

TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – JULY 24, 2025

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, July 24, 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. ROLL CALL-ATTENDANCE

IV. OTHER BUSINESS: Election of Zoning Board of Adjustment Officers per ZBA Bylaws, §143-5.2 Vacancy and succession of officers

V. SEATING OF ALTERNATES

VI. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 240-013-001 (07-24-25):** Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for **33 River Rd., Hudson, NH**. [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:
 - A. Variance for proposed Industrial Uses –
 - Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
 - Welding Shop Use (E3)
 - Machine Shop Use (E4)
 - B. Variance for proposed Industrial Use –
 - Contractor's yard & Landscape Business Use (E15)
 - C. Variance for proposed Commercial Uses –
 - Medical and Wellness Office (Business or professional office) (D17)
 - Cross Fit Gym (Indoor commercial recreation) (D20)
 - Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)
2. **Case 183-058 (07-24-25):** Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH requests a variance for **11 Bond St., Hudson, NH** to allow a “proposed” approx. 1,335 sq.ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII A: Accessory Dwelling Units; § 334-73.3 H., Provisions]
3. **Case 252-043 (07-24-25):** John Joseph Granfield V, 1 Valley Hill Rd., Pelham, NH requests a variance for **26 Pine Rd., Hudson, NH** to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses]

VII. REQUEST FOR REHEARING: None

VIII. REVIEW OF MINUTES: 06/26/2025 edited draft Meeting Minutes

IX. ADJOURNMENT:


Chris Sullivan, Zoning Administrator

Legal Notice

Advertisement for Bids
Owner Name: TOWN OF DERRY
Project Number: NH
Project Address: OLD DERRY ROAD, DERRY, NH 03038
Separate sealed BIDS for the construction of: PHASE 2A - CONTRACT D3 - OLD DERRY ROAD WATER MAIN EXTENSION INLCUDING APPROXIMATLY 3.800 LF OF 16-INCH DI WATER MAIN AND WATER SERVICES TO THE ROW will be received by TOWN OF DERRY at the DERRY TOWN OFFICES until 2:00 PM. Bids will be publicly opened and read aloud at 2:00 pm Local Time on 08/14/2025 at THE DERRY TOWN OFFICE LOCATED ON 14 MANNING STREET, DERRY NH, 03038.

1. Completion time for the project will be calculated as calendar days from the date specified in the "Notice to Proceed" as follows:
Calendar days for substantial completion: 100
Calendar days for final completion: 300

Liquidated damages will be in the amount of \$1,500, for each calendar day of delay from the date established for substantial completion, and \$1,500 for each calendar day of delay from the date established for final completion.

2. Each General Bid shall be accompanied by a Bid Security in the amount of 5% of the Total Bid Price.

3. The successful Bidder must furnish 100% Performance and Payment Bonds and will be required to execute the Contract Agreement within 10 days following notification of the acceptance of their Bid.

4. Any contract or contracts awarded under this Advertisement for Bids are expected to be funded in whole or in part by: **(Select all appropriate.)**

[X] A grant from the American Rescue Plan Act from the NH Department of Environmental Services (ARPA).

5. No Bidder may withdraw a Bid within 60 days after the actual date of opening thereof.

6. A non-mandatory pre bid conference will be held on Tuesday, July 29th, 2025, at 10:00 AM at the DERRY TOWN OFFICE located at 14 MANNING STREET, DERRY NH, 03038.

The Contract Documents may be examined at the following locations:

Derry Town Offices, 14 Manning Street, Derry, NH 03038

Underwood Engineers, Inc., 99 North State Street, Concord, NH 03303

Underwood Engineers, Inc., 25 Vaughan Mall, Portsmouth, NH 03801

Dodge Data & Analytics, 34 Crosby Drive, Suite 201, Bedford, MA 01730

Construction Summary of NH, Inc. 734 Chestnut Street, Manchester, NH 03104

Associated General Contractors, 48 Grandview Road, Bow, NH 03304

Copies of the Contract Documents may be obtained from **Underwood Engineers, Inc.** Partial sets and/or paper copies will not be distributed. **In order to be qualified to submit a bid, General Contractors must obtain a set of Contract Documents from Underwood Engineers, Inc at 603-230-9898 or concord@underwoodengineers.com.**
(UL - July 16)

