



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

### MEETING AGENDA – JUNE 26, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, June 26, 2025, at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

#### I. CALL TO ORDER

#### II. PLEDGE OF ALLEGIANCE

#### III. ATTENDANCE

#### IV. SEATING OF ALTERNATES

#### V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

##### DEFERRED HEARING:

1. **Case 245-012 (06-26-25) (deferred from 04-24-25; 05-22-25):** Bradford Baker Sr., **23 Fairway Dr., Hudson, NH** requests an Equitable Waiver of Dimensional Requirement to allow a newly built detached 41.3 ft. x 39.6 ft. metal garage on a cast-in-place concrete foundation to remain which encroaches into both the side and front yard setbacks leaving 13 feet and 22.3 feet respectively where 15 feet and 30 feet are required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.I.]

##### NEW HEARINGS:

2. **Case 191-173 (06-26-25):** Edward and Christine Curran, **6 Merrill St., Hudson, NH** requests a variance for a proposed attached 12 ft. x 24 ft. single-bay garage addition with room above which encroaches 0.91 feet (10.92 in.) into the side yard setback leaving 14.09 feet where 15 feet is required. The existing single-family structure is nonconforming due to lot size and frontage, requiring a variance for any expansion. [Map 191, Lot 173, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements; and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]
3. **Case 165-050 (06-26-25):** Edward and Joyce Welsh, **38 Campbello St., Hudson, NH** [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:
  - A. **Garage 1 (North side):** A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
  - B. **Garage 2 (South side):** A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

#### VI. REQUEST FOR REHEARING: None

#### VII. REVIEW OF MINUTES:

05/22/2025 edited draft Meeting Minutes

#### VIII. OTHER BUSINESS:

#### IX. ADJOURNMENT:

  
Chris Sullivan, Zoning Administrator

# **REMINDER:**

**Please bring the  
case application listed below  
Mailed in your  
04-24-2025 ZBA Meeting Packet**

**Case 245-012 (06-26-25)  
(Deferred from 04-24-25 and 05-22-25)  
23 Fairway Drive  
Equitable Waiver of Dim. Req.  
(garage-front & side yard setbacks)**

## EQUITABLE WAIVER DECISION WORKSHEET

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



# 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: June 26, 2025

CSS  
6/11/25

**Case 191-173 (06-26-25):** Edward and Christine Curran, 6 Merrill St., Hudson, NH requests a variance for a proposed attached 12 ft. x 24 ft. single-bay garage addition with room above which encroaches 0.91 feet (10.92 in.) into the side yard setback leaving 14.09 feet where 15 feet is required. The existing single-family structure is nonconforming due to lot size and frontage, requiring a variance for any expansion. [Map 191, Lot 173, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements; and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]

**ADDRESS:** 6 Merrill Street  
Map 191, Lot 173-000

**ZONING DISTRICT:** Residential Two (R2)

#### Relief Requested:

Variance for a proposed attached addition of a 12 ft. x 24 ft. single bay garage with room above which encroaches into the side yard setback 0.91 feet or 10.92 inches leaving 14.09 feet where 15 feet is required

#### PROPERTY DESCRIPTION:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 14,810 sq ft. where 43,560 is required. The lot is classified as a single-family residence. There is an existing dwelling that was constructed in 1963.

#### HISTORY/ATTACHMENTS

##### PLANS:

**A: Boundary Plan - July 2022**

##### BUILDING PERMITS:

**B: Application – 24' of 6' stockade fence  
(4-18-1972)**

**C: BP# 177-75 Build a 4' stockade fence  
(5-13-1975)**

#### ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

**D: NOD form the Zoning Board of Adjustment  
The request was granted (5-10-1972)**

**E: Order to Cease and Desist- Non functioning  
septic (2-7-1980)**

**F: Zoning Determination (5-19-25)**



# 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: June 26, 2025

#### AERIAL / PHOTOS

Aerials (2024) 93 Pelham Road



#### IN-HOUSE COMMENTS:

**G: Town Engineer:** Applicant shall obtain a driveway permit related to the driveway changes required for the new proposed garage structure (5-29-25)

**H: Inspectional Services/Fire Dept.:**  
no comments (5-29-25)

**I: Associate Town Planner:** no comments  
(6-3-25)





(10) (~~13~~)

(B)

TOWN OF HUDSON  
Office of the Building Inspector  
Hudson, New Hampshire

Tax # 4682

DATE April 18, 1972

TO

Michael P. Dume  
6 Merrill St

DEAR SIR:

YOUR APPLICATION FOR A BUILDING PERMIT TO ERECT A STRUCTURE ON LOT NUMBERS  
4682 LOCATED AT Same, HUDSON,  
NEW HAMPSHIRE HAS BEEN DISAPPROVED BECAUSE IT DOES NOT COMPLY WITH THE TOWN  
ZONING ORDINANCES SUBDIVISION REGULATIONS.

YOUR APPEAL FROM THIS DECISION IS TO THE ZONING BOARD OF ADJUSTMENT.

24 ft 6 ft Storkade

Very truly yours

F. A. Nutting  
BUILDING INSPECTOR

cc: ☒ Zoning Board of Adjustment  
Board of Selectmen  
File copy

Rec'd 4-20-72 8:30 AM.  
No letter

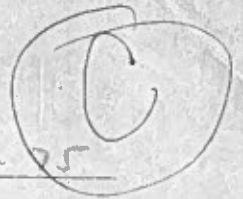


# Town of Hudson, N. H.

Office of Town Building Inspector

## BUILDING PERMIT

No. 177-25



May 12, 1975

This certifies that Michael P. Deane

Name of Owner

is granted permission to erect  
alter  
repair  
move 4' star back fence

Description

of Building

on premises located at and known as  
to

4682

Number

6 Merrill St

Street or Avenue

53-16

and to do things lawful to that end.

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

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

no chg

F. A. Hutter

Administrative Officer



Date May 10, 1972

PETITIONER

Mr. M. P. Dunne

6 Merrill Street

Tax #4682

Hudson, N. H. 05051

Replying to your request for a zoning ordinance variation per  
your letter dated April 19, 1972 be advised as follows:

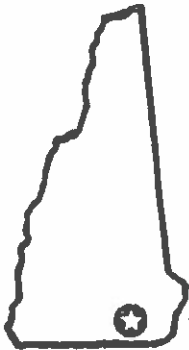
Petition Granted ☒

Denied ☐

REMARKS, COMMENTS, CONDITIONS:

Paul W. Buxton, Chairman  
Hudson Zoning Board of Adjustment

cc: Building Inspector ✓  
Board of Selectmen  
Board File



# TOWN OF HUDSON

Health Officer

M 53  
L 16

T.E. E

12 School Street

Hudson, New Hampshire 03051

603-889-1882 X24/25



CERTIFIED NO.: 569 484

## ORDER TO CEASE AND DESIST

DATE: February 7, 1980

TO: Shelley A. & Paula L. Dwyer  
6 Merrill Street  
Hudson, NH 03051

RE: Violation of RSA 147, Sections 1 & 2

Dear Mesdames Dwyer:

Upon receipt of complaints and physical inspection of your property, I find that your septic system is not functioning at all.

Be reminded, this is not the first time this situation has occurred. This Office has been aware of this state of disrepair for several years.

Please consider this a final notification and order to correct the sanitary condition on your property within 30 days of receipt of this notice. Contact with this Office, advising us of your intentions, within 7 days of receipt of this notice is also required.

Failure to comply with the requirements of this order will result in legal action against you and/or the Town will take a lien against your property for the amount required to correct the sanitary system.

Any questions you may have should be directed to this Office through the above number. Your cooperation is appreciated.

Sincerely,

Lazar R. Sion, D.C.  
Lazar R. Sion, D.C.

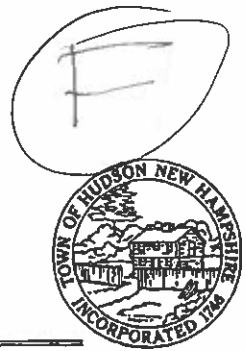
cc/ Board of Selectmen  
Town Engineer ✓  
Town Manager  
Building Inspector



# TOWN OF HUDSON

## Land Use Division

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



## Zoning Determination #25-041R1

May 19, 2025

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

Mr. and Mrs. Curran  
6 Merrill St  
Hudson, NH 03051

Re: 6 Merrill 191 Lot173-000  
District: Residential Two (R2)

Dear Mr. and Mrs. Curran

Your request: is to add a 12'X24' addition to the existing garage with a loft above attached to the existing house. The rear of the garage addition will be 11" over the 15' side setback.

### Zoning Review / Determination:

According to the town this is a lot of record. The property has a single-family dwelling on it that was constructed in 1963. There are also a few small sheds on the property as well. The lot is 14,810 sq ft. where 43,560 is required. In the (R2) the setbacks at 30' front yard setback, 15 side yard setback and 15 rear yard setback.

Since the garage addition will be 14'-9" were 15' is required, this would require a variance from the Zoning Board of Adjustment per Article VII §334-27 Table of Minimum Dimensional Requirements.

Building permits will be required per Article III §334-16 – Building Permit. For more information regarding building permits contact the Inspectional Service.

Sincerely,

Chris Sullivan  
Zoning Administrator/Code Enforcement Officer  
(603) 886-6000 (ext. 1275)  
[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik, Administrative Aide  
Inspectional Services  
File

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



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

REQUEST FOR REVIEW/COMMENTS:

Case: 191-173 (06-26-25) (VARIANCE)

Property Location: 6 Merrill Street

*For Town Use*

Plan Routing Date: 05/29/2025 Reply requested by: 06/04/2025 ZBA Hearing Date: 06/26/2025

☐ I have no comments ☒ I have comments (see below)

EZD \_\_\_\_\_ Name: Elvis Dhima Date: 05/29/2025  
(Initials)

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

Applicant shall obtain a driveway permit related to the driveway changes required for the new proposed garage structure

Handwritten circled 'A' in blue ink.

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

REQUEST FOR REVIEW/COMMENTS:

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Property Location: 6 Merrill Street

*For Town Use*

Plan Routing Date: 05/29/2025 Reply requested by: 06/04/2025 ZBA Hearing Date: 06/26/2025

☒

I have no comments

☐

I have comments (see below)

DRH

(Initials)

Name: David Hebert

Date: 05/29/2025

DEPT:

☐

Town Engineer

☒

Fire/Health Department

☐

Associate Town Planner

No Comments

1

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

REQUEST FOR REVIEW/COMMENTS:

Case: 191-173 (06-26-25) **(VARIANCE)**

Property Location: 6 Merrill Street

*For Town Use*

Plan Routing Date: 05/29/2025 Reply requested by: 06/04/2025 ZBA Hearing Date: 06/26/2025



I have no comments



I have comments (see below)

BWG

(Initials)

Name: Ben Witham-Gradert

Date: 06/03/2025

DEPT.



Town Engineer



Fire/Health Department



Associate Town Planner



APPLICATION FOR A VARIANCE

MAY 27 2025  
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. 191-173 (6-26-25)

Date Filed 5-27-25

Name of Applicant Edward Curran  
Christine Curran Map: 191 Lot: 173 Zoning District: 000R-2

Telephone Number (Home) 603-459-8957 Ed's Cell  
(Work) 603-759-5522

Mailing Address 6 Merrill St. Hudson NH 03051

Owner Edward and Christine Curran

Location of Property 6 Merrill St. Hudson, NH 03051  
(Street Address)

Edward Curran / Christine Curran 5/19/2025  
Signature of Applicant Date

Christine Curran / Edward Curran 5/19/2025  
Signature of Property-Owner(s) Date

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

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

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

Date received: 5/27/25

**COST:**

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

8 Abutter Notice:  
Direct Abutters x Certified postage rate \$ 5.58 = \$ 44.64

9 Indirect Abutters x First Class postage rate \$ 0.73 = \$ 6.57

**Total amount due:** \$ 236.21

Amt. received: \$ 236.21

Receipt No.: 821,765

Received by: (TS6)

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

Engineering ☒ Fire Dept. ☒ Health Officer ☐ Planner ☒ Other ☐

# TOWN OF HUDSON, NH

## Variance Application Checklist

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

Applicant Initials		Staff Initials
<u>CC</u>	Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff <b>before making copies in next step.</b>	<u>TG</u>
<u>CC</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form and all required attachments listed below together with thirteen (13) <b><u>single-sided</u></b> copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>CC</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>CC</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>CC</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>CC</u>	<b>GIS LOCATION PLAN:</b> Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>CC</u>	Provide a copy of all <b>single sided pages</b> of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>CC</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>CC</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

**CERTIFIED PLOT PLAN:**

Requests other than above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a NH licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is the responsibility of the applicant to make sure that all of the requirements are satisfied. The application may be deferred if all items are not satisfactorily submitted).

- a) EdC The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. (TB)
- b) EdC The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) EdC The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) EdC 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) EdC 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) EdC 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) EdC The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) EdC The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) EdC The plot plan shall indicate all parking spaces and lanes, with dimensions.

