, submit an application to the	
	Planning Board	

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).

					.1.		
a)	The plot plan shall be drawn to scale on an 8 ½" x 11" or pointing arrow shown on the plan.	11" x 17"	sheet with	a North	MA		
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 pr	reparer, wit	h his/her/th	neir seal.			
d)	The plot plan shall include lot dimensions and bearings, with any rights-of-way and their widths as a minimum, ar copy of the GIS map of the property. (NOTE: A copy of the GIS map can be obtained by visiti https://www.hudsonnh.gov/community-development/page	nd shall be	accompan	ied by a			
e)	The plot plan shall include the area (total square footage), other wetland bodies, and any easements (drainage, utility	all buffer		eams or			
f)	The plot plan shall include all existing buildings or other dimensions and the distances from the lot lines, as well as	structures,			-		
g)	The plot plan shall include all proposed buildings, structu "PROPOSED," together with all applicable dimensions at	res, or add	litions, mar		-		
h)	The plot plan shall show the building envelope as defined by the zoning ordinance.			s required	-		
i)	The plot plan shall indicate all parking spaces and lanes, v	vith dimen	sions.		TB		
The applicat	nt and owner have signed and dated this form to show h	is/her awa	areness of	these requ	uirements.		
THIS PERT	AINS TO USE - NO CERTIFIED PLOT PLAN REQUIRE).	E 10.4				
Brend	on Buske	6/:	5/24				
Signature of A		Date					
Brend	an Burke	6/	5/24	_ Date			
Signature of P	roperty Owner(s)						

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
165	11	*Include Applicant & Owner(s) Gail & Stanley Kazouskas	18 Kenyon Street, Hudson, NH 03051
165	12	Donna Thorn Thorn Rev Trust of 2013	12 Grouse Lane, Litchfield, NH 03052
165	21	William R. Jubinville	10 Gambia Street, Hudson, NH 03051
165	22	Alyssa & Kurt Cabezas	11 Campbello Street, Hudson, NH 03051
165	23	Beatriz Jauregui. TR Jose A. Urrutia, TR	9 Campbello Street, Hudson, NH 03051
165	28	Jo-Ann Ellison	20 Campbello Street, Hudson, NH 03051
165	29	Jo-Ann Ellison Rebecca Davani	20 Campbello Street, Hudson, NH 03051
165	30	Anne-Marie Lombardi Melissa Gikas	22 Campbello Street, Hudson, NH 03051
173	19	Jacqueline & Richard Suter	12 Campbello Street, Hudson, NH 03051
165	21	Keystone Estates, LLC	84 W Broadway Suite 200 Derry, NH 03038
Applic	eant Legal Rep.	Andrew J. Tine, Esq. Law Office of Andrew J. Tine	18 Maple Ave, Barrington, RI 02806
	-		

Applicant

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)

LOT	NAME OF PROPERTY OWNER	MAIL DIG ADDDEGG
	NAME OF PROPERTY OWNER	MAILING ADDRESS
10	Donna & Paul Thorn	12 Grouse Lane, Litchfield, NH 03052
13	Nicole Dobek	9 Gambia Street, Hudson, NH 03051
14	Linda & William Maciel	7 Gambia Street, Hudson, NH 03051
18	Diane & Damon Gillespie	6 Gambia Street, Hudson, NH 03051
19	Debra & Brian Cabral	8 Gambia Street, Hudson, NH 03051
24	Steven Katsos Theresa Katsos	7 Campbello Street, Hudson, NH 0305
25	Diane Balboni Randy Allen	5 Campbello Street, Hudson, NH 0305
27	Erin Jenkins Eric Maitland	6 Campbello Street, Hudson, NH 0305
31	Brian Bright Bright Living Trust	26 Campbello Street, Hudson, NH 030
20	Meredith & Larry Rackliff	10 Campbello Street, Hudson, NH 0305
21	Michael Ouellette Gabrielle McNulty	Campbello Street, Hudson, NH 0305
	10 13 14 18 19 24 25 27 31 20	10 Donna & Paul Thorn 13 Nicole Dobek 14 Linda & William Maciel 18 Diane & Damon Gillespie 19 Debra & Brian Cabral 24 Steven Katsos Theresa Katsos 25 Diane Balboni Randy Allen 27 Erin Jenkins Eric Maitland 31 Brian Bright Bright Living Trust 20 Meredith & Larry Rackliff 21 Michael Ouellette

