

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 – 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

APPEAL OF ADMINISTRATIVE DECISION WORKSHEET

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.

Signed: _____
Sitting Member of the Hudson ZBA _____ Date _____

Print Name: _____



TOWN OF HUDSON

Land Use Division



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

Zoning Administrator Staff Report Meeting Date: July 11, 2024

CJS
6-24-24

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)

[illegible]



TOWN OF HUDSON

Land Use Division

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



Notice of Violation Cease and Desist

May 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.

(B)

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.

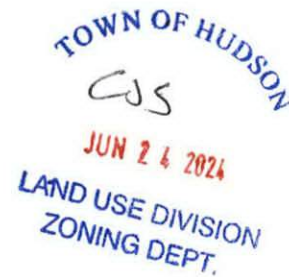
Chris,

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



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,

C

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 [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,
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

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 call for 50 foot width.

The property is currently served by a private well.

E

**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)

DRH Name: David Hebert Date: 06/21/2024
(Initials)

DEPT: ☐ Town Engineer ☒ Fire/Health Department ☐ Associate Town Planner

See attached comments



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-888-6005
Fax 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

F

**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)

BWG Name: Benjamin Witham-Gradert Date: 06/21/2024
(Initials)

DEPT: ☐ Town Engineer ☐ Fire/Health Department ☒ Associate 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 §334-16.1.

APPLICATION FOR APPEAL FROM AN
ADMINISTRATIVE DECISION

JUN 07 2024

LAND USE DIVISION
ZONING DEPT.

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

Name of Applicant Keystone Estates, LLC Map: 165 Lot: 021-000 Zoning District: TR

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

(Home) Mailing Address 343R High Street, Hingham, MA 02043

Owner Address Keystone Estates, LLC

Location of Property 12 and 14 Gambia Street, Hudson, NH
(Street Address)

Brendan Burke 6/5/24
Signature of Applicant Date

Brendan Burke 6/5/24
Signature of Property-Owner(s) Date

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

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

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

Date received: 6/7/24

COST:

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

11 Abutter Notice:

11 Direct Abutters x Certified postage rate \$ 5.08 = \$ 55.88

11 Indirect Abutters x First Class postage rate \$ 0.68 = \$ 7.48

Total amount due: \$ 248.36

Amt. received: \$ 248.36

Receipt No.: 777,809

Received by: TSG

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

check
#9884

JUN 14 2024

LAND USE DIVISION
ZONING DEPT.

ORIGINAL

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.

Brendan Burke

For Keystone Estates, LLC, by its Manager

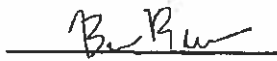
Printed Name: Brendan Burke

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.

Dated this 5 day of 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.

Applicant Initials		Staff Initials
<u> <i>AS</i> </u>	Please review the application with the Zoning Administrator or staff.	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with 10 (ten) single-sided copies of the assembled application packet. (Paper clips, no staples)	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u> <i>TG</i> </u> <i>* original OA - pending.</i>
<u> <i>AS</i> </u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u> <i>TG</i> </u>
<u> <i>AS</i> </u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u> <i>TG</i> </u>
<u> No </u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u> <i>N/A</i> </u>

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.

- 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

THIS PERTAINS TO USE - NO CERTIFIED PLOT PLAN REQUIRED.

Brendan Burke
Signature of Applicant(s)

Brendan Burke
Signature of Property Owner(s)

6/5/24 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
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
Applicant	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)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
165	10	Donna & Paul Thorn	12 Grouse Lane, Litchfield, NH 03052
165	13	Nicole Dobek	9 Gambia Street, Hudson, NH 03051
165	14	Linda & William Maciel	7 Gambia Street, Hudson, NH 03051
165	18	Diane & Damon Gillespie	6 Gambia Street, Hudson, NH 03051
165	19	Debra & Brian Cabral	8 Gambia Street, Hudson, NH 03051
165	24	Steven Katsos Theresa Katsos	7 Campbello Street, Hudson, NH 03051
165	25	Diane Balboni Randy Allen	5 Campbello Street, Hudson, NH 03051
165	27	Erin Jenkins Eric Maitland	6 Campbello Street, Hudson, NH 03051
165	31	Brian Bright Bright Living Trust	26 Campbello Street, Hudson, NH 03051
173	20	Meredith & Larry Rackliff	10 Campbello Street, Hudson, NH 03051
173	21	Michael Ouellette Gabrielle McNulty	8 Campbello Street, Hudson, NH 03051