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

Edward Curran / Christopher Curran 5/19/2025  
Signature of Applicant(s) Date

Christopher Curran / Edward Curran 5/19/2025  
Signature of Property Owner(s) 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
191	173	<sup>*Include Applicant &amp; Owner(s)</sup> Edward Curran Christine Curran	6 Merrill St. Hudson NH 03051
183	113	Christopher A. Funk Jeanne B. Funk	7 Greentrees Drive Hudson NH 03051
183	114	Michael Horgan Sr. Eva Fung	8 Merrill St. Hudson NH 03051
191	153	Scott Tinkham	5 Greentrees Dr. Hudson NH 03051
191	154	Michael D. Pease Samantha M. Lukitsch	3 Greentrees Dr. Hudson NH 03051
191	171	James Thomas	3 Merrill St. Hudson NH 03051
191	172	Harold R. Corey Patricia J. Corey	4 Merrill St. Hudson NH 03051
191	174	Gary M. Buzzell Deborah A. Buzzell	2 Nevins St. Hudson NH 03051

# ALL INDIRECT ABUTTERS WITHIN 200 FEET

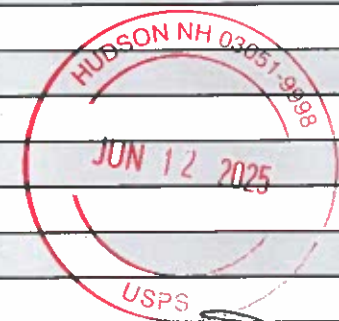
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
183	112	Anthony Prou	11 Greentrees Dr.
		Sanraksmei Seng	Hudson NH 03051
183	115	Walter Fredette	66 A Maple St.
		Leonard Fredette	Wilton, NH 03086-5506
183	117	Bruce Grenier	9 Merrill St.
			Hudson NH 03051
191	155	Jonathan Dumais	1 Greentrees Dr.
		Ashley Lloyd	Hudson NH 03051
191	156	John Thompson	48 Melendy Rd.
			Hudson NH 03051
191	157	Todd A. Boyer TR.	2 Merrill St.
		Lorrie A. Boyer TR.	Hudson NH 03051
191	158	John F. Maloney	1 Merrill St.
		Lorraine M. Maloney	Hudson NH 03051
191	159	Richard L. Fournier Sr.	60 Melendy Rd.
		Lisa Ann Fournier	Hudson NH 03051
191	170	Robert L. Freeman	3 Nevers St.
		Eleanor R. Freeman	Hudson NH 03051

**USPS-Verified Mail**

SENDER:		US POSTAL SERVICE - CERTIFIED MAIL	Case# 191-173 6 Merrill Street, Hudson, NH 03051 Map 191, Lot 173, Sublot-000 (1 of 1)
TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051			VARIANCE
ARTICLE NUMBER		Name of Addressee, Street, and post office address	06/26/2025 ZBA Meeting
1	9589 0710 5270 0646 5673 39	Edward Curran; Christine Curran	APPLICANT/OWNER NOTICE MAILED
		6 Merrill St., Hudson, NH 03051	
2	9589 0710 5270 0646 5673 46	Christopher A. Funk; Jeanne B. Funk	ABUTTER NOTICE MAILED
		7 Greentrees Drive, Hudson, NH 03051	
3	9589 0710 5270 0646 5673 53	Michael Horgan Jr.; Eva Fung	ABUTTER NOTICE MAILED
		8 Merrill St., Hudson, NH 03051	
4	9589 0710 5270 0646 5673 60	Scott Tinkham	ABUTTER NOTICE MAILED
		5 Greentrees Drive, Hudson, NH 03051	
5	9589 0710 5270 0646 5673 77	Michael D. Pease; Samantha M. Lukitsch	ABUTTER NOTICE MAILED
		3 Greentrees Drive, Hudson, NH 03051	
6	9589 0710 5270 0646 5673 84	James Thomas	ABUTTER NOTICE MAILED
		3 Merrill St., Hudson, NH 03051	
7	9589 0710 5270 0646 5673 91	Harold R. Covey; Patricia L. Covey	ABUTTER NOTICE MAILED
		4 Merrill St., Hudson, NH 03051	
8	9589 0710 5270 0646 5674 07	Gary M. Buzzell; Deborah A. Buzzell	ABUTTER NOTICE MAILED
		2 Nevens St., Hudson, NH 03051	
9			
10			
11			
12			
13			
Total Number of pieces listed by sender 8		Total number of pieces rec'd at Post Office 8	Postmaster (receiving Employee)





# USPS-First Class Mail

SENDER:		US POSTAL SERVICE - FIRST CLASS MAIL	Case# 191-173 6 Merrill Street, Hudson, NH 03051 Map 191, Lot 173, Sublot-000 (1 of 1)
	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051		VARIANCE
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	06/26/2025 ZBA Meeting
1	Mailed First Class	Anthony Prou; Sanraksme Seng 11 Greentrees Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	Walter J. Fredette; Leona G. Fredette 66A Maple St., Wilton, NH 03086-5506	ABUTTER NOTICE MAILED
3	Mailed First Class	Bruce R. Grenier 9 Merrill St., Hudson, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	Jonathan Dumais; Ashley Lloyd 1 Greentrees Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	John Thompson 48 Melendy Rd., Hudson, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	Todd A. Boyer, Tr.; Lorrie A. Boyer, Tr. 2 Merrill St., Hudson, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	John F. Maloney; Lorraine M. Maloney 1 Merrill St., Hudson, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	Richard L. Fournier, Sr.; Lisa Ann Fournier 60 Melendy Rd., Hudson, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	Robert L. Freeman; Eleanor R. Freeman 3 Nevens St., Hudson, NH 03051	ABUTTER NOTICE MAILED
10			
11			
	Total Number of pieces listed by sender 9	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

---

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

June 11, 2025

### 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, June 26, 2025 starting at 7:00 P.M.** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

**Case 191-173 (06-26-25): Edward and Christine Curran, 6 Merrill St., Hudson, NH requests a variance for a proposed attached 12 ft. x 24 ft. single-bay garage addition with room above which encroaches 0.91 feet (10.92 in.) into the side yard setback leaving 14.09 feet where 15 feet is required. The existing single-family structure is nonconforming due to lot size and frontage, requiring a variance for any expansion. [Map 191, Lot 173, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements; and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]**

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

Respectfully,

Chris Sullivan,  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

June 11, 2025

### **ABUTTER NOTIFICATION**

You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, June 26, 2025 starting at 7:00 P.M.** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

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Please be advised, this Notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide information or comments on the proposal.

If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan,  
Zoning Administrator

## APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-27 in order to permit the following:

Build a 1 Stall garage 12x24 w/Room Above.  
House is at an angle there for back  
Corner is over the 15 foot buffer  
by 11 inches.

### FACTS SUPPORTING THIS REQUEST:

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

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

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

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

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

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

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

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

## FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I (a). New Hampshire case law has established on the basis of this statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement. Do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:  
(Explain why you feel this to be true—keeping in mind that the proposed use must not conflict with the explicit or implicit purpose of the ordinance and that it must not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”)

The garage will help to decrease clutter as well as improve property value.

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

many of our neighbors have 2 stall garages. We feel this is not over build of our area.

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

We need or would love a larger bedroom to accomade an adjustable bed and other medical equipment.

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

an addition will increase property value, as well as increased taxes for the town.

## FACTS SUPPORTING THIS REQUEST: (Continued)

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

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

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

The reason for not making the garage smaller, is to have enough room for a “1957” Chevy no post window coupe. Antique Car.

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

The garage space without the variance would not be able to house the car.

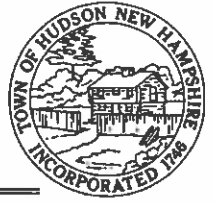
- B. Alternatively, you can establish that, because of the special conditions of the property, there is no reasonable use that can be made of the property that would be permitted under the ordinance.





# TOWN OF HUDSON

## Land Use Division



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

## Zoning Determination #25-041R1

May 19, 2025

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

Mr. and Mrs. Curran  
6 Merrill St  
Hudson, NH 03051

Re: 6 Merrill 191 Lot173-000  
**District: Residential Two (R2)**

Dear Mr. and Mrs. Curran

**Your request:** is to add a 12'X24' addition to the existing garage with a loft above attached to the existing house. The rear of the garage addition will be 11" over the 15' side setback.

### **Zoning Review / Determination:**

According to the town this is a lot of record. The property has a single-family dwelling on it that was constructed in 1963. There are also a few small sheds on the property as well. The lot is 14,810 sq ft. where 43,560 is required. In the (R2) the setbacks at 30' front yard setback, 15 side yard setback and 15 rear yard setback.

Since the garage addition will be 14'-9" where 15' is required, this would require a variance from the Zoning Board of Adjustment per **Article VII §334-27 Table of Minimum Dimensional Requirements**.

Building permits will be required per **Article III §334-16 – Building Permit**. For more information regarding building permits contact the Inspectional Service.

Sincerely,

Chris Sullivan  
Zoning Administrator/Code Enforcement Officer  
(603) 886-6000 (ext. 1275)  
[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik, Administrative Aide  
Inspectional Services  
File

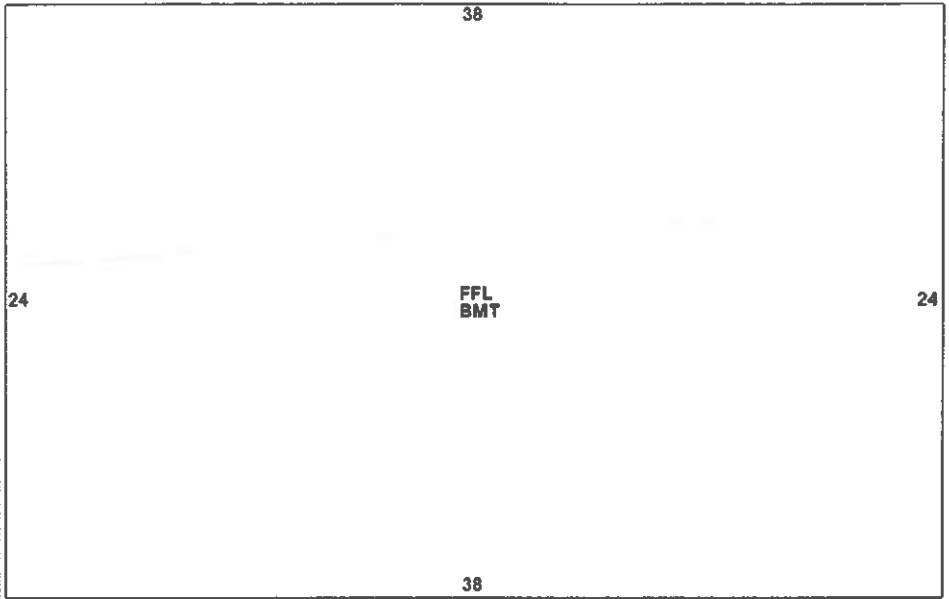

*NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.*

LUC: 1010  
Print Date: 05-15-2025 12:30:15

LAND LINE VALUATION SECTION																		
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment					Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.344 AC	170,000		2.23	5	1.00	RE	1.00							130,600
Total Card Land Units:			0.344 AC			Parcel Total Land Area:			0.344	AC					Total Land Value:		130,600	

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

LUC: 1010  
Print Date: 05-15-2025 12:30:16

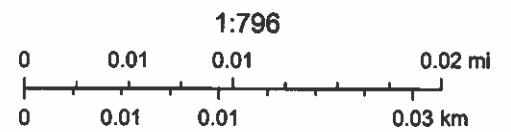
SKETCH / PRIMARY PHOTO	
	
	



# 6 Merrill St. (Map 191, Lot 173-000)



5/16/2025



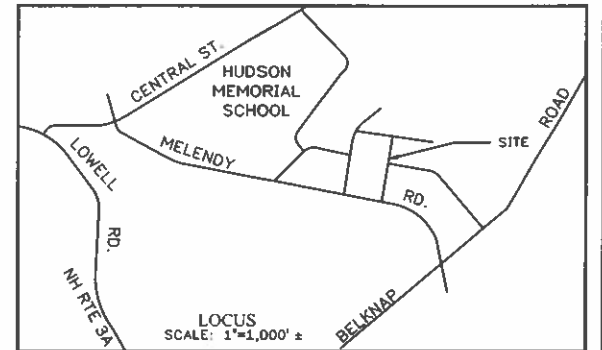
**TAX MAP 191 LOT 154**  
MICHAEL O. PEASE  
SAMANTHA M. LUKITSCH  
3 GREENTREES DR.  
BRIDGTON, NH 03004

**TAX MAP 191 LOT 173**  
15,000 Sq. Ft.  
0.34 Ac.  
6 MERRILL ST.

TAX MAP 191 LOT 172  
HAROLD R. COVEY  
PATRICIA L. COVEY  
4 MERRILL ST.  
HUDSON, NH 03051  
BK.2118 PG.396

TAX MAP 191 LOT 171  
JOHN R. SZWEC  
TATIANA V SZWEC  
3 MERRILL ST.  
HUDSON, NH 03051

**SURVEY DATUM**  
THIS SURVEY IS ORIENTED TO N.H. STATE PLANE GRID NORTH AS DETERMINED BY UTILIZING BAD ELF FLEX 5600 DUAL CHANNEL GPS (A GLONASS) RECEIVERS, RTK, VIRTUAL NETWORK METHODS. OBSERVATIONS WERE TAKEN ON 04/05/2022  
VERTICAL DATUM: NAVD 88 UTILIZING (GEOID 18).  
HORIZONTAL DATUM: NAD83(2011) MULTILAYER CORRS SOLUTION 2 (MYCS2) EPOCH = 2010.000 BEGIN DATE = 01/01/2020.  
REFERENCE FRAME: ITRF2014












**MAY 27 2025**  
**LAND USE DIVISION**  
**ZONING DEPT.**

## GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE BOUNDARY LINES OF OTHER EXISTING CONDITIONS FOR TAX MAP 191 LOT 173, LOCATED AT 6 MERRILL ST., HUDSON NH, AND TO SHOW A PROPOSED GARAGE TO BE BUILT.
2. THE PARCEL IS A LEGAL, NON-CONFORMING LOT OF RECORD.
  - 2.1. DIMENSIONAL CONTROLS: ZONED "R-2"
  - 2.2. MINIMUM LOT AREA = 1 ACRE
  - 2.3. MINIMUM LOT FRONTAGE = 120 FT.
  - 2.4. FRONT YARD SETBACK = 30 FT.
  - 2.5. SIDE/REAR YARD SETBACK = 15 FT.
  - 2.6. WETLAND SETBACK = 50 FT.
3. THIS PLAN IS THE RESULT OF A FIELD SURVEY COMPLETED DURING THE SPRING AND SUMMER OF 2022.