USPS-Verified Mail

ENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	HOOL STREET US POSTAL SERVICE - CERTIFIED MAIL	
ENDER.		Name of Addressee, Street, and post	Map 165/Lot 021-000 1 of 1
	ARTICLE NUMBER	office address	07/11/2024 ZBA Meeting
9589 07	20 5270 0646 5619 86	KEYSTONE ESTATES, LLC; BRENDAN BURKE, MGR.	APPLICANT/OWNER NOTICE MAILED
		84 W BROADWAY SUITE 200 DERRY, NH 03038	A.
9589 0	710 5270 0646 5619 93	ANDREW J TINE, ESQ. LAW OFFICES OF ANDREW J. TINE	APPLICANT/OWNER NOTICE MAILED
		18 MAPLE AVENUE; BARRINGTON, RHODE ISLAND 02806	
9589 0	710 5270 0646 5620 06	KAZLOUSKAS, STANLEY & GAIL	ABUTTER NOTICE MAILED
		18 KENYON STREET, HUDSON, NH 03051	
9589 07	710 5270 0646 5620 13	THORN, DONNA I., TR.; THORN REV TRUST OF 2013	ABUTTER NOTICE MAILED
		12 GROUSE LANE, LITCHFIELD, NH 03052	
9589 07	10 5270 O646 5620 20 OF	JUBINVILLE, WILLIAM R., JR.	ABUTTER NOTICE MAILED
		10 GAMBIA ST., HUDSON, NH 03051	ADVISOR NOTICE MALLED
9589 07	710 5270 0646 5620 37	CABEZAS, KURT & ALYSSA P.	ABUTTER NOTICE MAILED
TELEVISION NEWS		11 CAMPBELLO ST., HUDSON, NH 03051 JAUREGUI, BEATRIZ, TR.;	ABUTTER NOTICE MAILED
7 9589 0	710 5270 0646 5620 44	URRUTIA, JOSE ALEJANDRO, TR.	
		9 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9589 0	710 5270 0646 5620 51	ELLISON, JO-ANN M.	ABOTTER NOTICE MAILED HUD
		20 CAMPBELLO ST., HUDSON, NH 03051 ELLISON, JO-ANN M.;	ABUTTER NOTICE MAILED
9 9589 07	710 5270 0646 5620 68	DAVANI, REBECCA K.	1/2
		20 CAMPBELLO ST., HUDSON, NH 03051	F-3
10 9589	0710 5270 0960 3543 32	LOMBARDI, ANNE-MARIE; GIKAS, MELISSA A.	ABUTTER NOTICE MAILED
essent.		22 CAMPBELLO ST., HUDSON, NH 03051	
11 9589	0710 5270 0960 3543 49	SUTER, RICHARD L. & JACQUELINE	ABUTTER NOTICE MAILED
		12 CAMPBELLO ST., HUDSON, NH 03051	D. Owner (manifelia a Brandones)
	Total Number of pieces listed by sender 11	Total number of pieces rec'vd at Post Office	Postmaster (receiving Employee)

Page 1

USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 165-021 APPEAL FROM AN ADMIN. DECISION 12-14 Gambia St., Hudson, NH 03051 Map 165/Lot 021-000 1 of 1			
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/11/2024 ZBA Meeting			
1	Mailed First Class	THORN, PAUL D. & DONNA I.	ABUTTER NOTICE MAILED			
		12 GROUSE LANE, LITCHFIELD, NH 03052				
2	Mailed First Class	DOBEK, NICOLE N.	ABUTTER NOTICE MAILED			
		9 GAMBIA ST., HUDSON, NH 03051				
3	Mailed First Class	MACIEL, WILLIAM A. & LINDA J.	ABUTTER NOTICE MAILED			
		7 GAMBIA ST., HUDSON, NH 03051	7			
4	Mailed First Class	GILLESPIE, DAMON C. & DIANE M.	ABUTTER NOTICE MAILED			
		6 GAMBIA ST., HUDSON, NH 03051				
5	Mailed First Class	CABRAL, BRIAN & DEBRA L.	ABUTTER NOTICE MAILED			
0	Manea i not olass	8 GAMBIA ST., HUDSON, NH 03051				
6	Mailed First Class	KATSOS, STEVEN E. & SHARA THERESA	ABUTTER NOTICE MAILED			
		7 CAMPBELLO ST., HUDSON, NH 03051	HUDSON			
7	Mailed First Class	BALBONI, DIANE; ALLEN, RANDY H.	ABUTTER NOTICE MAILED			
		5 CAMPBELLO ST., HUDSON, NH 03051	1 2			
8	Mailed First Class	JENKINS, ERIN E.; MAITLAND, ERIC	ABUTTER NOTICE MAILED			
		6 CAMPBELLO ST., HUDSON, NH 03051	13			
9	Mailed First Class	BRIGHT, BRIAN, TR.; BRIGHT LIVING TRUST	ABUTTER NOTICE MAILED			
		26 CAMPBELLO ST., HUDSON, NH 03051				
10	Mailed First Class	RACKLIFF, LARRY L. & MEREDITH	ABUTTER NOTICE MAILED			
11	Mailed First Class	10 CAMPBELLO ST., HUDSON, NH 03051 OUELLETTE, MICHAEL ALAN; MCNULTY, GABRIELLE	ABUTTER NOTICE MAILED			
		8 CAMPBELLO ST., HUDSON, NH 03051 Total # of pieces rec'vdat Post Office				
	Total # of pieces listed by sender 11	Postmaster (receiving Employee)				