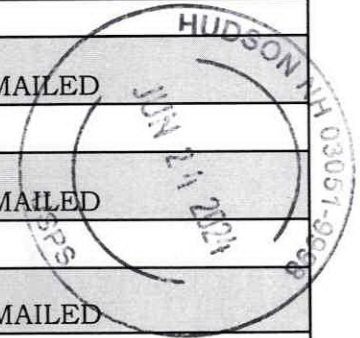
USPS-Verified Mail

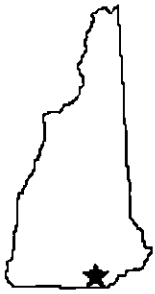
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 165-021 APPEAL FROM AN ADMIN. DECISION 12-14 Gambia St., Hudson, NH 03051 Map 165/Lot 021-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/11/2024 ZBA Meeting
1	9589 0710 5270 0646 5619 86	KEYSTONE ESTATES, LLC; BRENDAN BURKE, MGR.	APPLICANT/OWNER NOTICE MAILED
		84 W BROADWAY SUITE 200 DERRY, NH 03038	
2	9589 0710 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	
3	9589 0710 5270 0646 5620 06	KAZLOUSKAS, STANLEY & GAIL	ABUTTER NOTICE MAILED
		18 KENYON STREET, HUDSON, NH 03051	
4	9589 0710 5270 0646 5620 13	THORN, DONNA I., TR.; THORN REV TRUST OF 2013	ABUTTER NOTICE MAILED
		12 GROUSE LANE, LITCHFIELD, NH 03052	
5	9589 0710 5270 0646 5620 20	JUBINVILLE, WILLIAM R., JR.	ABUTTER NOTICE MAILED
		10 GAMBIA ST., HUDSON, NH 03051	
6	9589 0710 5270 0646 5620 37	CABEZAS, KURT & ALYSSA P.	ABUTTER NOTICE MAILED
		11 CAMPBELLO ST., HUDSON, NH 03051	
7	9589 0710 5270 0646 5620 44	JAUREGUI, BEATRIZ, TR.; URRUTIA, JOSE ALEJANDRO, TR.	ABUTTER NOTICE MAILED
		9 CAMPBELLO ST., HUDSON, NH 03051	
8	9589 0710 5270 0646 5620 51	ELLISON, JO-ANN M.	ABUTTER NOTICE MAILED
		20 CAMPBELLO ST., HUDSON, NH 03051	
9	9589 0710 5270 0646 5620 68	ELLISON, JO-ANN M.; DAVANI, REBECCA K.	ABUTTER NOTICE MAILED
		20 CAMPBELLO ST., HUDSON, NH 03051	
10	9589 0710 5270 0960 3543 32	LOMBARDI, ANNE-MARIE; GIKAS, MELISSA A.	ABUTTER NOTICE MAILED
		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	
	Total Number of pieces listed by sender 11	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee) <i>Paula Angeli</i>

Direct Certified

USPS-First Class Mail

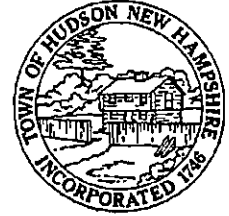
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 165-021 APPEAL FROM AN ADMIN. DECISION 12-14 Gambia St., Hudson, NH 03051 Map 165/Lot 021-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/11/2024 ZBA Meeting
1	Mailed First Class	THORN, PAUL D. & DONNA I. 12 GROUSE LANE, LITCHFIELD, NH 03052	ABUTTER NOTICE MAILED
2	Mailed First Class	DOBEK, NICOLE N. 9 GAMBIA ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	MACIEL, WILLIAM A. & LINDA J. 7 GAMBIA ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	GILLESPIE, DAMON C. & DIANE M. 6 GAMBIA ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	CABRAL, BRIAN & DEBRA L. 8 GAMBIA ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	KATSOS, STEVEN E. & SHARA THERESA 7 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	BALBONI, DIANE; ALLEN, RANDY H. 5 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	JENKINS, ERIN E.; MAITLAND, ERIC 6 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	BRIGHT, BRIAN, TR.; BRIGHT LIVING TRUST 26 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	Mailed First Class	RACKLIFF, LARRY L. & MEREDITH 10 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
11	Mailed First Class	OUELLETTE, MICHAEL ALAN; MCNULTY, GABRIELLE 8 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
	Total # of pieces listed by sender 11	Total # of pieces rec'd at Post Office <i>11</i>	Postmaster (receiving Employee) <i>Paula Angeli</i>





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

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.

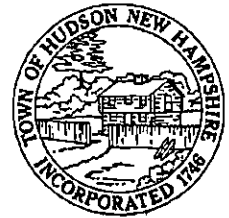
Respectfully,

Chris Sullivan
Zoning Administrator



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

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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, 2024 ARTICLE: HZO SECTION: 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.

LAW OFFICES OF
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 is arbitrary and unfair.

As to the use of the Property by my client, Keystone is renting the house for use as 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. Ill. 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

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

Andrew J. Tine



TOWN OF HUDSON

Land Use Division



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

Notice of Violation Cease and Desist

May 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 approved at the Zoning Board and Planning Board you would need to pull a building Permit and Certificate 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.