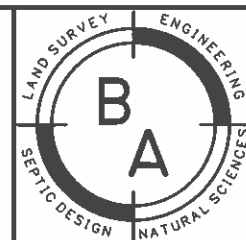
[illegible]

- ◆ REBAR FND/SET
- ◆ REBAR TO BE SET
- ◆ DRILL HOLE FND/SET
- CONCRETE BND.FND/SET
- CONC. BND. TO BE SET
- ◆ GRANITE BND. FND/SET
- ◆ STONE ERECT FOUND
- ◆ STAKE & STONES FND.
- ◆ IRON ROD FOUND
- ◆ IRON PIPE FOUND
- ◆ SPIKE FND/SET
- ◆ MAGNAIL (PK) FND/SET
- ◆ HUB & TACK FND/SET

 TEMPORARY BENCHMARK  
 PERMANENT BENCHMARK  
 WETLAND FLAG  
 WETLAND  
 TREE STUMP FOUND  
 PERCOLATION TEST  
 TEST PIT  
 DECIDUOUS TREE  
 CONIFEROUS TREE  
**22B** SOIL TYPE -----  
 EDGE OF GRAVEL DRIVE

	SEWER MAN H
	DRAIN MAN HO
	WELL
	HYDRANT
	WATER SHUTO
	GATE VALVE
	CATCH BASIN
	UTILITY POLE
	LIGHT POLE
	GUY ANCHOR

STONEWALL  
TREELINE  
WETLAND  
EXISTING WATER  
EXISTING SEWER LINE  
EXISTING STORM DRAIN  
BUILDING SETBACK LINE



**BAILEY ASSOCIATES**

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LAND SURVEYING & LAND PLANNING  
ENGINEERING & NATURAL RESOURCE SCIENCES  
[www.bailey-associates.com](http://www.bailey-associates.com)  
(603) 528-3734  
217 Cotton Hill Rd. Gilford, NH 03249  
*SERVING NEW HAMPSHIRE SINCE 1978*

**TAX MAP 191 LOT 173**

**PROPOSED GARAGE PLOT PLAN**

**LAND OF CURRAN, LAND LOCATED AT 6 MERRILL STREET, HUDSON NH**

PROPERTY OWNER: EDWARD J. CURRAN  
CHRISTINE L. CURRAN  
6 MERRILL ST.  
HUDSON, NH 03051

DEED: BK. 8018 PG. 1111

DATE OF PLAN: May 2025

SHEET 1 OF 1



Printed  
5/28/2025  
2:28PM  
Created  
5/28/2025  
1:55 PM

## Transaction Receipt

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

Receipt# 821,765  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application- 6/26/25 ZBA Meeting 6 Merrill Street Map 191, Lot 173-000 Zone R-2 Variance-sidesetback	0.00	236.2100	0.00
			Total:	236.21

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Edward Curran	CHECK	CHECK #1548	236.21	0.00	236.21
Total Due:					236.21
Total Tendered:					236.21
Total Change:					0.00
Net Paid:					236.21



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

On **06/26/2025**, the Zoning Board of Adjustment heard **Case 191-173**, being a case brought by **Edward and Christine Curran, 6 Merrill St., Hudson, NH** requests a **variance** for a proposed attached 12 ft. x 24 ft. single-bay garage addition with room above which encroaches 0.91 feet (10.92 in.) into the side yard setback leaving 14.09 feet where 15 feet is required. The existing single-family structure is nonconforming due to lot size and frontage, requiring a variance for any expansion. [Map 191, Lot 173, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements; and HZO Article VIII: Nonconforming Uses, Structures and Lots; §334-31A, Alteration and expansion of nonconforming structures]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

<b>Y</b>	<b>N</b>	<b>1.</b> Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/>		
<hr/>		

<b>Y</b>	<b>N</b>	<b>2.</b> The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/>		
<hr/>		

<b>Y</b>	<b>N</b>	<b>3.</b> Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.
<hr/>		
<hr/>		

<b>Y</b>	<b>N</b>	<b>4.</b> The proposed use will not diminish the values of surrounding properties.
<hr/>		
<hr/>		

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

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

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

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(2) The proposed use is a reasonable one.

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**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

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Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

\_\_\_\_\_ Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

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# TOWN OF HUDSON

## Land Use Division

CJS  
6/12/25

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



### Zoning Administrator Staff Report

Meeting Date: June 26, 2025

**Case 165-050 (06-26-25):** Edward and Joyce Welsh, 38 Campbello St., Hudson, NH [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:

- a. **Garage 1 (North side):** A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
- b. **Garage 2 (South side):** A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

**ADDRESS:** 38 Campbello Street  
Map 165, Lot 50-000

**ZONING DISTRICT:** Town Residence (TR)

#### Relief Requested:

- a. A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required.
- b. A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20

feet respectively, where 15 feet and 30 feet are required.

#### PROPERTY DESCRIPTION:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 18,730 sq ft. where 10,00 is required. The lot is classified as a single-family residence. There is an existing dwelling that was constructed in 1994. There is a 240 sq ft shed on the property as well. The lot fall with in the New Hampshire Shoreland Protection area

#### HISTORY/ATTACHMENTS

##### PLANS:

A: Plot Plan (show shed Removal) (12-2-93)

B: Plot Plan ( 4-12-21)

C: Rev. Plot Plan ( 11-14-22)

D: ZBA – Proposed Structure Encroachment (No Date)

#### BUILDING PERMITS:

E: BP# 193-94 to construct and new 10x16' front porch and second floor.

F: BP# Replace a existing 12x20' Shed

#### ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

G: Zoning Determination # 22-114 (9-14-22)



# 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:** June 26, 2025

**H :NOD form the Zoning Board of Ajustment**  
**The request was granted (12-8-2022)**  
(Expired)

**I: Zoning Determination # 25-022 (3-14-25)**

**J: Zoning Determination # 25-022 (3-14-25)**

#### **AERIAL / PHOTOS**

**Aerials (2024) 38 Campbello St.**



#### **IN-HOUSE COMMENTS:**

**K: Town Engineer:** Applicant shall obtain a driveway permit related to the driveway changes required for the new proposed garage structure (5-29-25)

**L: Inspectional Services/Fire Dept.:**  
no comments (5-29-25)

**M: Associate Town Planner:**  
It is recommended that the ZBA restrict the structures to accessory uses only.(6-11-25)

K

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

REQUEST FOR REVIEW/COMMENTS:

Case: 165-050 (06-26-25) (2 VARIANCES: A & B)

Property Location: 38 Campbello Street

*For Town Use*

Plan Routing Date: 06/11/2025 Reply requested by: 06/16/2025 ZBA Hearing Date: 06/26/2025

☐ I have no comments ☒ I have comments (see below)

EZD Name: Elvis Dhima Date: 06/11/2025  
(Initials)

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

One of the proposed garages is located directly over the existing sewer lateral line, as shown in the attached plan. Applicant should be aware of this and redirect the sewer lateral.

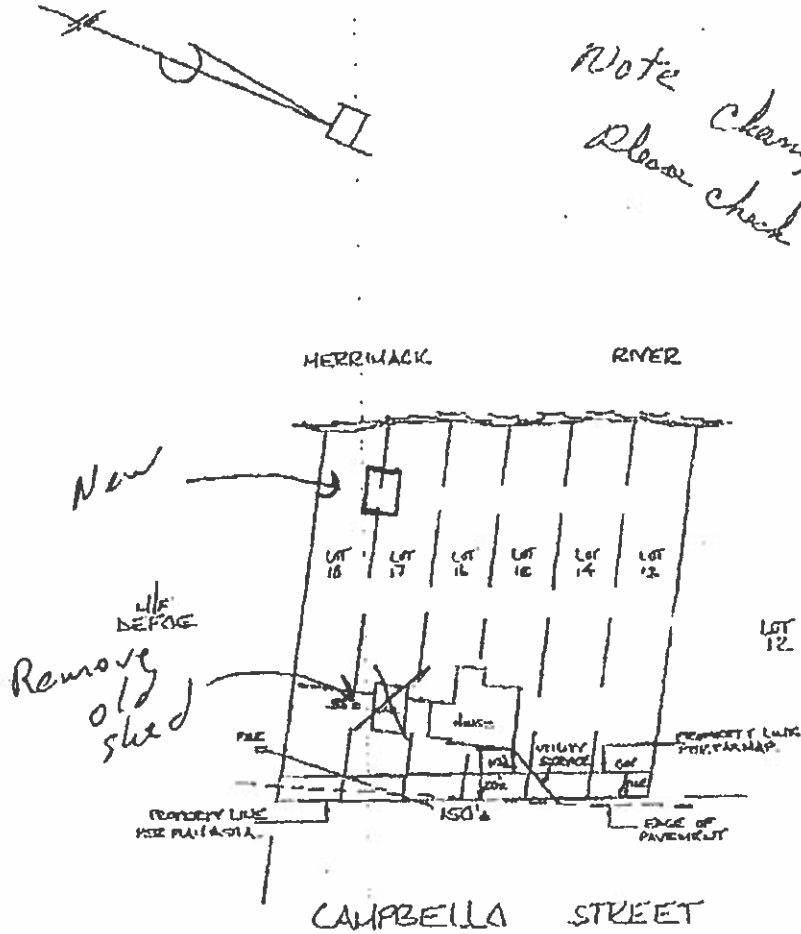
Additionally, the applicant shall clarify the intended use of the existing well on the property. If the well is to remain in its current location, it is unclear how access to the proposed garage via the new driveway will be achieved.

A

# PLOT PLAN

(For Mortgage's Use Only)

Note change in Row  
Please check title.



\*A portion of the lot is in the 100 Year F.H.A. Zone A. The house and a portion of the lot is in the 500 Year F.H.A. Zone B. The house as shown is not in the 100 Year F.H.A. Zone A.

This plan is not the result of an accurate boundary survey. It is for mortgage purposes only and not to be used for boundary determination. It must not be used for establishing lot lines, the erection of fences, walls, or hedges, or for supporting documentation for obtaining a variance.