Public Notices

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

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Eileen B. Bastien** ("the Mortgagor(s)") to Santander Bank, N.A., dated September 5, 2017 and recorded in the Rockingham County Registry of Deeds in Book 5855, Page 2216, (the "Mortgage"), which mortgage is held by Santander Bank, N.A., the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction
on
August 29, 2025
at
1:00 PM

Said sale being located on the mortgaged premises and having a present address of 6 Coburn Hill Road, Danville, Rockingham County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor's title see deed recorded with the Rockingham County Registry of Deeds in Book 2429, Page 40.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The address of the mortgagee for service of process is 601 Penn Street, Mail Code: 10-6438-FB7, Reading, PA 19601 and the name of the mortgagee's agent for service of process is Santander Bank, N.A.

You can contact the New Hampshire Banking Department by e-mail at nhbd@banking.nh.gov. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a

service of the New Hampshire Banking Department. There is no charge for this call.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

A deposit of Ten Thousand (\$10,000.00) Dollars in the form of a certified check or bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Dated at Newton, Massachusetts, on July 7, 2025,

Santander Bank, N.A.

By its Attorney,
Autumn Sarzana

Harmon Law Offices, P.C.

PO Box 610389

Newton Highlands, MA 02461

617-558-0500

27949

(UL - July 16, 23, 30)

Legal Notice

DEPARTMENT OF HOMELAND SECURITY
FEDERAL EMERGENCY MANAGEMENT AGENCY
Proposed Flood Hazard Determinations for Carroll County, New Hampshire (All Jurisdictions)

The Department of Homeland Security's Federal Emergency Management Agency has issued a preliminary Flood Insurance Rate Map (FIRM), and where applicable, Flood Insurance Study (FIS) report, reflecting proposed flood hazard determinations within Carroll County, New Hampshire (All Jurisdictions). These flood hazard determinations may include the addition or modification of Base Flood Elevations, base flood depths, Special Flood Hazard Area boundaries or zone designations, or the regulatory floodway. Technical information or comments are solicited on the proposed flood hazard determinations shown on the preliminary FIRM and/or FIS report for Carroll County, New Hampshire (All Jurisdictions). These flood hazard determinations are the basis for the floodplain management measures that your community is required to either adopt or show evidence of being already in effect in order to qualify or remain qualified for participation in the National Flood Insurance Program. However, before these determinations are effective for floodplain management purposes, you will be provided an opportunity to appeal the proposed information. For information on the statutory 90-day period provided for appeals, as well as a complete listing of the communities affected and the locations where copies of the FIRM are available for review, please visit FEMA's website at https://www.floodmaps.fema.gov/hm/BFE_Status/bfc_main.asp, or call the FEMA Mapping and Insurance eXchange (FMIX) toll free at 1-877-336-2627.
(UL - July 9, 16)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Jeffrey S. Bartlett** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Merrimack Mortgage Company, Inc., and now held by **Wells Fargo Bank, N.A.** (the "Mortgagee"), said mortgage dated June 25, 2012, and recorded in the Grafton Registry of Deeds in Book 3894, Page 881, (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction on
September 4, 2025
at 01:00 PM

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 34A Sunset Ridge Road, Franconia, Grafton County, NH 03580.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The name and address of the mortgagee's agent for service of process is C T CORPORATION SYSTEM, 2 1/2 BEACON STREET, Concord, NH 03301. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call. You can contact the New Hampshire Banking Department by e-mail at nhbd@banking.nh.gov.

The Property will be sold subject to all unpaid real estate

taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated at Farmington, Connecticut, on July 14, 2025,

Wells Fargo Bank, N.A.