LUC: 0130
Print Date: 06-07-2024 1:15:10 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)								
KEYSTONE ESTATES, LLC 84 W BROADWAY SUITE 200		Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RE	Residential Average	2024	0101	200,400	2023	0101	200,400	2023	0101	200,400
		TOPO	UTILITIES		0101	98,100		0101	98,100			
		Rolling	Town Water		3160	129,700		3160	129,700			
			Town Sewer		3160	32,700		3160	32,700			
					3160	32,700		3160	32,700			
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	Q	I	375,000	00	Grantor: PARADISE, DOLORES, Grantor: PARADISE, ERNEST O. .	Appraised Bldg. Value (Card)	330,100
PARADISE, DOLORES	9762	2664	03-15-2024	U	I	0	38		Appraised Xf (B) Value (Bldg)	0
PARADISE, DOLORES	9762	2662	03-15-2024	U	I	0	38		Appraised Ob (B) Value (Bldg)	800
PARADISE, DOLORES	8894	2445	09-07-2016	U	I	0	38		Appraised Land Value (Bldg)	130,800
PARADISE, DOLORES	8894	2443	09-07-2016	U	I	0	38			

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				Special Land Value	0	
Parcel ID	165-021-000	PREV 0054-0005-0000	Descript	Code		Appraised	Assessed	Total Appraised Parcel Value	461,700
Zoning	TR:Town Residential		BLDG	0101		200,400	200,400	Valuation Method	C
Flood Hazard	B		LAND	0101		98,100	98,100		
Neigh/Abut1			BLDG	3160		129,700	129,700		
Neigh/Abut2			LAND	3160		32,700	32,700		
Neigh/Abut3			OB	3160		800	800		
GIS ID	165-021-000	Assoc Pid#			Total:	461,700	461,700	Total Appraised Parcel Value	461,700

NOTES	VISIT / CHANGE HISTORY			
	Date	Id	Cd	Purpos/Result
SOME DIRT-B\$MT FLR. 01/21 JS CORRECT SKE	05-03-2022	24	45	Field Review
TCH. COND=AVG	01-22-2021	18	02	Measured
5/22 MIXED USE	01-22-2021	18	04	Info At Door
	06-11-2014	15	03	Meas/Inspect
	05-01-2006	03	14	Inspected
	04-27-2006	08	02	Measured
	07-19-2005	01	71	Acreage Adjustment From New Map
	07-24-2002	00	18	Hearing - Change

[illegible]

LAND LINE VALUATION SECTION																			
B #	Land Use Code	Description	Land Type	Land Units		Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment					Notes	Land Value
1	0101	SINGLE FAMILY RES M	Site	0.347	AC	170,000		2.21	5	1.00	RE	1.00						130,800	
Total Card Land Units:				0.347 AC			Parcel Total Land Area:				0.347		AC		Total Land Value:			130,800	

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

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

A black and white photograph of a two-story house with a gambrel roof and a long, single-story addition. The house has weathered siding and several windows. A large, bare tree is on the left, and a small cupola sits on the roof of the addition. The foreground is a gravel or dirt area.

CURRENT OWNER				ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)											
KEYSTONE ESTATES, LLC 84 W BROADWAY SUITE 200 DERRY NH 03038				Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
				RE		Residential Average		2024	0101	200,400	2023	0101	200,400	2023	0101	200,400			
				TOPO		UTILITIES				0101			98,100			0101	98,100	0101	98,100
				04	Rolling	03	Town Water			3160			129,700			3160	129,700	3160	129,700
							Town Sewer			3160			32,700			3160	32,700	3160	32,700
										3160			800			3160	800	3160	800
								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		
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PARADISE, DOLORES	9762	2662	03-15-2024	U	I	0	38			
PARADISE, DOLORES	8894	2445	09-07-2016	U	I	0	38		Appraised Ob (B) Value (Bldg)	800
PARADISE, DOLORES	8894	2443	09-07-2016	U	I	0	38		Appraised Land Value (Bldg)	130,800
									Special Land Value	0

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				Total Appraised Parcel Value		461,700	
Parcel ID	165-021-000	PREV 0054-0005-0000 Assoc Pid#	Descript	Code	Total:	Appraised	Assessed	Valuation Method	C		
Zoning	TR:Town Residential		BLDG	0101		200,400	200,400				
Flood Hazar	B		LAND	0101		98,100	98,100				
Neigh/Abut1			BLDG	3160		129,700	129,700				
Neigh/Abut2			LAND	3160		32,700	32,700				
Neigh/Abut3			OB	3160		800	800				
GIS ID	165-021-000						461,700	461,700	Total Appraised Parcel Value	461,700	