I hereby certify that the building(s) on this plan were approximately as shown hereon and that it does comply to the town/city of Hudson county of Mississippi zoning regulations regarding setbacks from streetlines and lot lines when constructed.  
By [Signature]

SCALE: 1"=50'

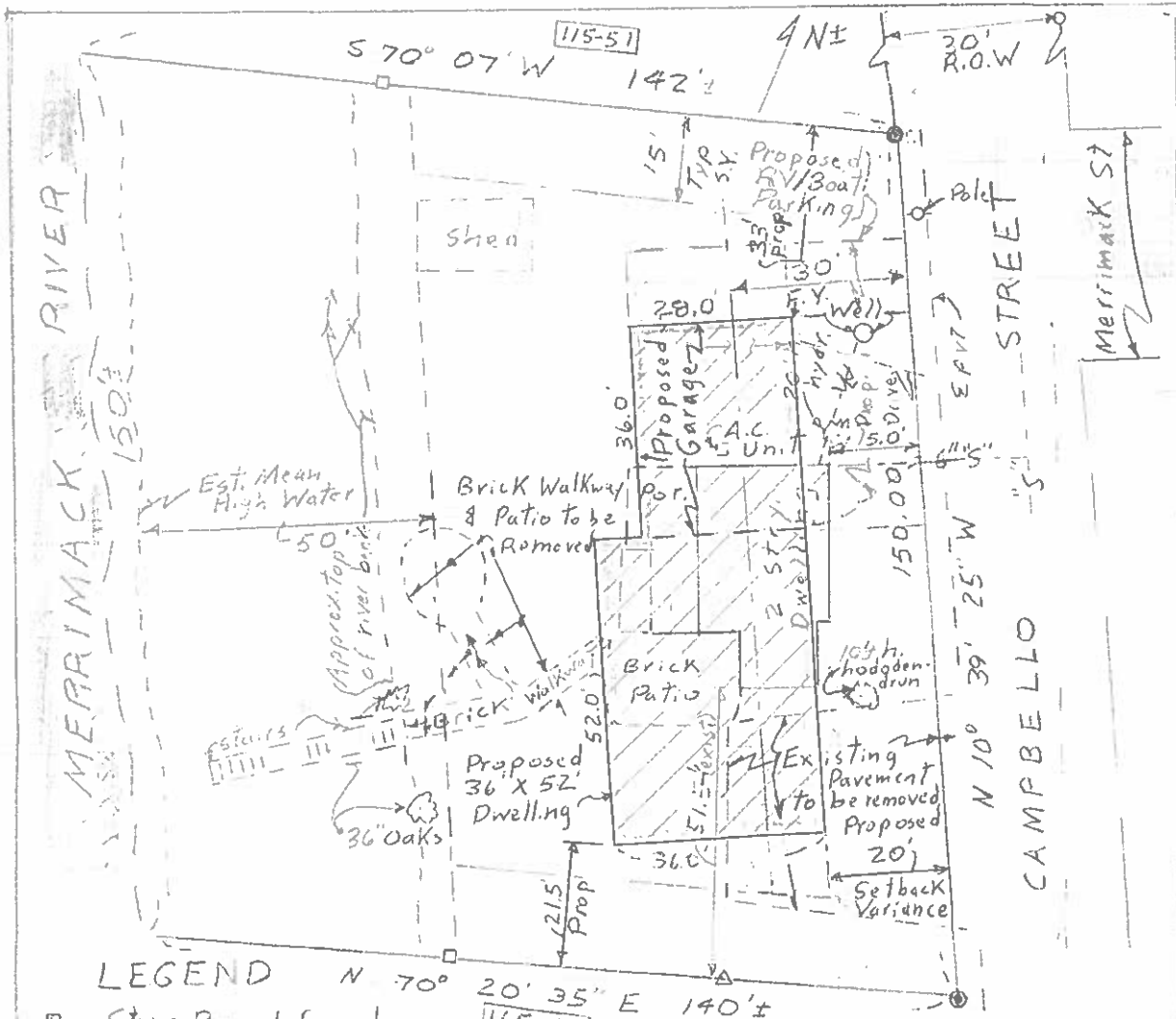
DATE: 12/2/97

Boundary Information taken from:



A4





- LEGEND**
- Stone Bound Found
  - Iron rod found
  - Iron rod set
  - Minimum Setback Line
  - ▨ Proposed Garage & House
  - #-# Tax map # - parcel #
  - Existing House

Scale 1" = 20'

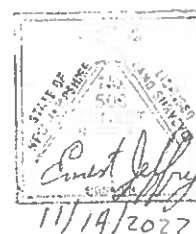
Zoning is "TR" Town Residential

Property Location: Map 165- Lot 50 38 Campbello Street  
Lot Area ≈ 21150<sup>sq</sup> Hudson N.H.

I certify that building Locations shown are based on actual field measurements. The proposed buildings shown do not comply with the current zoning setback regulations with alterations, less than 20% of impervious area will added to the site.

**PLOT PLAN** by Ernest Jeffrey L.L.S.  
Hoyt Street  
Merrimack N.H. 03054.

Drawn for: Edward J. & Joyce M. Welsh  
HCRD: 38 Campbello Street  
Plan Ref: 511A Hudson N.H. 03051  
Dead Ref: 9287/2824  
Rev. Nov. 14, 2022







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

# BUILDING PERMIT

AMOUNT  
PAID

DEPT. FILE COPY

MAP 54 LOT 38

VALIDATION

*(Signature)*

DATE DECEMBER 14, 19 93 PERMIT NO. 193-94  
APPLICANT DANIEL DALY ADDRESS 38 CAMPBELLO STREET, HUDSON NH 880-7053  
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO CONSTRUCT ADDITION (1) STORY RESIDENTIAL NUMBER OF  
(TYPE OF IMPROVEMENT) NO. (PROPOSED USE) DWELLING UNITS 1

AT (LOCATION) 38 CAMPBELLO STREET ZONING  
(NO.) (STREET) DISTRICT

BETWEEN \_\_\_\_\_ AND \_\_\_\_\_  
(CROSS STREET) (CROSS STREET)

SUBDIVISION \_\_\_\_\_ LOT 38 BLOCK 54 LOT  
SIZE

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

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

REMARKS: CONSTRUCT 10'X16' PORCH AND SECOND FLOOR TO INCLUDE ONE ADDITIONAL BEDROOM,  
1/2 BATHROOM AND A FAMILY ROOM.  
ELECTRICAL/PLUMBING PERMITS ARE REQUIRED PRIOR TO INSPECTION REQUEST.

AREA OR VOLUME 637 SQ. FT. ESTIMATED COST \$ 4,800.00 PERMIT FEE \$ 86.00  
(CUBIC/SQUARE FEET)

OWNER DANIEL AND SANDRA DALY  
ADDRESS 38 CAMPBELLO STREET, HUDSON NH 03051

BUILDING DEPT. Edward P. Mudgeon  
BY

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

FORM NO. BOCA-BP 1989

F

# BUILDING PERMIT

Amount Paid

Date 15-May-2001 Permit# 2001-561

Applicant Daniel Daly 38 Campbello Street  
Permit To Repair or Replacement 0 Story Shed

Contractor's License  
# of Dwelling Units 0

At (Location) 38 Campbello Street Zoning District  
Between Garrison Farm Road And Kenyon Street

Subdivision Map 54 Lot 38 Sublot Lot Size 0  
Building is to be 0 ft. Wide by 0 ft. Long by 0 ft. in Height and Shall Conform in Construction  
to Type Wood Frame Use Group Foundation Type  
Remarks All construction must conform to Hudson Town Codes.  
Replace existing 12 x 20 shed.

Area or Volume 0 Estimated Cost \$  
Owner Daniel T. Daly  
Address 38 Campbello Street, Hudson, NH 03051

\$4,000.00 Permit Fee \$ \$25.00  
Approved [Signature]  
Date 5.15.01

A.



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #22-114

September 14, 2022

Joyce & Ed Welsh  
38 Campbello St  
Hudson, NH 03051

**38 Campbello St Map 165 Lot 050-000**  
**District: Town Residence (TR)**

Dear M/M Welsh,

Request: To demolish an existing non-conforming (front setback) dwelling and rebuild a SFR within the front setback.

#### **Zoning Review / Determination:**

This parcel is an existing conforming lot (size/frontage), with a non-conforming structure (location) with a conforming use (single family).

Any voluntary demolition of a non-conforming structure does not keep the ability to rebuild with non-conformity. Reference: §334-31 A: Alteration and expansion of non-conforming structures:

*"A nonconforming structure cannot be reconstructed after demolition, ...."*

The proposed reconstructed structure would require a **variance from HZO §334-27 Table of Minimum Dimensional Requirements** if located within any required setbacks.

Be mindful of the State of NH's Shoreland Water Quality Protection Act (SWQPA), permit requirements.

Sincerely,

Bruce Buttrick

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

[bbuttrick@hudsonnh.gov](mailto:bbuttrick@hudsonnh.gov)

cc: Public Folder  
B. Groth, Town Planner  
File

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

For Registry of Deeds use only

Doc # 230000544  
Book 9677 Page 487

01/06/2023 02:13:09 PM  
Page 1 of 1

Mary Ann Crowell  
Register of Deeds, Hillsborough County

FEES: \$10.57
SURCHARGE: \$2.00
CASH: —

**COPY**

A43

This is  
Expired

Send recorded copy to:

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

**NOTICE OF DECISION**

Map 165, Lot 050, Zone TR (Town Residence), Case # 165-050

ZBA Decision 12/08/2022

**Variance (to demolish and rebuild in front setback) – GRANTED with 2 stipulations**

Property Owner & Address: Edward J. Welsh & Joyce M. Welsh  
38 Campbello Street, Hudson, NH 03051

Property Location: 38 Campbello Street, Hudson, NH 03051

Action sought: A Variance to demolish an existing non-conforming (front setback) single family dwelling and rebuild a proposed 36 ft. x 52 ft. single-family house with an attached 28 ft. x 36 ft. three (3) car garage. Both encroach 10 feet into the front yard setback leaving 20 feet (less non-conforming) where 30 feet is required.

Zoning Ordinance Article: VII, Dimensional Requirements; §334-27 Table of Minimum Dimensional Requirements

Action granted: After consideration of the testimony, consideration of the Shoreland Protection Permit requirements, aerial review of the lot noting the downward slope to Merrimack River and existing hardscape on property, discussion on possible alternatives, and, after review of the Variance criteria and determining that each criterion was satisfied, motion made, seconded and voted 5:0 to grant the Variance with two (2) stipulations: (1) that there be no additional expansion beyond what is proposed in this application: Any need to expand will require additional approvals from the Town of Hudson and (2) that no Building Permit be issued without obtaining the Shoreland Protection Permit from NH Department of Environmental Services.

NOTE: All representations of fact or intention made by the applicant, owner and agent during testimony before the Zoning Board of Adjustment relative to the obtaining of this relief shall be considered conditions of this approval, regardless of the fact that such facts or intentions may not have been specifically stated as stipulations of the motion. For details of specific discussion relative to this decision, please consult the public minutes recorded during this hearing.

Gary M. Daddario, ZBA Chairman

Bruce Buttrick, Zoning Administrator

12/23/22  
Date

12-20-22  
Date

1



# TOWN OF HUDSON

## Land Use Division



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

### Zoning Determination #25-022

March 14, 2025

Joyce & Ed Welsh  
38 Campbello St  
Hudson, NH 03051

38 Campbello St Map 165 Lot 050-000  
District: Town Residence (TR)

Dear Mr. and Mrs. Welsh,

**Request:** to construct a 28'X36' garage. The garage will be constructed 10 ft into a 30 ft front yard setback leaving 20 ft.

**Zoning Review / Determination:**

This parcel is an existing conforming lot (size/frontage), with a non-conforming structure (location) with a conforming use (single family).

To construct a new garage would require a variance from the Zoning Board of Adjustment per HZO Article VII §334-27 Table of Minimum Dimensional Requirements.

You will also need a certified plot plan to add to your variance application from a NH Licensed Land Surveyor.

Sincerely,

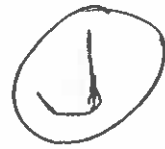
Chris Sullivan

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

[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik (Planning Admin. Aide)  
Inspectional Services  
File

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



# TOWN OF HUDSON

## Land Use Division



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

## Zoning Determination #25-022R

June 10, 2025

Joyce & Ed Welsh  
38 Campbello St  
Hudson, NH 03051

38 Campbello St Map 165 Lot 050-000  
District: Town Residence (TR)

Dear Mr. and Mrs. Welsh,

**Request:** to construct a (2) TWO 28'X36' garages. The garages will be constructed 10 ft into a 30 ft front yard setback leaving 20 ft. and 3'-3" in the side yard setback

**Zoning Review / Determination:**

This parcel is an existing conforming lot (size/frontage), with a non-conforming structure (location) with a conforming use (single family). The first garage needs a variance for being 10' into the 30' setback per. **HZO Article VII §334-27 Table of Minimum Dimensional Requirements**. The second garage would also be 10' in to the 30' front yard setback and 11'-7" into the side yard setback where 15' is required. This would also require a variance from the Zoning board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements**

To construct 2 new garages would require a 2 (two) variance from the Zoning Board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements**.

You will also need a certified plot plan to add to your variance application from a NH Licensed Land Surveyor.

Sincerely,

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

[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik (Planning Admin. Aide)  
Inspectional Services  
File

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

L

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

REQUEST FOR REVIEW/COMMENTS:

Case: 165-050 (06-26-25) (2 VARIANCES: A & B)

Property Location: 38 Campbello Street

*For Town Use*

Plan Routing Date: 06/11/2025 Reply requested by: 06/16/2025 ZBA Hearing Date: 06/26/2025



I have no comments



I have comments (see below)

DRH

(Initials)

Name: David Hebert

Date: 06/11/2025

DEPT:



Town Engineer



Fire/Health Department



Associate Town Planner



M

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

**REQUEST FOR REVIEW/COMMENTS:**

Case: 165-050 (06-26-25) **(2 VARIANCES: A & B)**  
Property Location: 38 Campbello Street

*For Town Use*

Plan Routing Date: 06/11/2025 Reply requested by: 06/16/2025 ZBA Hearing Date: 06/26/2025

☐ I have no comments ☒ I have comments (see below)

**BWG** Name: Ben Witham-Gradert Date: 06/11/2025  
(Initials)

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

It is recommended that the ZBA restrict the structures to accessory uses only.