By its Attorney,
Jeffrey J. Hardiman

Brock & Scott, PLLC

270 Farmington Avenue

Suite 151

Farmington, CT 06032

(UL - July 16, 23, 30)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Staci S. Ricks and Eric T. French** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Regency Mortgage Corporation, its successors and assigns, dated October 26, 2012 and recorded with the Belknap County Registry of Deeds in Book 2808, Page 124, of which mortgage Wells Fargo Bank, N.A. is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **7 Area Road, Gilford, Belknap County, New Hampshire** will be sold at a Public Auction at **12:00 PM on July 30, 2025**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Belknap County Registry of Deeds in Book 2808, Page 122.

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

THE AGENT FOR SERVICE OF PROCESS IS:

WELLS FARGO BANK, N.A., 1 Home Campus, Des Moines, Iowa 50328 (Mortgagee)

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

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

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

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

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

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

Other terms to be announced at sale.

Wells Fargo Bank, N.A.
Present holder of said mortgage, by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
WNI 25-048827 Ricks

Legal Notice

- PUBLIC NOTICE -

The Governor's Advisory Commission on Intermodal Transportation (GACIT), which is made up of the five Executive Councilors and the Commissioner of the New Hampshire Department of Transportation (NHDOT), announces a public meeting scheduled for August 13, 2025.

This meeting will be held on Wednesday, August 13, 2025, starting at 3:00pm, in Room 114 of the John O Morton Building, NH Department of Transportation Headquarters at 7 Hazen Drive, Concord, NH.

The Department will provide the GACIT members with updated strategic information about the Ten Year Plan process to finalize the Draft 2027-2036 Ten-Year Transportation Improvement Plan. From this meeting, Fall Hearings will be scheduled for public input throughout the State of NH with GACIT and the Department.

NHDOT programs and services are administered by the requirements of Title VI of the Civil Rights Act of 1964 and all applicable regulations to ensure nondiscrimination.

Should you need this information in alternate formats please contact the NHDOT Public Information Office at info@dot.nh.gov, or by phone at (603) 271-6495, PO Box 483, Concord, NH 03302-0483, TDD access: Relay NH 1-800-735-2964.

William J. Cass, Commissioner, Department of Transportation Governor's Advisory Commission on Intermodal Transportation (GACIT)

Dated at Concord, NH
This 15th day of July 2025
(UL - July 16)

Legal Notice

ADVERTISEMENT FOR BIDS
WATER PROJECT (Contract No. 1-New Well House and Distribution) Packers Falls Village, Lee NH. Address: 396 Packers Falls Road, Lee, NH, 03861. Separate sealed BIDS for Contract 1 will be received at the Office of CSA Environmental at 36 Stage Road, Nottingham, NH 03290 until 5:00 pm, Wednesday, July 30, 2025, and then at said office publicly opened and read aloud. Electronic bids may be received at calbert.env@gmail.com until 5:00 pm. A non-mandatory pre-bid conference is scheduled for July 18, 2025, at 9:00 am starting at the mailbox kiosk. 100% payment and performance bonds and 5% bid bond will be required. Any contract or contracts awarded under this Advertisement for Bids are expected to be funded in whole or in part by a grant/ loan from a NH State Drinking Water Revolving Loan Fund (DWSRF) and a grant from the American Rescue Plan Act of 2021 (ARPA). Under Title 1 of the Housing and Community Development Act of 1974. The successful Bidder on this work is required to comply with the President's Executive Order No. 11246 entitled "Equal Employment Opportunity" as amended by Executive Order 11375, and amendments or supplements thereto, and as supplemented in Department of Labor Regulations (41 CFR Part 80). The requirements for bidders and contractors under this order are explained in the Information For Bidders. Utilization of Minority and Women's Business Enterprises (MBEs and WBEs): The successful Bidder on this work must demonstrate compliance with the U.S. Environmental Protection Agency's MBE/WBE policy in order to be deemed a responsible bidder. This is an equal opportunity/ affirmative action agency. All qualified bidders will receive consideration without regard to race, color, religion, creed, age, sex, national origin, sexual orientation of familial status. Federal compliance requirements include Equal Employment Opportunity, Civil Rights, Affirmative Action, and the U.S. Department of Labor's Davis Bacon wage provisions (Building and Heavy Strafford County) and Made in America Steel. No Bidder may withdraw a Bid within 60 days after the actual date of opening thereof. Packers Falls Village reserves the right to reject any or all of the bids received and to waive any informalities in the bidding. Electronic copies of the Contract Documents may be obtained by email request to Christopher Albert of CSA Environmental Consultants, LLC at (603) 706-2521 or calbert.env@gmail.com.
(UL - July 16)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Anthony Adonis Kontos and Alexandria Kontos** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns, dated February 12, 2021 and recorded with the Hillsborough County