Page 1



TOWN OF HUDSON



Zoning Board of Adjustment

Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

June 24, 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, July 11, 2024 starting at 7:00 P.M. in the Hills Memorial Library building located at 18 Library St., Hudson, NH.

Case 165-021 (07-11-2024): Brendan Burke, Manager for Keystone Estates, LLC, 343R High St., Hingham, MA requests an Appeal from an Administrative Decision for 12-14 Gambia St., Hudson, NH. The applicant is appealing a Code Enforcement – Notice of Violation Cease & Desist letter dated May 8, 2024 which cites a non-permitted use of a rooming/boarding house in the Town Residence (TR) Zone and requires a variance from the Zoning Board of Adjustment and if approved, site plan approval from the Planning Board. [Map 165, Lot 021, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-20, Allowed uses provided in tables and §334-21, Table of Permitted Principal Uses and HZO Article III: General Regulations; §334-16.1, Site plan approval]

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

June 24, 2024

ABUTTER NOTIFICATION

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

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

Respectfully,

Chris Sullivan Zoning Administrator

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:May 8, 2024ARTICLE:HZOSECTION: _334-20
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: The May 8, 2024 decision is being appealed. The cease and desist violation fails to recognize that
that the use fits within the definition of a dwelling unit which is allowed in the TR zone under the
Town's zoning ordinance.
Please explain why you are appealing the Zoning Administrator's Decision.
The property is being used for unrelated disabled individuals who live as a family of choice.
The individuals rent use of the entire recovery home, as shared living arrangements. They share
bathrooms, common areas, cooking and eating facilities. They share bedrooms, but obviously
have their own beds, like any family. The lengths of their stays may vary but for everyone it
is their permanent residence until they move. They share household chores, watch TV
together, socialize and support each other in recovery. They live as a single housekeeping
unit.
The Town's ordinance does not provide a definition of a "family" nor does it define what
constitutes a "single housekeeping unit." There is no definition in the zoning ordinance
for a rooming or lodging house.
This family of choice constitutes a single housekeeping unit and therefore should be considered
such by this board and the cease and desist order should be overturned.
In addition, my client seeks a reasonable accommodation under Federal Law to be treated like
a "single housekeeping unit" for purposes of zoning. A letter in support of this request is
provided herewith.

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

ANDREW J. TINE

ATTORNEY AT LAW

June 5, 2024

Zoning Board of Adjustment Hudson, New Hampshire

Re: 12-14 Gambia Street, Hudson, NH (the "Property")

Dear Zoning Board of Adjustment:

This office represents Keystone Estates, LLC ("Keystone"), the owner of the Property, with respect to the appeal of the cease and desist letter dated May 8, 2024.

The Property is located in a TR Zone. A TR Zone allows for single-family homes and assisted living facilities, among other uses. A "family" is not defined in the zoning ordinance but the Town does define who may occupy a "dwelling unit" of a single-family home. The Town's zoning ordinance defines a "Dwelling Unit" as "One or more rooms arranged for living, sleeping and cooking purposes with sanitary facilities for the use of one or more individuals living as a single housekeeping unit."

The Town's zoning ordinance does not define what constitutes a "single housekeeping unit." Nor does the Town's zoning ordinance define or allow "boarding houses," "rooming houses," "halfway houses" or "recovery houses" in any zone of the Town without a variance. Thus, the Town's enforcement and the issuance of violations based upon the use of these undefined terms if arbitrary and unfair.

As to the use of the Property by my client, Keystone is renting the house for use a sober recovery home. This is not a "lodging house" or room-renting because the occupants share the entire house, all facilities and rooms, including cooking facilities, and function as a family, sharing all cleaning and domestic responsibilities. As such, the unrelated disabled occupants should be considered as single housekeeping unit and the cease and desist violation should be overturned.