APPLICATION FOR A VARIANCE

**Variance A**

JUN 11 2025  
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. 165-050<sup>A</sup>(06-26-25)

Date Filed 6/10/25

Name of Applicant Edward and Joyce Welsh Map 165 Lot 50 Zoning District TR

Telephone Number (Home) Ed cell 978-397-6055 (Work) Joyce cell 978-397-1195

Mailing Address 38 Campbello St, Hudson, NH 03051

Owner Edward and Joyce Welsh

Location of Property 38 Campbello St, Hudson, NH 03051

(Street Address)  
Signature of Applicant [Signature] 6/4/25  
Date

Signature of Property-Owner(s) [Signature] 6/4/25  
Date

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

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

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

Date received: 6/10/25

**COST:**

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

6 Abutter Notice:

Direct Abutters x Certified postage rate \$ 5.58 = \$ 33.48

5 Indirect Abutters x First Class postage rate \$ 0.73 = \$ 3.65

Total amount due: \$ 222.13

Amt. received: \$ 222.13

Receipt No.: 824,091

Received by: [Signature]

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

Engineering ☒ Fire Dept. ☒ Health Officer ☒ Planner ☒ Other ☐

Check #  
5579

# TOWN OF HUDSON, NH

## Variance Application Checklist

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

Applicant Initials		Staff Initials
<u>CE</u>	Please review the completed application with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>CE</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with thirteen (13) <u>single-sided</u> copies of the assembled application packet. (Paper clips, no staples)	<u>CS</u>
<u>CE</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>N/A</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>CE</u>	Provide two (2) <u>sets of mailing labels</u> from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>CS labels pending</u> ✓ <u>TG</u>
<u>CE</u>	<b>GIS LOCATION PLAN:</b> Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>CE</u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>CE</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>NA</u>

**CERTIFIED PLOT PLAN:**

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

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

- a) CS The plot plan shall be drawn to scale on an ~~8 1/2" x 11"~~ 11" x 17" sheet with a North pointing arrow shown on the plan. CS
- b) CS The plot plan shall be up-to date and dated, and shall be no more than three years old. CS
- c) CS The plot plan shall have the signature and the name of the preparer, with his/her/their seal. CS
- d) CS 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>) CS
- e) CS The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) CS
- f) CS 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. CS
- g) CS The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. CS
- h) CS The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. CS
- i) CS The plot plan shall indicate all parking spaces and lanes, with dimensions. CS

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

  
Signature of Applicant(s)

6/4/25

Date

  
Signature of Property Owner(s)

6/4/25

Date

## ALL DIRECT ABUTTERS

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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
		*Include Applicant & Owner(s)	
165	49	Atkinson Revocable Trust	36 CAMPBELL ST Hudson, NH 03051
165	48	Joselito Mangual Daniel R Jowders	32 MERRIMACK ST Hudson, NH 03051
165	51	Michael J. Galante Joseph P Kinney	40 CAMPBELLO ST Hudson, NH 03051
165	68	Paul F Travers, Jr Elizabeth R Travers	41 CAMPBELLO ST Hudson, NH 03051
165	67	Richard Lewis, TR Lynda Lee Lewis, TR	43 CAMPBELLO ST Hudson, NH 03051
165	50	Edward J Welsh II, TR Joyce M Welsh, TR	38 CAMPBELLO ST Hudson, NH 03051

### ALL INDIRECT ABUTTERS WITHIN 200 FEET

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

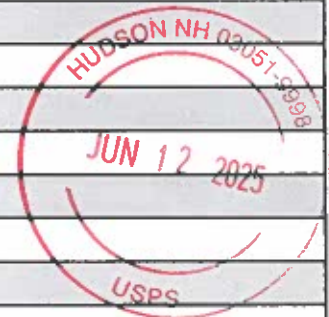
(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
165	69	Robert C Scire, TR Jacqueline Scire, TR	6 SCHAEFER CIRCLE Hudson, NH 03051
		abutter location:	31 Merrimack St Hudson, NH 03051
165	47	LINDA MILLER	28 MERRIMACK ST Hudson, NH 03051
165	53	Patricia Mason	46 CAMPBELL ST Hudson, NH 03051
165	70	Altagracia M Vazquez Jose A Colon	29 MERRIMACK ST Hudson, NH 03051
165	66	Town of Hudson	12 SCHOOL STREET Hudson, NH 03051
		abutter location:	24 Federal St Hudson, NH 03051

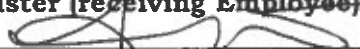


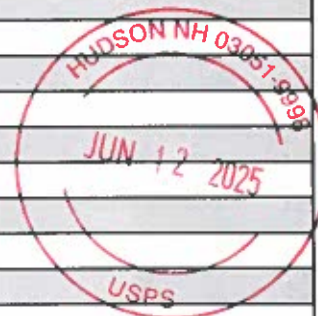
## USPS-Verified Mail

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 165-050    2 VARIANCES (A+B) 38 Campbello St., Hudson, NH 03051 Map 165, Lot 050, Sublot 000    (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	06/26/2025 ZBA Meeting
1	9589 0710 5270 0646 5674 14	EDWARD J. WELSH, II, TR.; JOYCE M. WELSH, TR.	APPLICANT/OWNER NOTICE MAILED
		38 CAMPBELLO ST., HUDSON, NH 03051	
2	9589 0710 5270 0646 5674 21	JOSELITO MANGUAL; DANIEL R. JOWDERS	ABUTTER NOTICE MAILED
		32 MERRIMACK ST., HUDSON, NH 03051	
3	9589 0710 5270 0646 5674 38	JOSEPH W. KENNY, TR.; ATKINSON REVOCABLE TRUST	ABUTTER NOTICE MAILED
		20 TRAFALGAR SQUARE, NASHUA, NH 03063	
4	9589 0710 5270 0646 5674 45	MICHAEL J. GALANTE; JOSEPH P. KINNEY	ABUTTER NOTICE MAILED
		40 CAMPBELLO ST., HUDSON, NH 03051	
5	9589 0710 5270 0646 5674 52	RICHARD LEWIS, TR.; LYNDA LEE LEWIS, TR.	ABUTTER NOTICE MAILED
		43 CAMPBELLO ST., HUDSON, NH 03051	
6	9589 0710 5270 0646 5674 69	PAUL F. TRAVERS, JR.; ELIZABETH R. TRAVERS	ABUTTER NOTICE MAILED
		41 CAMPBELLO ST., HUDSON, NH 03051	
7			
8			
9			
10			
11			
12			
13			
	Total Number of pieces listed by sender 6	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)



**USPS-First Class Mail**

<b>SENDER:</b>	<b>TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051</b>	<b>US POSTAL SERVICE - FIRST CLASS MAIL</b>	<b>Case# 165-050      2 VARIANCES (A+B) 38 Campbello St., Hudson, NH 03051 Map 165, Lot 050, Sublot 000      (1 of 1)</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>06/26/2025 ZBA Meeting</b>
1	Mailed First Class	LINDA MILLER 28 MERRIMACK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	PATRICIA MASON 46 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	ROBERT C. SCIRE, TR.; JACQUELINE SCIRE, TR. 6 SCHAEFER CIRCLE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	ALTAGRACIA M. VAZQUEZ; JOSE A. COLON 29 MERRIMACK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
	<b>Total Number of pieces listed by sender 5</b>	<b>Total number of pieces rec'vd at Post Office</b> <u>5</u>	<b>Postmaster (receiving Employee)</b> 

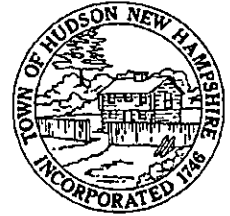






# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

June 11, 2025

### 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, June 26, 2025 starting at 7:00 P.M.** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

**Case 165-050 (06-26-25):** Edward and Joyce Welsh, 38 Campbello St., Hudson, NH [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:

- A. Garage 1 (North side):** A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
- B. Garage 2 (South side):** A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

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

Respectfully,

Chris Sullivan,  
Zoning Administrator



# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

June 11, 2025

### ABUTTER NOTIFICATION

You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, June 26, 2025 starting at 7:00 P.M.** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

**Case 165-050 (06-26-25): Edward and Joyce Welsh, 38 Campbello St., Hudson, NH [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:**

- A. Garage 1 (North side): A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]**
- B. Garage 2 (South side): A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]**

Please be advised, this Notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide information or comments on the proposal.

If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan,  
Zoning Administrator

## APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-27 in order to permit the following:

Build garages 20' from the front property line where a 30' front setback is required. Relief for 15' side setbacks maybe needed as well.

Background: in 2022, we applied and were granted a similar variance to allow demolishing of our non-conforming house that sits 15' from the front property line and building a new house 20' from the front property line, where it would be less non-conforming. But we couldn't find a contractor to build it within our budget, so we decided to just build garages for cars, boats, and storage, as we can afford.

### FACTS SUPPORTING THIS REQUEST:

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

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

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

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

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

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

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

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

## FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I(a). New Hampshire case law has established on the basis of this statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement. Do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:

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

It's in the public interest to maintain the character of the neighborhood. And this neighborhood is characterized by homes that have short front yards that are less than the required setback. Putting garages 20' from the front property line (and about 22' from the road) would keep with the existing look of the neighborhood and allow visitor parking in the driveway in the summer. This promotes public health by avoiding pushing the garage too far back toward the river where it could threaten the safety and welfare of the public, by being too close to the edge of the river and falling in.

2. The proposed use will observe the spirit of the ordinance, because:

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

The proposed use of garages for storing cars, vehicles, boats, lawn equipment, and other items is well within the spirit of the ordinance for a single-family home in a residential area.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

3. Substantial justice would be done to the property-owner by granting the variance, because:

(Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Garages are almost necessities in NH, especially in the winter with heavy snow and ice.

Substantial justice would be done by parking cars in garages to avoid exacerbating my VA service-connected disabilities from cleaning snow off of my cars or slipping on the snow and ice.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

4. The proposed use will not diminish the values of surrounding properties, because:

(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Building garages should actually raise the value of surrounding properties. And storing boats, lawn equipment, and other items inside the garage, rather than strewn across the lawn, will increase the aesthetics of the neighborhood as well.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

**FACTS SUPPORTING THIS REQUEST: (Continued)**

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

- A. Explain why you believe this to be true—keeping in mind that you must establish that:
- 1) Because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way and

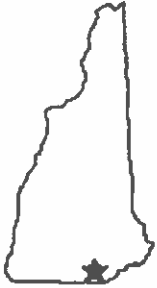
One special condition is that our property is along the Merrimack River, which makes it subject to RSA 483-B Shoreland Water Quality Protection Act (SWQPA).

It covers all land within 250' from protected water bodies. Our property is 145'x140', so all of it is subject to the it. The act requires that the first 50' is protected shoreline, where nothing can be built. That's more than a third of our property. This is also where the property drops 30' into the river, which is another reason to grant the variance and push the garages away from edge of the cliff.

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

The SWQPA also requires that only 20% of the rest of my property can be developed (structures and paved surfaces, or permeable surfaces). That is a huge limitation. The house, garages, and 20' driveway put us at about 20%. So, we'll be removing the shed, patios, and backyard walkways to be compliant. Therefore, getting the variance granted will be critical to meeting the shoreline permit requirements as well. The proposed use of building garages within our 20% of usable space is a reasonable request.

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



# TOWN OF HUDSON

## Land Use Division



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

## Zoning Determination #25-022R

June 10, 2025

Joyce & Ed Welsh  
38 Campbello St  
Hudson, NH 03051

**38 Campbello St Map 165 Lot 050-000**  
**District: Town Residence (TR)**

Dear Mr. and Mrs. Welsh,

**Request:** to construct a (2) TWO 28'X36' garages. The garages will be constructed 10 ft into a 30 ft front yard setback leaving 20 ft. and 3'-3" in the side yard setback

**Zoning Review / Determination:**

This parcel is an existing conforming lot (size/frontage), with a non-conforming structure (location) with a conforming use (single family). The first garage needs a variance for being 10' into the 30' setback per. **HZO Article VII §334-27 Table of Minimum Dimensional Requirements.** The second garage would also be 10' in to the 30' front yard setback and 11'-7" into the side yard setback where 15' is required. This would also require a variance from the Zoning board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements**

To construct 2 new garages would require a 2 (two) variance from the Zoning Board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements.**

You will also need a certified plot plan to add to your variance application from a NH Licensed Land Surveyor.