Registry of Deeds in Book 9425, Page 321, of which mortgage CrossCountry Mortgage, LLC is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **48 Roseanne Lane, Manchester, Hillsborough County, New Hampshire** will be sold at a Public Auction at **10:00 AM on July 30, 2025**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Hillsborough County Registry of Deeds in Book 9425, Page 319.

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

THE AGENTS FOR SERVICE OF PROCESS ARE:

CROSSCOUNTRY MORTGAGE, LLC, c/o CT Corporation System, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee)

NATIONSTAR MORTGAGE, LLC, C/O CORPORATION SERVICE COMPANY, 10 Ferry Street, Suite 313, Concord, NH 03301 (Mortgagee Servicer)

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

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

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

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

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

RESERVATION OF RIGHTS: The

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

Other terms to be announced at sale.

CrossCountry Mortgage, LLC
Present holder of said mortgage, by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
CXE 25-048221 Kontos

Legal Notice

Precision Towing and Recovery Inc.

**1065 Hanover Street
Manchester, NH 03104
July 30, 2025 - 9AM**
1. 2015 BLACK HYUNDAI TUCSON
VIN: KM8JTCAP4FU050896
2. 2005 BLUE HONDA ACCORD
VIN: 1HGCMS66455A181480
3. 2005 SILVER PONTIAC VIBE
VIN: 5Y2SL66845Z449961
4. 2025 CYCLE FLYWING
VIN: H22TBCNF4S1011717
5. 2020 BLUE NISSAN SENTRA
VIN: 3N1AB8DV2LY299345
6. 2022 GRAY FORD MUSTANG
VIN: 3FMTK3SU6NMA47221
7. 2007 BLUE TOYOTA MATRIX
VIN: 2T1KR32E27C649081
8. 2012 BLACK BMW X5
VIN: 5UXZV4C53CL746824
9. 2003 SILVER TOYOTA CAMRY
VIN: 4T1BF32K33U048317
10. 2009 GRAY HONDA CIVIC
VIN: 2HGFA16579H302444
11. 2015 RED FORD ESCAPE
VIN: 1FMCU9GX5FUB53978
12. 2015 WHITE TOYOTA COROLLA
VIN: 2T1BURHE3FC478042
(UL - July 16)

Legal Notice

NOTICE OF PUBLIC HEARING FOR AN APPLICATION FOR A LARGE GROUNDWATER WITHDRAWAL PERMIT PRODUCTION WELL SITE TOWN OF EXETER DRINKWATER RD, EXETER, NH

In accordance with RSA 485-C:21, V.a., the New Hampshire Department of Environmental Services (NHDES) received a request for a Public Hearing for the proposed large groundwater withdrawal at the TOWN OF EXETER'S PRODUCTION WELL SITE located off DRINKWATER RD in EXETER, New Hampshire. This law requires that upon receiving such a request from a municipality or supplier of water within the potential impact area of a proposed large groundwater withdrawal, NHDES shall conduct a Public Hearing within 30 days of the request. The municipality and suppliers of water within the potential impact area of the proposed large groundwater withdrawal may submit comments to NHDES relative to the proposed withdrawal within 45 days after the Public Hearing.