NOTES										VISIT / CHANGE HISTORY					
SHOP AREA = DRESSMAKING BUSINESS. PELLET STOVE IN GARAGE. 01/21 JS RON'S AUTO. D OLLY'S DRESSMAKING										Date	Id	Type	Is	Cd	Purpost/Result
										01-22-2021	18			02	Measured
										01-22-2021	18			04	Info At Door
										11-20-2018	01			20	Other Change
										06-11-2014	15			03	Meas/Inspect
										05-01-2006	03			14	Inspected
										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																		
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment					Notes	Land Value
2	3160	COMM WHSE	Site	0.000	AC	0	1.00	0	1.00	RE	1.00							0
Total Card Land Units:				0.000 AC		Parcel Total Land Area:				0.347 AC							Total Land Value:	0
Disclaimer: This information is believed to be correct but is not a warranty of accuracy.																		

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

Property Location: 14 GAMBIA ST
Vision ID: 7386 Account #: 2786

Parcel ID: 165/ 021/ 000/ 1
Bldg #: 2

Bldg Name:
Card #: 2 of 2

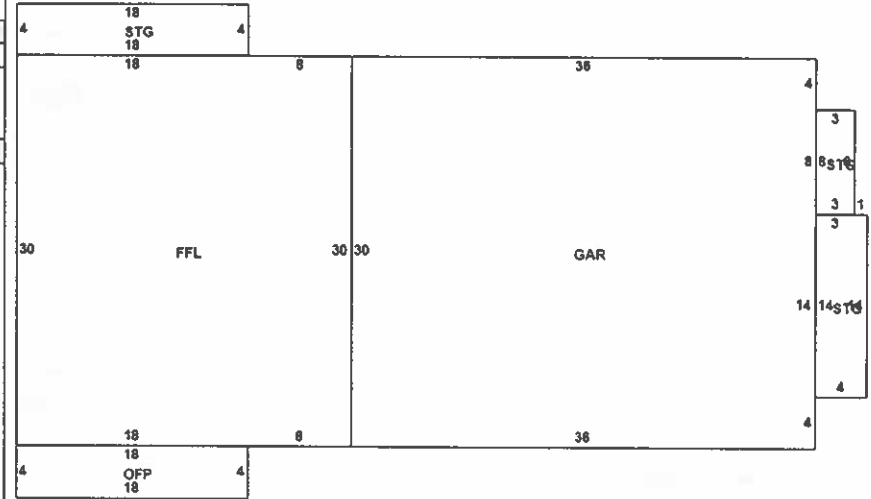
LUC: 0130
Print Date: 06-07-2024 1:15:12 P

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	2				
Wall Height	9.00				
Exterior Wall 1	26	Wood			
Exterior Wall 2	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Interior Wall 1	01	Drywall			
Interior Wall 2					
Interior Floor 1	12	Concrete			
Interior Floor 2	15	Wood Laminates, Pergo Et			
Heat Fuel	01	Oil			
Heat Type	01	Forced Air			
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			
% Conn Wall	0.00				
% Heated	100				
# Heat Systems	1				
% Sprinkler					
Frame	01	Wood			

MIXED USE		
Code	Description	Percentage
3160	COMM WHSE	100
		0
		0

COST / MARKET VALUATION	
RCN	112,359
Year Built	1979
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	62,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

SKETCH / PRIMARY PHOTO



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Price	Yr Blt	Cond.	% Gd	Assd. Value
PAVSP	Asphalt Paving	L	700	UNITS	2.00	1970	AV	60	800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
FFL	First Floor, Finished	780	780	780	65.40	51,013
GAR	Garage	0	1,080	810	49.05	52,975
OFF	Open Frame Porch	0	72	14	12.72	916
STG	Storage, Unfinished	0	152	114	49.05	7,456
Total SQFT / Sketched Area / Eff Area		780	2,084	1,718	Total Value	112,360





Town of Hudson, NH - GIS

Geographic Information System



Search by Owner, Address, or ID



Parcels



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Zoom



Property Details

LOCATION: 12 GAMBIA ST

PARCEL ID: 16S-021-000

ACCOUNT: 7386

BUILDING TYPE: NEW ENGLANDR

YEAR BUILT: 1940

Ownership

OWNER 1: PARADISE, DOLORES

OWNER 2: WHALEN, ALICE

LOCATION: 12 GAMBIA ST

CDM
Smith



Printed
6/07/2024
3:14PM
Created
6/07/2024
3:03 PM

Transaction Receipt

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

Receipt# 777,809
tgoodwyn

		Description	Current Invoice	Payment	Balance Due
1.00		Zoning Application-ZBA Mtg. 12-14 Gambia Street Map165 Lot 021 Sub lot 000 Zone- TR Appeal Admin. Decis	0.00	248.3600	0.00
				Total:	248.36
Remitter	Pay Type	Reference	Tendered	Change	Net Paid
dba Law Offices 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