Sincerely,

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

[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik (Planning Admin. Aide)  
Inspectional Services  
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: 38 CAMPBELLO ST  
Vision ID: 7434 Account #: 1739

Parcel ID: 165/ 050/ 000/ 1

Card Address:  
Card #: 1 of 1

LUC: 1010  
Print Date: 06-04-2025 3:26:14 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)										
WELSH, EDWARD J. II, TR. WELSH, JOYCE M., TR. 38 CAMPBELLO ST.  HUDSON NH 03051		Nbhd		Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed		
		RE		Residential Average		2025	1010	310,300	2024	1010	310,300	2024	1010	310,300		
		TOPO		UTILITIES			1010	135,600		1010	135,600		1010	135,600		
		Level		Priv Water			1010	7,100		1010	7,100		1010	7,100		
				Town Sewer												
						Total	453,000		Total	453,000		Total	453,000			
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES		APPRAISED VALUE SUMMARY					
WELSH, EDWARD J. II, TR. WELSH, EDWARD J. GUAY, MATTHEW B. DALY, DANIEL T.			9656 2314	09-20-2022	U	I	0	44	Grantor: GUAY, MATTHEW B. Grantor: DALY, DANIEL T. Grantor: DALY, DANIEL T.	Appraised Bldg. Value (Card)			310,300			
			9287 2824	04-29-2020	Q	I	350,000	00		Appraised Xf (B) Value (Bidg)			0			
			8851 0947	04-29-2016	Q	I	279,900	00		Appraised Ob (B) Value (Bldg)			7,100			
			3419 0687	11-22-1985	Q	V		00		Appraised Land Value (Bldg)			135,600			
SUPPLEMENTAL DATA			CURRENT ASSESSMENT						Special Land Value				0			
Parcel ID 165-050-000 Zoning TR:Town Residential Flood Hazard AE Neigh/Abut1 Neigh/Abut2 Neigh/Abut3 GIS ID 165-050-000 PREV 0054-0038-0000 Assoc Pid#			Descript	Code			Appraised	Assessed	Total Appraised Parcel Value			453,000				
			BLDG	1010			310,300	310,300	Valuation Method			C				
			LAND	1010			135,600	135,600								
			OB	1010			7,100	7,100								
					Total:	453,000		453,000	Total Appraised Parcel Value			453,000				
NOTES										VISIT / CHANGE HISTORY						
EXPANSION OF COTTAGE BLT IN 1930 (SFL/T QS/OSP ADDED 1994)2020-pu ac//stair acce ss to water/views										Date	Id	Cd	Purpost/Result			
										07-18-2022	24	45	Field Review			
										06-25-2020	21	30	Sales Data Verification			
										08-02-2016	12	11	Entry Denied			
										07-20-2016	12	30	Sales Data Verification			
										06-23-2014	15	14	Inspected			
										05-13-2014	15	02	Measured			
										04-21-2006	08	02	Measured			
										07-19-2005	01	71	Acreage Adjustment From New Man			
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant		SQ ft	Comments							
LAND LINE VALUATION SECTION																
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.427 AC	170,000		1.86	5	1.00	RE	1.00				RF;	135,600
Total Card Land Units:				0.427 AC		Parcel Total Land Area:				0.427 AC		Total Land Value:			135,600	

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



Property Location: 38 CAMPBELLO ST  
Vision ID: 7434 Account #: 1739

Parcel ID: 165/ 050/ 000/ /  
Bldg #: 1

Card Address:  
Card #: 1 of 1

LUC: 1010  
Print Date: 06-04-2025 3:26:15 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	2		Extra Kitchens	0	
Style:	03	Colonial	Add Kitchen Ra		
Grade:	C+	Avg/Good			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	17	Bamboo			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100				
Total Rooms	6				
Bedrooms	3				
Full Baths	1				
3/4 Baths	0				
Half Baths	1				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	VG	Very Good			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	BLUE				
Avg Ht/FL	8				
Extra Kitchens	0				

#### COST / MARKET VALUATION

Building Value New	330,129
Year Built	1994
Effective Year Built	2016
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
RCNLD	310,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

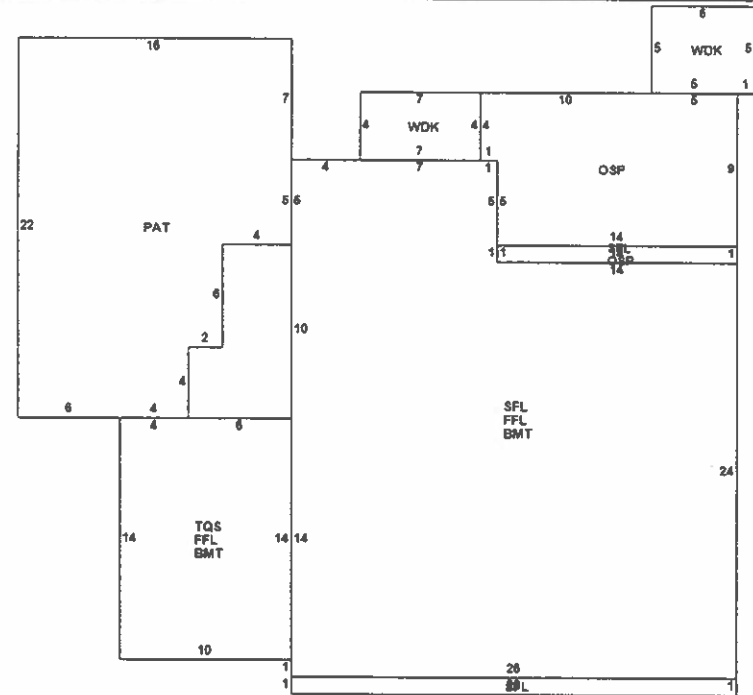
#### OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
PATIO	Patio	L	192	UNITS	7.30	2010	GD	80	1,100
SHEDWD	Shed-Wood	L	240	UNITS	31.02	2010	GD	80	6,000

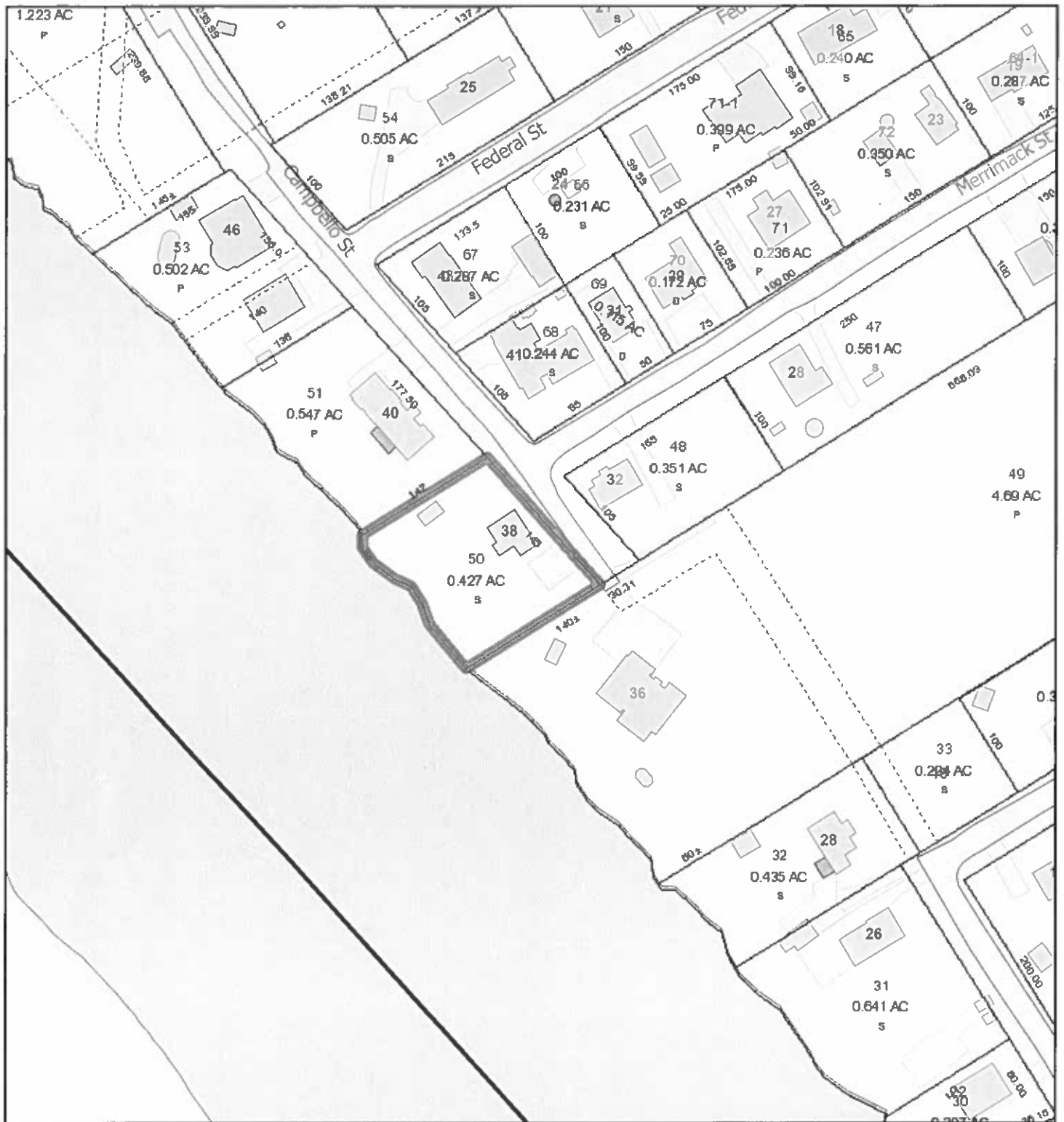
#### BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	836	209	42.15	35,238
FFL	First Floor, Finished	836	836	836	168.61	140,954
OSP	Screen Porch, Open	0	144	36	42.15	6,070
PAT	Patio	0	304	30	16.64	5,058
SFL	Second Floor, Finished	736	736	736	168.61	124,093
TQS	3/4 Story, Finished	105	140	105	126.45	17,704
WDK	Wood Deck, or Composite Dk	0	58	6	17.44	1,012
	Total Liv Area/Gr. Area/Eff Are	1,677	3,054	1,958	Total Value	330,129

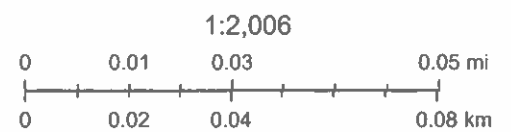
#### SKETCH / PRIMARY PHOTO



# 38 Campbello St ( Map 165, Lot 050-000)



6/4/2025



# REFERENCE PLAN:

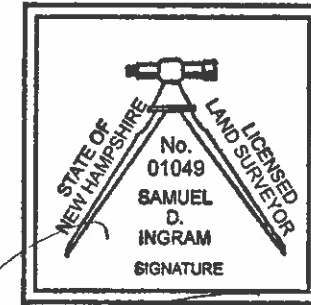
"PLAN OF PARADISE ON THE MERRIMACK - PLAT B - HUDSON, N.H." RECORDED AT THE H.C.R.D. AS PLAN #511

# CERTIFICATION:

"I HEREBY CERTIFY THAT THE EXISTING OBSERVABLE IMPROVEMENTS SHOWN HEREON ARE THE RESULT OF A FIELD SURVEY PERFORMED BY THIS OFFICE ON 5/9/25."

# NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT MULTIPLE POTENTIAL GARAGES ON TAX MAP 165-50. THIS PLAN IS TO BE USED TO PURSUE A VARIANCE WITH THE HUDSON ZBA.
- 2) THE CURRENT OWNER OF LOT 165-50 IS THE EDWARD J. WELSH, II REVOCABLE TRUST. 38 CAMPBELLO STREET, HUDSON, NH 03051. SEE H.C.R.D. BK.9656 PG.2314 DATED 10/3/2022.
- 3) HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM AND VERTICAL DATUM IS NAVD88.
- 4) BOUNDARY INFORMATION SHOWN IS BASED UPON REFERENCE PLAN NOTED HEREON AND PHYSICAL EVIDENCE RECOVERED. THIS IS NOT INTENDED TO BE A BOUNDARY PLAN PERFORMED BY THIS OFFICE.
- 5) PHYSICAL FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE ON 5/9/25.
- 6) PER THE TOWN OF HUDSON ZONING ORDINANCE, LOT 165-50 LIES WITHIN THE TOWN RESIDENTIAL (TR) DISTRICT. LOTS WITHIN THE TR DISTRICT MUST CONTAIN A MINIMUM OF 10,000 S.F., A FRONTAGE OF 80 FEET AND SETBACKS OF 30 FEET FRONT AND 15 FEET SIDE & REAR..
- 7) NO WETLAND INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME. ADDITIONAL BUILDING RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY.
- 8) LOT 165-50 MAY BE SUBJECT TO OTHER RESTRICTIONS NOT SHOWN OR NOTED HEREON.
- 9) NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.



165-48

165-49

ZONING BOARD OF  
ADJUSTMENT EXHIBIT  
PREPARED FOR:

**EDWARD J. WELSH II  
REVOCABLE TRUST**

TAX MAP 165 LOT 50  
38 CAMPBELLO STREET

HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON  
New Hampshire  
03051

JUN 10 2025

LAND USE DIVISION  
ZONING DEPT.