A Public Hearing will be held at the Kensington Town Hall located at 95 Amesbury Road in Kensington, New Hampshire on **Wednesday July 23, 2025 at 6:00 P.M.**

Any questions regarding the proposed withdrawal should be directed to Daniel J. Tinkham of Emery & Garrett Groundwater Investigations, at P.O. Box 1578, Meredith, New Hampshire, 03253: Email: daniel.tinkham@ga.com or 603-279-4425. Questions regarding the large groundwater withdrawal permitting process should be directed to Jarred Swiontek at (603) 271-7019 or largegw@des.nh.gov or New Hampshire Department of Environmental Services, 29 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095.
(UL - July 3, 16)

TOWN OF HUDSON
ZONING BOARD OF ADJUSTMENT
Notice of Public Meeting & Hearings
THURSDAY, JULY 24, 2025

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, July 24, 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 ramp entrance at right side).

PUBLIC HEARING OF NEW SCHEDULED APPLICATIONS BEFORE THE BOARD:

- Case 240-013-001 (07-24-25):** Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for **33 River Rd., Hudson, NH.** [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:
A. Variance for proposed Industrial Uses – Drop Shop Use (Distribution facility of 100,000 square feet or less) (E8); Welding Shop Use (E3); and Machine Shop Use (E4)
B. Variance for proposed Industrial Use – Contractor's yard & Landscape Business Use (E15)
C. Variance for proposed Commercial Uses – Medical and Wellness Office (Business or professional office) (D17); Cross Fit Gym (Indoor commercial recreation) (D20); and Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)
- Case 183-058 (07-24-25):** Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH requests a variance for **11 Bond St., Hudson, NH** to allow a "proposed" approx. 1,335 sq. ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII.A: Accessory Dwelling Units; §334-73.3 H., Provisions]
- Case 252-043 (07-24-25):** John Joseph Granfield, 1 Valley Hill Rd., Pelham, NH requests a variance for **26 Pine Rd., Hudson, NH** to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; §334-29, Extension or enlargement of non-conforming uses]

Chris Sullivan, Zoning Administrator



TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report

Meeting Date: July 24, 2025

Case 240-013-001 (07-24-25): Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for **33 River Rd., Hudson, NH.** [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:

- A. Variance for proposed Industrial Uses –
 - Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
 - Welding Shop Use (E3)
 - Machine Shop Use (E4)
- B. Variance for proposed Industrial Use –
 - Contractor's yard & Landscape Business Use (E15)
- C. Variance for proposed Commercial Uses –
 - Medical and Wellness Office (Business or professional office) (D17)
 - Cross Fit Gym (Indoor commercial recreation) (D20)
 - Florist (Retail sale of agriculture

ADDRESS: 33 River Rd
Map 240, Lot 013-001

ZONING DISTRICT: Residential Two (R2)
General One (G1) Residential One (R1)

Relief Requested requests three (3) variances (A, B, and C) for **33 River Rd., Hudson, NH.** [Map 240,

Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District

PROPERTY DESCRIPTION:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 465,220sq. ft. where 87,120 is required. The lot is classified as a vacant commercial land

History/Attachments:

Plans: NONE

BUILDING PERMITS NONE

ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

A: Request For Project Review by the New Hampshire Division Historical Resources (3-5-18)

B: NHDOT Driveway Permit (11-6-18)

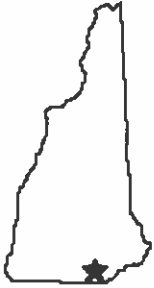
C: 16-108 # Zoning Determination (9-23-16)

D: 21-111 # Zoning Determination (6-28-21)

E: 24-074 # Zoning Determination (8-7-24)

F: 24-104 # Zoning Determination (12-16-24)

G: 25-038R # Zoning Determination (7-3-25)



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: July 24, 2025

AERIAL / PHOTOS

Aerials (2024) 33 River Rd



If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

IN-HOUSE COMMENTS Con't:

VARIANCE B- Comments

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

VARIANCE C- Comments

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes
If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes (7-10-27)

J: Associate Town Planner: No Comment.
(7-10-25)

IN-HOUSE COMMENTS:

H: Town Engineer:

VARIANCE A- Comments

Manufacturing or workshops next to residential area is a significant concern taking in consideration noise. The applicant shall provide data related to the projected noises related to the proposed uses.