Separately, my client seeks a reasonable accommodation under the Fair Housing Act and Americans with Disabilities Act.

The failure to provide a reasonable accommodation is an independent form of discrimination under the FHA. *United States v. City of Philadelphia*, 838 F. Supp. 223, 229 (E.D. Pa. 1993), *aff'd mem.*, 30 F.3d 1488 (3d Cir. 1994). The failure of zoning officials to allow for "reasonable accommodations" in their policies to allow persons with disabilities to live in the community will violate the FHA regardless of whether the officials acted with discriminatory animus. *Community Services, Inc. v. Wind Gap Municipal Authority, 42 F.3d 170, 177 (3d Cir. 2005) and Good Shepherd Manor Foundation, Inc. v. City of Momence*, 323 F.3d 557, 561-62 (7th Cir. 2003).

"[T]he FHA defines discrimination to include "a refusal to make reasonable accommodations in rules, policies, practices, or services, when such accommodations may be necessary to afford [a handicapped individual] equal opportunity to use and enjoy a dwelling." 42 U.S.C. § 3604(f)(3)(B).

The concept of "equal opportunity" under the FHA generally means providing people with disabilities with the right to choose to live in single-family neighborhoods so as to end their exclusion from the American mainstream. See Oconomowoc Residential Programs, Inc. v. City of Milwaukee, 300 F.3d 775, 784 (7th Cir. 2002); Lapid-Laurel, L.L.C. v. Zoning Bd. of Adjustment, 284 F.3d 442, 459 (3d Cir. 2002); Howard v. City of Beavercreek, 276 F.3d 802, 806 (6th Cir. 2002).

"The reasonableness requirement calls for a fact bound balancing of the benefits that would accrue to the handicapped individual against the burdens that the accommodation would entail. See Valencia, 883 F.3d at 968; Anderson v. City of Blue Ash, 798 F.3d 338, 362 (6th Cir. 2015); Scoggins v. Lee's Crossing Homeowners Ass'n, 718 F.3d 262, 272 (4th Cir. 2013). The burdens that may be given weight in this balancing include both financial costs and practical detriments to the City, as well as less tangible effects on the public. See Valencia, 883 F.3d at 968. Typically, "[a]n accommodation is 'reasonable' when it imposes no 'fundamental alteration in the nature of the program' or 'undue financial and administrative burdens'" on the City. Batista v. Cooperativa de Vivienda Jardines de San Ignacio, 776 F.3d 38, 43 (1st Cir. 2015) (quoting Howard v. City of Beavercreek, 276 F.3d 802, 806 (6th Cir. 2002)). Thus, a person is not entitled to a waiver of a zoning or building-code rule if the waiver "is so 'at odds with the purposes behind the rule that it would be a fundamental and unreasonable change." Valencia, 883 F.3d at 968 (quoting Oconomowoc Residential Programs, Inc. v. City of Milwaukee, 300 F.3d 775, 784 (7th Cir. 2002))." Jeffrey D. Summer et al. v. City of Fitchburg et al., United States Court of Appeals, First Circuit, No. 18-1725, (October 8, 2019). Speculation concerning potential burdens resulting from the accommodation is insufficient to render a requested accommodation unreasonable. See Oconomowoc Residential Programs, Inc. v. City of Milwaukee, 300 F.3d 775, 785-87 (7th Cir. 2002).

An accommodation is "necessary" if, but for the accommodation, the plaintiff is likely to be denied an equal opportunity to enjoy the housing of their choice. See Oconomowoc Residential Programs, Inc. v. City of Milwaukee, 300 F.3d 775, 784 (7th Cir. 2002); Lapid-Laurel, L.L.C. v. Zoning Bd. of Adjustment, 284 F.3d 442, 460 (3d Cir. 2002); Howard v. City of Beavercreek, 276 F.3d 802, 806 (6th Cir. 2002); Dr. Gertrude A. Barber Center, Inc. v. Peters Township, 273 F. Supp. 2d 643, 653 (W.D. Pa. 2003); United States v. City of Chicago Heights, 161 F. Supp. 2d 819, 834 (N.D. III. 2001).

Thus, it being reasonable and necessary to treat this unrelated group of disabled individuals the same as a family to provide access to housing at 12-14 Gambia Street. A reasonable accommodation should be granted as requested.