SCALE: 1" = 30'

JUNE 9, 2025



**MERIDIAN**

LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN

31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE: 12806M00.dwg

PROJ. NO: 12806.00

SHEET NO: 1 OF 1

# LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- OH EXISTING OH ELECTRIC LINE
- EDGE OF WATER

165-50

EXISTING TAX MAP AND LOT NUMBER

EXISTING BUILDING



# GRAPHIC SCALE



D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--
REV.	DATE	DESCRIPTION	C/O	DR	CK

Printed  
6/11/2025  
2:50PM  
Created  
6/11/2025  
2:46 PM

## Transaction Receipt

**Town of Hudson, NH**

12 School Street  
Hudson, NH 03051-4249

Receipt# 824,091  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-6/26/25 ZBA Mtg 38 Campbello Street Map 165, Lot 050-000 Zone-TR			
	Variance A-Garage 1	0.00	222.1300	0.00
	Variance B-Garage 2	0.00	185.0000	0.00
			Total:	407.13

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Joyce & Edward Welsh	CHECK	CHECK# 5579	407.13	0.00	407.13

Total Due:	407.13
Total Tendered:	407.13
Total Change:	0.00
Net Paid:	407.13

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

On **06/26/2025**, the Zoning Board of Adjustment heard **Case 165-050 A**, being a case brought by Edward and Joyce Welsh, **38 Campbello St.**, Hudson, NH requests a variance as follows:

- A. Garage 1 (North side): A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required.** [Map 165, Lot 050, Sublot 000; Town Residential (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

- |          |          |   |
|----------|----------|---|
| <b>Y</b> | <b>N</b> | <p><b>1.</b> Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”</p> <hr/> <hr/> <hr/> |
| <b>Y</b> | <b>N</b> | <p><b>2.</b> The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”</p> <hr/> <hr/> <hr/>                      |
| <b>Y</b> | <b>N</b> | <p><b>3.</b> Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.</p> <hr/> <hr/> <hr/>   |
| <b>Y</b> | <b>N</b> | <p><b>4.</b> The proposed use will not diminish the values of surrounding properties.</p> <hr/> <hr/> <hr/>   |

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



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

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

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(2) The proposed use is a reasonable one.

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**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

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Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

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APPLICATION FOR A VARIANCE

**Variance B**

JUN 11 2025  
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. 165-050<sup>B</sup>(06-26-25)

Date Filed 6/10/25

Name of Applicant Edward and Joyce Welsh Map: 165 Lot: 50 Zoning District: TR

Telephone Number (Home) Ed cell 978-397-6055 (Work) Joyce cell 978-397-1195

Mailing Address 38 Campbello St, Hudson, NH 03051

Owner Edward and Joyce Welsh

Location of Property 38 Campbello St, Hudson, NH 03051

[Signature] (Street Address)  
Signature of Applicant Joyce M Welsh

6/8/25  
Date

[Signature]  
Signature of Property-Owner(s) Joyce M Welsh

6/8/25  
Date

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

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

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

Date received: 6/10/25

**COST:**

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

6 Abutter Notice:

Direct Abutters x Certified postage rate \$ N/A = \$ -

5 Indirect Abutters x First Class postage rate \$ N/A = \$ -

Total amount due: \$ 185

Amt. received: \$ 185.-

Receipt No.: 824,091

Received by: [Signature]

Check #  
5579

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

Engineering ✓ Fire Dept. ✓ Health Officer ✓ Planner ✓ Other ✓

# TOWN OF HUDSON, NH

## Variance Application Checklist

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

Applicant Initials		Staff Initials
<u>CE</u>	Please review the completed application with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>CE</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form <u>and</u> all required attachments listed below together with thirteen (13) <u>single-sided</u> copies of the assembled application packet. (Paper clips, no staples)	<u>CS</u>
<u>CE</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>N/A</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>CE</u>	Provide two (2) <u>sets of mailing labels</u> from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a> (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>CS labels pending</u> ✓ <u>TG</u>
<u>CE</u>	<b>GIS LOCATION PLAN:</b> Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: <a href="https://www.hudsonnh.gov/community-development/page/gis-public-use">https://www.hudsonnh.gov/community-development/page/gis-public-use</a>	<u>TG</u>
<u>CE</u>	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	<u>TG</u>
<u>CE</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>TG</u>
<u>N/A</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>NA</u>



**CERTIFIED PLOT PLAN:**

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

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

- a) CS The plot plan shall be drawn to scale on an ~~8 1/2" x 11"~~ 11" x 17" sheet with a North pointing arrow shown on the plan. CS
- b) CS The plot plan shall be up-to date and dated, and shall be no more than three years old. CS
- c) CS The plot plan shall have the signature and the name of the preparer, with his/her/their seal. CS
- d) CS 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>) CS
- e) CS The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) CS
- f) CS 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. CS
- g) CS The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. CS
- h) CS The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. CS
- i) CS The plot plan shall indicate all parking spaces and lanes, with dimensions. CS

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

  
Signature of Applicant(s)

6/4/25

Date

  
Signature of Property Owner(s)

6/4/25

Date

## ALL DIRECT ABUTTERS

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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
		*Include Applicant & Owner(s)	
165	49	Atkinson Revocable Trust	36 CAMPBELL ST Hudson, NH 03051
165	48	Joselito Mangual Daniel R Jowders	32 MERRIMACK ST Hudson, NH 03051
165	51	Michael J. Galante Joseph P Kinney	40 CAMPBELLO ST Hudson, NH 03051
165	68	Paul F Travers, Jr Elizabeth R Travers	41 CAMPBELLO ST Hudson, NH 03051
165	67	Richard Lewis, TR Lynda Lee Lewis, TR	43 CAMPBELLO ST Hudson, NH 03051
165	50	Edward J Welsh II, TR Joyce M Welsh, TR	38 CAMPBELLO ST Hudson, NH 03051

## ALL INDIRECT ABUTTERS WITHIN 200 FEET

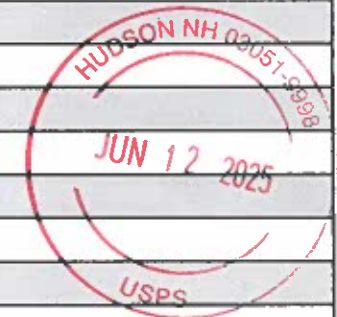
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)


MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
165	69	Robert C Scire, TR Jacqueline Scire, TR	6 SCHAEFER CIRCLE Hudson, NH 03051
		abutter location:	31 Merrimack St Hudson, NH 03051
165	47	LINDA MILLER	28 MERRIMACK ST Hudson, NH 03051
165	53	Patricia Mason	46 CAMPBELL ST Hudson, NH 03051
165	70	Altagracia M Vazquez Jose A Colon	29 MERRIMACK ST Hudson, NH 03051
165	66	Town of Hudson	12 SCHOOL STREET Hudson, NH 03051
		abutter location:	24 Federal St Hudson, NH 03051

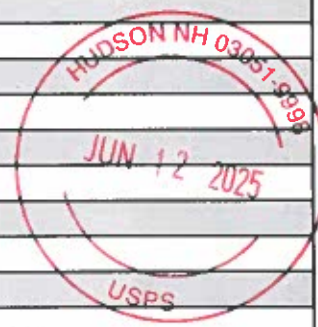
## USPS-Verified Mail

<b>SENDER:</b>	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 165-050 2 VARIANCES (A+B) 38 Campbello St., Hudson, NH 03051 Map 165, Lot 050, Sublot 000 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	06/26/2025 ZBA Meeting
1	9589 0710 5270 0646 5674 14	EDWARD J. WELSH, II, TR.; JOYCE M. WELSH, TR.	APPLICANT/OWNER NOTICE MAILED
		38 CAMPBELLO ST., HUDSON, NH 03051	
2	9589 0710 5270 0646 5674 21	JOSELITO MANGUAL; DANIEL R. JOWDERS	ABUTTER NOTICE MAILED
		32 MERRIMACK ST., HUDSON, NH 03051	
3	9589 0710 5270 0646 5674 38	JOSEPH W. KENNY, TR.; ATKINSON REVOCABLE TRUST	ABUTTER NOTICE MAILED
		20 TRAFALGAR SQUARE, NASHUA, NH 03063	
4	9589 0710 5270 0646 5674 45	MICHAEL J. GALANTE; JOSEPH P. KINNEY	ABUTTER NOTICE MAILED
		40 CAMPBELLO ST., HUDSON, NH 03051	
5	9589 0710 5270 0646 5674 52	RICHARD LEWIS, TR.; LYNDA LEE LEWIS, TR.	ABUTTER NOTICE MAILED
		43 CAMPBELLO ST., HUDSON, NH 03051	
6	9589 0710 5270 0646 5674 69	PAUL F. TRAVERS, JR.; ELIZABETH R. TRAVERS	ABUTTER NOTICE MAILED
		41 CAMPBELLO ST., HUDSON, NH 03051	
7			
8			
9			
10			
11			
12			
13			
	Total Number of pieces listed by sender 6	Total number of pieces rec'd at Post Office 6	Postmaster (receiving Employee)



**USPS-First Class Mail**

<b>SENDER:</b>	<b>TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051</b>	<b>US POSTAL SERVICE - FIRST CLASS MAIL</b>	<b>Case# 165-050      2 VARIANCES (A+B) 38 Campbello St., Hudson, NH 03051 Map 165, Lot 050, Sublot 000      (1 of 1)</b>
	<b>ARTICLE NUMBER</b>	<b>Name of Addressee, Street, and post office address</b>	<b>06/26/2025 ZBA Meeting</b>
1	Mailed First Class	LINDA MILLER 28 MERRIMACK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	PATRICIA MASON 46 CAMPBELLO ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	ROBERT C. SCIRE, TR.; JACQUELINE SCIRE, TR. 6 SCHAEFER CIRCLE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	ALTAGRACIA M. VAZQUEZ; JOSE A. COLON 29 MERRIMACK ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
	<b>Total Number of pieces listed by sender 5</b>	<b>Total number of pieces rec'vd at Post Office</b> <u>5</u>	<b>Postmaster (receiving Employee)</b> 





# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

June 11, 2025

### 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, June 26, 2025 starting at 7:00 P.M.** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by the ramp entrance at right side.

**Case 165-050 (06-26-25):** Edward and Joyce Welsh, 38 Campbello St., Hudson, NH [Map 165, Lot 050, Sublot 000; Town Residential (TR)] requests two (2) variances as follows:

- A. Garage 1 (North side):** A variance for a proposed detached 36 ft. x 28 ft. garage addition which encroaches 10 feet into the front yard setback, leaving 20 feet where 30 feet is required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]
- B. Garage 2 (South side):** A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

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

Respectfully,

Chris Sullivan,  
Zoning Administrator





# TOWN OF HUDSON

## Zoning Board of Adjustment



Normand Martin, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

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Please be advised, this Notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide information or comments on the proposal.

If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: [csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov). In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan,  
Zoning Administrator

## APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-27 in order to permit the following:

Build garages 20' from the front property line where a 30' front setback is required. Relief for 15' side setbacks maybe needed as well.

Background: in 2022, we applied and were granted a similar variance to allow demolishing of our non-conforming house that sits 15' from the front property line and building a new house 20' from the front property line, where it would be less non-conforming. But we couldn't find a contractor to build it within our budget, so we decided to just build garages for cars, boats, and storage, as we can afford.

### FACTS SUPPORTING THIS REQUEST:

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

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

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

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

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

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

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

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



## FACTS SUPPORTING THIS REQUEST:

The power to grant variances from the local zoning ordinances is established in NH RSA 674:33 I(a). New Hampshire case law has established on the basis of this statute and/or its precedent versions, that all of the following requirements must be satisfied in order for a Zoning Board of Adjustment to grant a variance. You must demonstrate by your answers in the following blanks that you do or will meet each and every requirement. Do not presume or say that a requirement does not apply, or your request will be disqualified. Note that your answers here can be summary in nature, and you can provide additional testimony at the time of your hearing.

1. Granting of the requested variance will not be contrary to the public interest, because:

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

It's in the public interest to maintain the character of the neighborhood. And this neighborhood is characterized by homes that have short front yards that are less than the required setback. Putting garages 20' from the front property line (and about 22' from the road) would keep with the existing look of the neighborhood and allow visitor parking in the driveway in the summer. This promotes public health by avoiding pushing the garage too far back toward the river where it could threaten the safety and welfare of the public, by being too close to the edge of the river and falling in.

2. The proposed use will observe the spirit of the ordinance, because:

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

The proposed use of garages for storing cars, vehicles, boats, lawn equipment, and other items is well within the spirit of the ordinance for a single-family home in a residential area.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

3. Substantial justice would be done to the property-owner by granting the variance, because:

(Explain why you believe this to be true—keeping in mind that the benefits to the applicant must not be outweighed by harm to the general public or to other individuals.)

Garages are almost necessities in NH, especially in the winter with heavy snow and ice.

Substantial justice would be done by parking cars in garages to avoid exacerbating my VA service-connected disabilities from cleaning snow off of my cars or slipping on the snow and ice.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

4. The proposed use will not diminish the values of surrounding properties, because:

(Explain why you believe this to be true—keeping in mind that the Board will consider expert testimony but also may consider other evidence of the effect on property values, including personal knowledge of the members themselves.)

Building garages should actually raise the value of surrounding properties. And storing boats, lawn equipment, and other items inside the garage, rather than strewn across the lawn, will increase the aesthetics of the neighborhood as well.

And it does not conflict with the explicit or implicit purpose of the ordinance. Nor does it alter the essential character of the neighborhood, threaten public health, safety, or welfare, or injure public rights.