VARIANCE B- Comments

Landscaping business next to residential area is a concern taking in consideration noise related to construction equipment.

VARIANCE C- Comments

No comment (7-10-25)

I: Inspectional Services/Fire Dept.:

VARIANCE A- Comments

Please mail the completed form and required material to:

New Hampshire Division of Historical Resources
State Historic Preservation Office
Attention: Review & Compliance
19 Pillsbury Street, Concord, NH 03301-3570

RECEIVED

MAR 05 2018

DHR Use Only

R&C #

9484

Log In Date

3 / 6 / 18

Response Date

___ / ___ / ___

Sent Date

___ / ___ / ___

**Request for Project Review by the
New Hampshire Division of Historical Resources**

☒ This is a new submittal

☐ This is additional information relating to DHR Review & Compliance (R&C) #:

GENERAL PROJECT INFORMATION

Project Title 27 River Road

Project Location 27 River Road

City/Town Hudson

Tax Map 240 Lot # 13-1

NH State Plane - Feet Geographic Coordinates: Easting 1049887 Northing 77723
(See RPR Instructions and R&C FAQs for guidance.)

Lead Federal Agency and Contact (if applicable) EPA - Notice of Intent
(Agency providing funds, licenses, or permits)

Permit Type and Permit or Job Reference # Not Yet Filed

State Agency and Contact (if applicable) NHDES - Alteration of Terrain

Permit Type and Permit or Job Reference # Not Yet Filed

APPLICANT INFORMATION

Applicant Name Dwarkamai, Inc. c/o Nilesh Gunda

Mailing Address 267 Boston Road, Unit 9/10

Phone Number

City Billerica

State MA

Zip 01862

Email

CONTACT PERSON TO RECEIVE RESPONSE

Name/Company Keach-Nordstrom Associates, Inc. c/o Katherine Cooper

Mailing Address 10 Commerce Park North, Suite 3

Phone Number 603-627-2881

City Bedford

State NH

Zip 03110

Email kcooper@keachnordstrom.com

This form is updated periodically. Please download the current form at www.nh.gov/nhdhr/review. Please refer to the Request for Project Review Instructions for direction on completing this form. Submit one copy of this project review form for each project for which review is requested. Include a self-addressed stamped envelope to expedite review response. Project submissions will not be accepted via facsimile or e-mail. This form is required. Review request form must be complete for review to begin. Incomplete forms will be sent back to the applicant without comment. Please be aware that this form may only initiate consultation. For some projects, additional information will be needed to complete the Section 106 review. All items and supporting documentation submitted with a review request, including photographs and publications, will be retained by the DHR as part of its review records. Items to be kept confidential should be clearly identified. For questions regarding the DHR review process and the DHR's role in it, please visit our website at: www.nh.gov/nhdhr/review or contact the R&C Specialist at christina.st.louis@dcr.nh.gov or 603.271.3558.

PROJECTS CANNOT BE PROCESSED WITHOUT THIS INFORMATION

Project Boundaries and Description

- ☒ Attach the relevant portion of a 7.5' USGS Map (photocopied or computer-generated) *indicating the defined project boundary. (See RPR Instructions and R&C FAQs for guidance.)*
- ☒ Attach a detailed narrative description of the proposed project.
- ☒ Attach a site plan. The site plan should include the project boundaries and areas of proposed excavation.
- ☒ Attach photos of the project area (overview of project location and area adjacent to project location, and specific areas of proposed impacts and disturbances.) *(Informative photo captions are requested.)*
- ☒ A DHR file review must be conducted to identify properties within or adjacent to the project area. Provide file review results in **Table 1**. *(Blank table forms are available on the DHR website.)*
File review conducted on 2/8/18.