Lastly, I would like to note that an assisted living facility (which is undefined) may exist in this TR zone without special permission. It is unfair and inequitable to allow unrelated individuals with an impairment that requires "assistant" to live in this neighborhood without

ANDREW J. TINE

ATTORNEY AT LAW

having to seek a variance but to require unrelated individuals with a substance abuse impairment to have to seek a variance. This is discriminatory. It should also be noted that the Town does not allow any of the uses suggested in its cease and desist letter within the Town without a variance, therefore the Town does not provide any access to housing for unrelated disabled individuals to live together in a supportive, family-like environment. This is exclusionary and discriminatory.

A reasonable accommodation should be granted to allow this use to continue.

Thank you.

Sincerely,

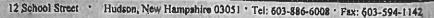
/s/Andrew J. Tine

Andrew J. Tine



TOWN OF HUDSON

Land Use Division





Notice of Violation Cease and Desist

May 8, 2024

Sent Via First Class and Gertified Mail #9589 0710 5270 0646 5631 40

Keystone Estates, LLC Attn: Brendan Burke, Manager 343R High Street Hingham, Massachusetts 02043

Keystone Estates, LLC
Attn: Registered Agents, Inc., Registered Agent
84 W. Broadway, Suite 200
Derry, New Hampshire 03038

RE: 12 & 14 Gambia Street, Hudson, NH Hudson Tax Map 165, Lot 021-000

Dear Mr. Burke:

I understand Keystone Estates, LLC, recently acquired the above-referenced property, on or about April 15, 2024, per the records at the Hillsborough County Registry of Deeds. The property is located within the Town Residence ("TR") Zoning District according to the Hudson Zoning Ordinance ("HZO"). The currently approved use for the property is single-family residential.

Per the records of the NH Secretary of State's Office, I understand that Keystone Estates, LLC, is in the business of real estate rental and leasing.

On May 8, 2024, I spoke with an individual who identified himself as Mitch Cabral, the manager of the property. I was informed that individual rooms within the property are being rented on a short-term basis (6 months to 1 year). I was further advised that the tenants pay rent by the week. It is my understanding that there are currently seven (7) tenants.

According to the HZO § 334-20, only the land uses listed in the Table of Permitted Uses are allowed. "Any uses not specifically listed in the Table of Permitted Principal or Accessory Uses are hereby expressly prohibited." Id. According to HZO § 334-21 and the Table of Permitted Uses,

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

the only residential uses permitted in the TR Zoning District are single-family residences, housing for older persons, and assisted living facilities.

It is my zoning determination that the rental use of the property, as it was described to me, would be considered a rooming house or a board housing. Rooming houses and boarding houses are not a permitted use of the property, and therefore, the current use of the property is in violation of the HZO.

In order to use the property as a rooming house or a boarding house, a variance is required from the Hudson Zoning Board of Adjustment. In addition, should a variance be approved for the property, site plan approval will also be required from the Hudson Planning Board, per HZO 334-16.1.

The property is also in violation of State Fire Code going from a single family home to a rooming house. If the application is approve at the Zoning Board and Planning Board you would need to pull a building Permit and Corticated of Occupancy Permit from Inspectional Services per HZO 334-16

You are hereby instructed to cease and desist the illegal use of the property. Should you wish to utilize the property as a rooming house or boarding house, you must obtain the necessary permits from the Town of Hudson, including a variance from the Zoning Board of Adjustment, and an approved site plan from the Planning Board.

Please be further advised that continued violations of the HZO from this point forward shall be subject to civil fines and penalties of \$275.00 for the first offense, and \$550.00 for subsequent offenses, for each day that the violation continues, and reimbursement of the Town's costs and reasonable attorney's fees actually expended in pursuing the legal action. See RSA § 676:17.

Sincerely,

Chris Sullivan

Zoning Administrator/Code Enforcement Officer
Hudson Fire Department - Inspectional Services Division
12 School Street
Hudson, NH 03051

(603) 816-1275

csullivan@hudsonnh.gov

cc: Public Polder

Brook Dubowik
Inspectional Services

a Sil

Town Counsel

File

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

Property Location: 12 GAMBIA ST

Parcel ID: 165/ 021/ 000/ /

Bida #: 1

Card Address:

S

LUC: 0130

Vision ID: 7386 Account #: 2786 Card #: 1 of 2 Print Date: 06-07-2024 1:15:10 P CURRENT OWNER ASSESSING NEIGHBORHOOD PREVIOUS ASSESSMENTS (HISTORY) Code | Assessed Val Code Assessed Nbhd Nbhd Name Year Code Assessed Year Year KEYSTONE ESTATES, LLC RE Residential Average 2024 0101 200.400 2023 0101 200,400 2023 0101 200,400 98,100 98,100 0101 98,100 0101 0101 TOPO UTILITIES 129,700 3160 129,700 3160 129,700 84 W BROADWAY SUITE 200 3160 Rolling Town Water 32,700 3160 32,700 3160 32,700 3160 Town Sewer 461,700 461,700 Total 461,700 Total Total DERRY 03038 RECORD OF OWNERSHIP SALE PRICE APPRAISED VALUE SUMMARY BK-VOL/PAGE SALE DATE Q/U V/I VC SALE NOTES 04-15-2024 2606 00 KEYSTONE ESTATES, LLC 9767 Q 375,000 330,100 Appraised Bldg. Value (Card) 9762 03-15-2024 U 38 2664 PARADISE, DOLORES 0 9762 2662 03-15-2024 U ٥ 38 PARADISE, DOLORES Grantor: PARADISE, Appraised Xf (B) Value (Bldg) 38 **DOLORES** PARADISE, DOLORES 8894 2445 09-07-2016 U 0 Grantor: PARADISE, 800 Appraised Ob (B) Value (Bldg) 09-07-2016 38 PARADISE, DOLORES 8894 2443 U n ERNEST O. 130,800 Appraised Land Value (Bldg) Special Land Value **CURRENT ASSESSMENT** SUPPLEMENTAL DATA Descript Code Appraised Assessed 165-021-000 Total Appraised Parcel Value 461.700 Parcel ID BLDG 0101 200.400 200,400 Zoning TR:Town Residential 98.100 Valuation Method LAND 0101 98,100 С Flood Hazard B BLDG 3160 129,700 129,700 Neigh/Abut1 3160 LAND 32,700 32,700 Neigh/Abut2 OB 3160 800 800 PREV 0054-0005-0000 Neigh/Abut3 461,700 Total Appraised Parcel Value GIS ID 165-021-000 Assoc Pid# Total: 461,700 461,700 **NOTES** VISIT / CHANGE HISTORY Purpost/Result Date lď Cd SOME DIRT-BSMT FLR, 01/21 JS CORRECT SKE 05-03-2022 24 45 Field Review TCH, COND=AVG 01-22-2021 18 02 Measured 01-22-2021 18 04 Info At Door 5/22 MIXED USE Meas/Inspect 06-11-2014 15 03 Inspected 05-01-2006 03 14 04-27-2006 Measured 80 02 01 07-19-2005 71 Acreage Adjustment From New Map 07-24-2002 00 Hearing - Change **BUILDING PERMIT RECORD** Issue Date | Permit C Description Amount Applicant SQ ft Comments Permit Id Status LAND LINE VALUATION SECTION В Size Site LandUse Nbhd Acrege Land Type Cond. Nbhd. Land Adjustment Notes Land Value Land Units Description Unit Price Code Adj. Index Adi. 0101 SINGLE FAMILY RES M 1.00 RE 130,800 Site 0.347 AC 170,000 2.21 1,00 5 Total Card Land Units: 0.347 AC Parcel To Disclaimer: This information is believed to be correct but is subject to change and is not warrantied. Parcel Total Land Area: 0.347 Total Land Value: 130.800 Property Location: 12 GAMBIA ST Vision ID: 7386 Account #: 2786

Parcel ID: 165/ 021/ 000/ / Bldg #: 1

Card Address: Card #: 1 of 2

LUC: 0130 Print Date: 06-07-2024 1:16:39 P

	ONSTRUCTION	DETAIL	CONSTRUC	TION DET	TAIL (CONTINUED)
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	2		Extra Kitchens	0	
Style:	113	NEW ENGLANDR	Add Kitchen Ra		
Grade:	С	Average			
(Liv) Units	_1 =				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall	COST	MARKET	VALUATION
Interior Floor 1	03	Hardwood			
Heat Fuel	01	Oil	Building Value Ne	ew.	411,081
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100		Year Built		1940
Total Rooms	8		Effective Year Bu		1987
Bedrooms	3		Depreciation Cod	e	AV
Full Baths	1		Remodel Rating		
3/4 Baths	1		Year Remodeled		
Haif Baths	0		Depreciation %		35
Extra Fixtures	0		Functional Obsol		
Kitchens	1		External Obsol		
Kitchen Rating	AV	Average	Trend Factor		1.000
Bath Rating	AV	Average	Condition		
Half Bath Rating			Condition % Percent Good		
Bsmt Garage	0				65
Fireplace(s)	0		RCNLD Dep % Ovr		267,200
Fireplace Rating			Dep Ovr Commer		
WS Flues	2		Misc Imp Ovr	it.	
Color	TAN		Misc Imp Ovr Cor	nment	
Avg Ht/FL	8		Cost to Cure Ovr	iiiieiit	1
Extra Kitchens	0		Cost to Cure Ovr	Comment	
OB -	OUTBUILDING	& YARD ITEMS(L) /	XF . BI III DING F	CTRA FFA	TURES/R)
Code	Description	L/B Units	UOM Unit Pri	Vr BH	and, % G Assd. Value
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		8	EFP	8						
			16	-						