**FACTS SUPPORTING THIS REQUEST: (Continued)**

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

- A. Explain why you believe this to be true—keeping in mind that you must establish that:
- 1) Because of the special conditions of the property in question, the restriction applied to the property by the ordinance does not serve the purpose of the restriction in a “fair and reasonable” way and

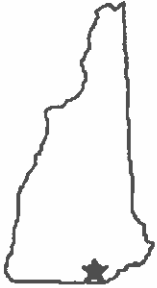
One special condition is that our property is along the Merrimack River, which makes it subject to RSA 483-B Shoreland Water Quality Protection Act (SWQPA).

It covers all land within 250' from protected water bodies. Our property is 145'x140', so all of it is subject to the it. The act requires that the first 50' is protected shoreline, where nothing can be built. That's more than a third of our property. This is also where the property drops 30' into the river, which is another reason to grant the variance and push the garages away from edge of the cliff.

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

The SWQPA also requires that only 20% of the rest of my property can be developed (structures and paved surfaces, or permeable surfaces). That is a huge limitation. The house, garages, and 20' driveway put us at about 20%. So, we'll be removing the shed, patios, and backyard walkways to be compliant. Therefore, getting the variance granted will be critical to meeting the shoreline permit requirements as well. The proposed use of building garages within our 20% of usable space is a reasonable request.

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



# TOWN OF HUDSON

## Land Use Division



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

## Zoning Determination #25-022R

June 10, 2025

Joyce & Ed Welsh  
38 Campbello St  
Hudson, NH 03051

**38 Campbello St Map 165 Lot 050-000**  
**District: Town Residence (TR)**

Dear Mr. and Mrs. Welsh,

**Request:** to construct a (2) TWO 28'X36' garages. The garages will be constructed 10 ft into a 30 ft front yard setback leaving 20 ft. and 3'-3" in the side yard setback

**Zoning Review / Determination:**

This parcel is an existing conforming lot (size/frontage), with a non-conforming structure (location) with a conforming use (single family). The first garage needs a variance for being 10' into the 30' setback per. **HZO Article VII §334-27 Table of Minimum Dimensional Requirements.** The second garage would also be 10' in to the 30' front yard setback and 11'-7" into the side yard setback where 15' is required. This would also require a variance from the Zoning board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements**

To construct 2 new garages would require a 2 (two) variance from the Zoning Board of Adjustment per **HZO Article VII §334-27 Table of Minimum Dimensional Requirements.**

You will also need a certified plot plan to add to your variance application from a NH Licensed Land Surveyor.

Sincerely,

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

[csullivan@hudsonnh.gov](mailto:csullivan@hudsonnh.gov)

cc: B. Dubowik (Planning Admin. Aide)  
Inspectional Services  
File

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

LUC: 1010  
Print Date: 06-04-2025 3:26:14 P

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

Property Location: 38 CAMPBELLO ST  
Vision ID: 7434 Account #: 1739

Parcel ID: 165/ 050/ 000/ /  
Bldg #: 1

Card Address:  
Card #: 1 of 1

LUC: 1010  
Print Date: 06-04-2025 3:26:15 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	2		Extra Kitchens	0	
Style:	03	Colonial	Add Kitchen Ra		
Grade:	C+	Avg/Good			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	17	Bamboo			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100				
Total Rooms	6				
Bedrooms	3				
Full Baths	1				
3/4 Baths	0				
Half Baths	1				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	VG	Very Good			
Bath Rating	GD	Good			
Half Bath Rating	GD	Good			
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	BLUE				
Avg Ht/FL	8				
Extra Kitchens	0				

#### COST / MARKET VALUATION

Building Value New	330,129
Year Built	1994
Effective Year Built	2016
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	6
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	94
RCNLD	310,300
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

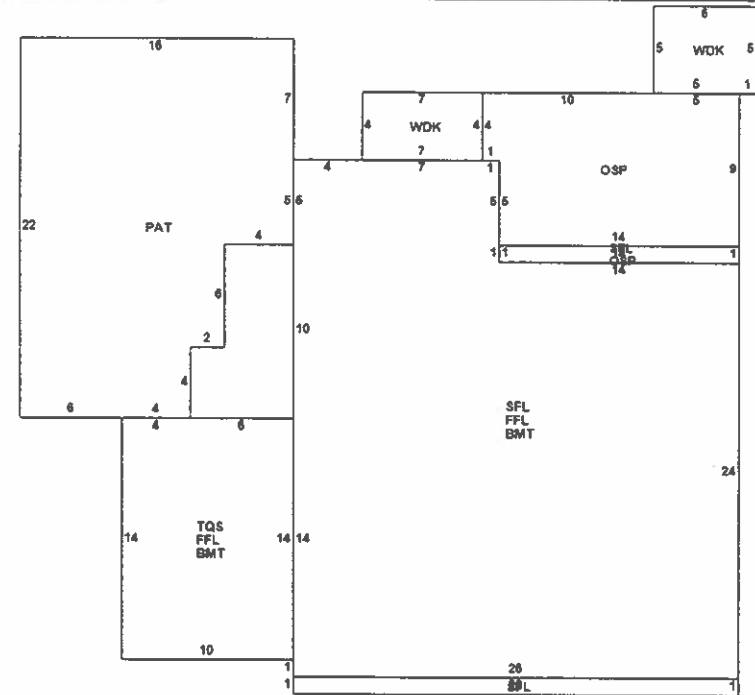
#### OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
PATIO	Patio	L	192	UNITS	7.30	2010	GD	80	1,100
SHEDWD	Shed-Wood	L	240	UNITS	31.02	2010	GD	80	6,000

#### BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	836	209	42.15	35,238
FFL	First Floor, Finished	836	836	836	168.61	140,954
OSP	Screen Porch, Open	0	144	36	42.15	6,070
PAT	Patio	0	304	30	16.64	5,058
SFL	Second Floor, Finished	736	736	736	168.61	124,093
TQS	3/4 Story, Finished	105	140	105	126.45	17,704
WDK	Wood Deck, or Composite Dk	0	58	6	17.44	1,012
	Total Liv Area/Gr. Area/Eff Are	1,677	3,054	1,958	Total Value	330,129

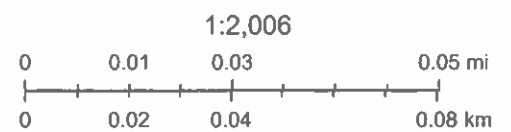
#### SKETCH / PRIMARY PHOTO



## 38 Campbello St ( Map 165, Lot 050-000)



6/4/2025





REFERENCE PLAN:

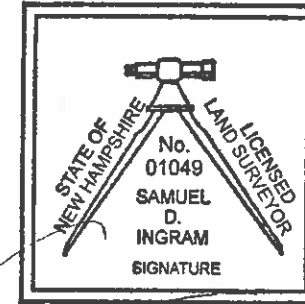
"PLAN OF PARADISE ON THE  
MERRIMACK - PLAT B - HUDSON,  
N.H." RECORDED AT THE H.C.R.D. AS  
PLAN #511

CERTIFICATION:

"I HEREBY CERTIFY THAT THE  
EXISTING OBSERVABLE  
IMPROVEMENTS SHOWN HEREON  
ARE THE RESULT OF A FIELD  
SURVEY PERFORMED BY THIS  
OFFICE ON 5/9/25."

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT MULTIPLE POTENTIAL GARAGES ON TAX MAP 165-50. THIS PLAN IS TO BE USED TO PURSUE A VARIANCE WITH THE HUDSON ZBA.
- 2) THE CURRENT OWNER OF LOT 165-50 IS THE EDWARD J. WELSH, II REVOCABLE TRUST. 38 CAMPBELLO STREET, HUDSON, NH 03051. SEE H.C.R.D. BK.9656 PG.2314 DATED 10/3/2022.
- 3) HORIZONTAL ORIENTATION IS BASED UPON NEW HAMPSHIRE STATE PLANE COORDINATE SYSTEM AND VERTICAL DATUM IS NAVD88.
- 4) BOUNDARY INFORMATION SHOWN IS BASED UPON REFERENCE PLAN NOTED HEREON AND PHYSICAL EVIDENCE RECOVERED. THIS IS NOT INTENDED TO BE A BOUNDARY PLAN PERFORMED BY THIS OFFICE.
- 5) PHYSICAL FEATURES SHOWN HEREON ARE BASED UPON A FIELD SURVEY PERFORMED BY THIS OFFICE ON 5/9/25.
- 6) PER THE TOWN OF HUDSON ZONING ORDINANCE, LOT 165-50 LIES WITHIN THE TOWN RESIDENTIAL (TR) DISTRICT. LOTS WITHIN THE TR DISTRICT MUST CONTAIN A MINIMUM OF 10,000 S.F., A FRONTAGE OF 80 FEET AND SETBACKS OF 30 FEET FRONT AND 15 FEET SIDE & REAR..
- 7) NO WETLAND INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME. ADDITIONAL BUILDING RESTRICTIONS NOT SHOWN OR NOTED HEREON MAY APPLY.
- 8) LOT 165-50 MAY BE SUBJECT TO OTHER RESTRICTIONS NOT SHOWN OR NOTED HEREON.
- 9) NO UNDERGROUND UTILITY INVESTIGATION WAS PERFORMED BY THIS OFFICE AT THIS TIME.



165-48

165-49

ZONING BOARD OF  
ADJUSTMENT EXHIBIT  
PREPARED FOR:

**EDWARD J. WELSH II  
REVOCABLE TRUST**

TAX MAP 165 LOT 50  
38 CAMPBELLO STREET

HUDSON, NEW HAMPSHIRE

TOWN OF HUDSON  
New Hampshire  
03051

JUN 10 2025

LAND USE DIVISION  
ZONING DEPT.

SCALE: 1" = 30'

JUNE 9, 2025



**MERIDIAN**

LAND SERVICES, INC.

ENGINEERING | SURVEYING | PERMITTING  
SOIL & WETLAND MAPPING | SEPTIC DESIGN

31 OLD NASHUA ROAD, AMHERST, NH 03031 TEL. 603-673-1441  
MERIDIANLANDSERVICES.COM FAX 603-673-1584

FILE:12806M00.dwg

PROJ. NO: 12806.00

SHEET NO: 1 OF 1

LEGEND:

- RIGHT-OF-WAY SIDELINE
- PROPERTY LINE
- ABUTTING LOT LINE
- FORMER LOT LINE
- BUILDING SETBACK LINE
- EDGE OF PAVEMENT
- EXISTING OH ELECTRIC LINE
- EDGE OF WATER
- EXISTING TAX MAP AND LOT NUMBER
- EXISTING BUILDING

165-50

GRAPHIC SCALE



D	--	--	--	--	--
C	--	--	--	--	--
B	--	--	--	--	--
A	--	--	--	--	--
REV.	DATE	DESCRIPTION	C/O	DR	CK

Printed  
6/11/2025  
2:50PM  
Created  
6/11/2025  
2:46 PM

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

Receipt# 824,091  
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-6/26/25 ZBA Mtg 38 Campbello Street Map 165, Lot 050-000 Zone-TR			
	Variance A-Garage 1	0.00	222.1300	0.00
	Variance B-Garage 2	0.00	185.0000	0.00
			Total:	407.13

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Joyce & Edward Welsh	CHECK	CHECK# 5579	407.13	0.00	407.13

Total Due: 407.13  
Total Tendered: 407.13  
Total Change: 0.00  
Net Paid: 407.13



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

On **06/26/2025**, the Zoning Board of Adjustment heard **Case 165-050 B**, being a case brought by Edward and Joyce Welsh, **38 Campbello St.**, Hudson, NH requests a variance as follows:

- B. Garage 2 (South side): A variance for a second proposed detached 36 ft. x 28 ft. garage addition which encroaches 3.3 feet into the side yard setback and 10 feet into the front yard setback, leaving 11.7 feet and 20 feet respectively, where 15 feet and 30 feet are required. [Map 165, Lot 050, Sublot 000; Town Residential (TR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]**

After reviewing the petition, hearing all of the evidence, and taking into consideration any personal knowledge of the property in question, the undersigned member of the Zoning Board of Adjustment sitting for this case made the following determination:

<b>Y</b>	<b>N</b>	<b>1.</b> Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/> <hr/>		

<b>Y</b>	<b>N</b>	<b>2.</b> The proposed use will observe the spirit of the ordinance, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or otherwise injure “public rights.”
<hr/> <hr/>		

<b>Y</b>	<b>N</b>	<b>3.</b> Substantial justice would be done to the property-owner by granting the variance, and the benefits to the property owner are not outweighed by harm to the general public or to other individuals.
<hr/> <hr/>		

<b>Y</b>	<b>N</b>	<b>4.</b> The proposed use will not diminish the values of surrounding properties.
<hr/> <hr/>		

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

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

(Continued)

**Y**  
**N**  
**N/A**

**5.**

**A.** The Applicant established that literal enforcement of the provisions of the ordinance would result in an unnecessary hardship. "Unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:

(1) No fair and substantial relationship exist between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

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(2) The proposed use is a reasonable one.

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**Y**  
**N**

**B.** Alternatively, if the criteria above (5.A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

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Member Decision: \_\_\_\_\_

Signed: \_\_\_\_\_

Sitting member of the Hudson ZBA

\_\_\_\_\_ Date

Print name: \_\_\_\_\_

Stipulations: \_\_\_\_\_

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