Architecture

Are there any buildings, structures (bridges, walls, culverts, etc.) objects, districts or landscapes within the project area? ☐ Yes ☒ No
If no, skip to Archaeology section. If yes, submit all of the following information:

Approximate age(s):

- ☐ Photographs of *each* resource or streetscape located within the project area, with captions, along with a mapped photo key. (Digital photographs are accepted. All photographs must be clear, crisp and focused.)
- ☐ If the project involves rehabilitation, demolition, additions, or alterations to existing buildings or structures, provide additional photographs showing detailed project work locations. (i.e. Detail photo of windows if window replacement is proposed.)

Archaeology

Does the proposed undertaking involve ground-disturbing activity? ☒ Yes ☐ No
If yes, submit all of the following information:

- ☒ Description of current and previous land use and disturbances.
- ☒ Available information concerning known or suspected archaeological resources within the project area (such as cellar holes, wells, foundations, dams, etc.)

Please note that for many projects an architectural and/or archaeological survey or other additional information may be needed to complete the Section 106 process.

DHR Comment/Finding Recommendation *This Space for Division of Historical Resources Use Only*

☐ Insufficient information to initiate review. ☒ Additional information is needed in order to complete review.

☐ No Potential to cause Effects ☐ No Historic Properties Affected ☐ No Adverse Effect ☐ Adverse Effect

Comments: Area considered archaeologically sensitive. Survey necessary
Before informed comment can be made.

Future Submissions must be on the current RPR Form available on our website.
Please Delete this Very Old, 2014, Version of the RPR Form. Thank You

If plans change or resources are discovered in the course of this project, you must contact the Division of Historical Resources as required by federal law and regulation.

Authorized Signature: David Aubrey

Date: 3/15/18



Victoria F. Sheehan
Commissioner

**THE STATE OF NEW HAMPSHIRE
DEPARTMENT OF TRANSPORTATION**

District 5 Office, 16 East Point Drive, Bedford, NH 03110 603-666-3336



William Cass, P.E.
Assistant Commissioner

DRIVEWAY PERMIT

To: Nilesh Gunda	City/Town: Hudson	Permit #: 05-229-0033
c/o Keach-Nordstrom Assoc. Inc.	Route/Road: NH 3A (S0000003A)	District: 05
10 Commerce Park North, Suite 3B	Patrol Section: 516	Permit Date 11/6/2018
Bedford, NH 03110	Tax Map: 240	
	Lot: 13-1	
	Development: Access to vacant lot	

Town of Hudson
Engineering Department

NOV 16 2018

RECEIVED

Permission is hereby granted to construct (alter) a driveway, entrance, exit or approach adjoining NH 3A (S0000003A), pursuant to the location and specifications as described below. Failure to adhere to the standards and engineering drawings previously approved shall render this instrument null and void. Failure to start or complete construction of said facility within one calendar year of the date of this permit shall require application for permit extension or renewal in accordance with the Driveway Access Rules. Facilities constructed in violation of the permit specifications or the rules, shall be corrected immediately upon notification by a Department representative. Any cost by the State to correct deficiencies shall be fully borne by the landowner. The landowner shall defend, indemnify and hold harmless the Department and its duly appointed agents and employees against any action for personal injury and/or property damage sustained by reason of the exercise of this permit.

Drive 1

Location: Approximately 0.2168 miles north of Philbrick St. on the west side of NH 3A (S0000003A).
SLD Station: 4910 (left) GPS: 42.71286 N 71.42111 W.

Specifications: This permit authorizes a gravel access to be used as a Vacant lot drive. Any change in use, increase in use or reconstruction of the driveway requires reapplication.

The right-of-way line is located (see plan).

The entrance shall be graded so that the surface of the drive drops (see plan) at a point (see plan) from NH 3A (S0000003A) edge of pavement to create a drainage swale.

The driveway shall not exceed (see plan) in width. The entrance of the drive may be flared; typically the flare radius is one half the driveway width.

Driveway modifications are to be constructed as shown on plans prepared by Keach-Nordstrom Associates, Inc. dated November 7, 2016 and last revised 11/07/18 for Dwarkamai, Inc., on file in the District Five Office.

Other Conditions:

No structures, including buildings, permanent or portable signs, lights, displays, fences, walls, etc. shall be permitted on, over or under the Highway Right of Way.