Extra Kitchens		Cost to Cure Ovr Comment								
OB	- OUTBUILDING & YA	ARD ITE	MS(L)/)	F - BUIL	DING EX	TRA FI	EATU	RES/B)	
Code	Description	L/B	Units	LUOM	Unit Pri					Value
White a serie	BUILDIN	IG SUB	-AREA S	UMMARY	SECTIO	N	20			

WARE	BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
ATC	Attic, Finished	16	64	16	35.71	2,285					
BMT	Basement, Unfinished	0	528	132	35.71	18,854					
EFP	Encl. Porch, Finished	0	224	157	100.11						
FFL	First Floor, Finished	1,518	1,518	1,518	142.84						
GAR	Garage	0	336	118	50.16						
SFL	Second Floor, Finished	870	870	870	142.84						
STG	Storage, Unfinished	0	176	53	43.01	7,570					
UCN	Unfinished Canopy	0	144	14	13.89						
	Total Liv Area/Gr. Area/Eff Are	2,404	3,860	2,878	TotalValue	411.080					



Property Location: 14 GAMBIA ST

Vision ID: 7386

Account #:

2786

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

Parcel ID: 165/ 021/ 000/ / Blda #: 2

Bldg Name:

Card #: 2 of 2

LUC: 0130

Print Date: 06-07-2024 1:16:40 P **CURRENT OWNER** ASSESSING NEIGHBORHOOD PREVIOUS ASSESSMENTS (HISTORY) KEYSTONE ESTATES, LLC Year Code Assessed Assessed Nbhd Year Code Year Code Assessed Nbhd Name 2024 0101 200,400 2023 0101 200,400 2023 0101 200,400 RE Residential Average 0101 98,100 0101 98,100 0101 98,100 TOPO UTILITIES 84 W BROADWAY SUITE 200 3160 129,700 3160 129,700 3160 129,700 04 Rolling 03 Town Water 3160 32,700 3160 32,700 3160 32,700 02 Town Sewer 3160 800 3160 800 3160 800 DERRY NH 03038 Total 461,700 Total 461,700 Total 461,700 RECORD OF OWNERSHIP BK-VOL/PAGE SALE DATE | Q/U V/I SALE PRICE VC SALE NOTES APPRAISED VALUE SUMMARY KEYSTONE ESTATES, LLC 9767 2606 04-15-2024 Appraised Bldg, Value (Card) Q 375,000 00 330,100 PARADISE, DOLORES 9762 2664 03-15-2024 ı 0 38 Appraised Xf (B) Value (Bldg) ٥ PARADISE, DOLORES 9762 2662 03-15-2024 38 U Т 0 Grantor: PARADISE PARADISE, DOLORES 8894 2445 09-07-2016 U 1 0 38 DOLORES, Appraised Ob (B) Value (Bldg) 800 PARADISE, DOLORES 8894 2443 09-07-2016 U 1 Ð 38 Grantor: PARADISE, ERNEST O. Appraised Land Value (Bldg) 130,800 Special Land Value SUPPLEMENTAL DATA CURRENT ASSESSMENT Total Appraised Parcel Value 461,700 Parcel ID 165-021-000 Descript Code Appraised Assessed Zonina TR:Town Residential Valuation Method BLDG 0101 200,400 200,400 Flood Hazar B LAND 0101 98,100 98,100 Neigh/Abut1 BLDG 129,700 3160 129,700 Neigh/Abut2 32,700 LAND 3160 32,700 Neigh/Abut3 PREV Ιов 800 0054-0005-0000 3160 GIS ID 165-021-000 Total: 461,700 461.700 Total Appraised Parcel Value 461,700 Assoc Pid# NOTES VISIT / CHANGE HISTORY SHOP AREA = DRESSMAKING BUSINESS. PELLET Date īd Type Is Cd Purpost/Result 01-22-2021 18 02 Measured STOVE IN GARAGE, 01/21 JS RON'S AUTO, D 01-22-2021 18 Info At Door 04 OLLY'S DRESSMAKING 11-20-2018 Other Change 01 20 06-11-2014 15 Meas/Inspect 03 05-01-2006 03 Inspected 14 10-25-2001 00 03 Meas/Inspect **BUILDING PERMIT RECORD** Permit Id Issue Date Permit Description Amount Status Applicant SQ ft Comments LAND LINE VALUATION SECTION LandUse Size Site Nbhd Acrege Description Land Type Land Units **Unit Price** Cond. Nbhd Land Adjustment **Notes** Code Land Value Disc. Adj. Index Adi. 3160 COMM WHSE Site 0.000 AC 1.00 1.00 RE 0 1.00 Total Card Land Units: 0.000 AC Parcel Total Land Area: 0.347 AC Total Land Value:

Property Location: 14 GAMBIA ST

Wood

Parcel ID: 165/ 021/ 000//

Bldg Name:

LUC: 0130

Vision ID: 7386 Account #: 2786 Bldg #: 2 Card #: 2 of 2 Print Date: 06-07-2024 1:15:12 P **CONSTRUCTION DETAIL** CONSTRUCTION DETAIL (CONTINUED) SKETCH / PRIMARY PHOTO Element Cd Description Element Cd Description Model 94 Com/Ind 01 Frame 95 Style: Garage/Office 06 Foundation Grade D Fair Bsmt Garage Stories: MIXED USE # of Units \$TG 18 Code Description Wall Height 9.00 Percentage Exterior Wall 1 26 Wood 3160 COMM WHSE 100 Exterior Wall 2 04 Vinyl 0 Roof Structure 01 Gable 0 **COST/MARKET VALUATION** Roof Cover 01 Asphalt Shingle 8 8 S T & Interior Wall 1 01 Drywall RCN 112,359 Interior Wall 2 3 Interior Floor 1 12 Concrete Interior Floor 2 15 Wood Laminates, Pergo Et 30 30 FFL GAR 1979 Year Built Heat Fuel 01 Oil Effective Year Built 1988 Heat Type 01 Forced Air 14 145 Tel Depreciation Code ΑV 2nd Heat Type Remodel Rating AC Percent Year Remodeled Heat/AC Depreciation % 34 4 Full Baths Functional Obsol 3/4 Baths External Obsol 10 Half Baths Trend Factor 1.000 Kitchens OFP 18 Condition Baths/Plumbing 02 **AVERAGE** Condition % Bedrooms Percent Good Ceiling/Wall RCNLD 62.900 Rooms/Partition L Light Dep % Ovr % Comn Wall 0.00 Dep Ovr Comment % Heated 100 Misc Imp Ovr # Heat Systems 1 Misc Imp Ovr Comment % Sprinkler Cost to Cure Ovr Frame 01

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W20 - SI 15	OB - OUTBUIL	DING & YARD	ITEMS(L)	/XF - BI	JILDING E	XTRA I	EATUR	ES(B)		
Code	Description	L/B	Units	UOM	Unit Price	Yr Blt	Cond.		Assd.	Value
PAVASP	Asphalt Paving	L	700	UNITS	2,00	1970	AV	60		800
			:							

		MMARY SEC	-11UIT		
Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
First Floor, Finished	780	780	780	65.40	51,013
Garage	0	1,080	810	49.05	52,975
Open Frame Porch	0	72	14	12.72	916
Storage, Unfinished	0	152	114	49.05	7,456
Total SOFT / Sketched Asia / FW Assa					112.360
	Open Frame Porch	First Floor, Finished 780 Garage 0 Open Frame Porch 0 Storage, Unfinished 0	First Floor, Finished 780 780 Garage 0 1,080 Open Frame Porch 0 72 Storage, Unfinished 0 152	First Floor, Finished 780 780 780 Garage 0 1,080 810 Open Frame Porch 0 72 14 Storage, Unfinished 0 152 114	First Floor, Finished 780 780 780 65.40 Garage 0 1,080 810 49.05 Open Frame Porch 0 72 14 12.72 Storage, Unfinished 0 152 114 49.05





Printed 6/07/2024 3:14PM Created

Transaction Receipt

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

Receipt# 777,809

tgoodwyn

6/07/2024 3:03 PM

<u>Description</u>		Current Invoice	Current Invoice Payment			
1.00 Zoning Application-ZI 12-14 Gambia Street Map165 Lot 021 Sub Zone- TR						
	Appeal Admin. Decis		0.00	248.3600		0.00
				Total:		248.36
Remitter		Pay Type	Reference	Tendered	Change	Net Paid
dba Law O	ffices of Andrew J Tine	CHECK	CHECK 9884	248.36	0.00	248.36
				Total Due:	248.36	
				Total Tendered:		248.36
				Total Change:		0.00
				Net Paid:		248.36