No parking, catering or servicing shall be conducted within the Highway Right of Way.

The applicant shall comply with all applicable ordinances and regulations of the municipality or other State Agencies.

The Department has relied on the title and subdivision information provided by the landowner. The Department has not performed additional title research and makes no warranty or representation concerning landowner's legal right to access. In the event of a dispute about the landowner's legal right to the access provided herein, the landowner will defend and indemnify the Department.

No additional surface drainage will enter upon the highway.

This permit to act relates solely to the use of the State right-of-way, and is not determinative of any rights of flowage between private land owners.

A copy of this permit shall be present at the site during construction of the drive(s).

All work is to be done by the applicant at no cost to the State of New Hampshire.

This permit does not include or approve the location or installation of underground utilities.

Drive(s) shall approach the highway at or about 90 degrees.

All materials and structures shall conform to the current version of the NHDOT Standard Specifications for Road and Bridge Construction, as amended.

During construction within the highway right-of-way, traffic shall be maintained in accordance with MUTCD standards and as directed by the District Engineer.

See permit # 229-05-02 for additional history.

Approved



Assistant District Engineer
For Director of Administration

Copies: District, Town, Patrolman



TOWN OF HUDSON

FIRE DEPARTMENT

INSPECTIONAL SERVICES DIVISION



12 SCHOOL STREET, HUDSON, NEW HAMPSHIRE 03051

Emergency 911
Business 603-886-6005
Fax 603-594-1142

Robert M. Buxton
Chief of Department

Zoning Determination

September 23, 2016

#16-108

Brenton Cole
Keach-Nordstrom Assoc Inc
Suite #3
10 Commerce Park No.
Bedford, NH 03110

Re: 27 River Road 240/013-001
Districts: General One (G-1); Residential One (R-1) and
Residential Two (R-2)

Dear Mr Cole,

Your request for a zoning review and a determination if a structure for religious purposes with two stand-alone accessory use buildings, including a Function Hall and Wellness Center in the R-2 district has been completed.

Zoning Review / Determination:

My review/determination is as follows: The principal use is C-1 "use of land or structures for religious purposes." The stand-alone accessory use buildings are proposed as accessory uses for the principle use. From the Definitions **§334-6 Building - Accessory**: "A detached building, the use of which is customarily incidental and subordinate to that of the principle building, and which is located on the same lot as that occupied by the principle building."

§334-10 Mixed or dual use on a lot.

C. "For the purposes of this article, the addition of accessory uses to a principal use does not result in a dual or mixed use of property."

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

Sincerely,



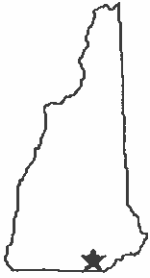
Bruce Buttrick, MCP

Zoning Administrator/Code Enforcement Officer

(603) 816-1275

bbuttrick@hudsonnh.gov

cc: Zoning Board of Adjustment
J.Michaud, Town Assessor
J.Cashell, Town Planner
Chief Buxton
Deputy O'Brien
File



TOWN OF HUDSON

Land Use Division



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

Zoning Determination # 21-111 Site Plan Review

June 28, 2021

Re: Map 240 Lot 013-001
Address: 33 River Rd
Zoning district: G-1/R-2/R-1
Site Plan review for new religious center/complex

Submitted plan: Sheet 1 of 24 dated May 14, 2021

There is a portion of the associated driveway/parking area located in Zoning District R-1. That area of improvement as parking area which is a secondary accessory use (parking area) to a Principal Use as a "use of land or structures for religious purposes" is only allowed by Special Exception per §334-21 Table of Permitted Principal Uses in the R-1 Zoning District. There would need to be a Special Exception granted in accordance with Article VI Special Exceptions by the Zoning Board of Adjustment.

Sincerely,

Bruce Buttrick,
Zoning Administrator/Code Enforcement Officer

Encl: #16-108 & #16-108R Zoning Determinations
cc: Public Folder
B. Groth - Town Planner
file

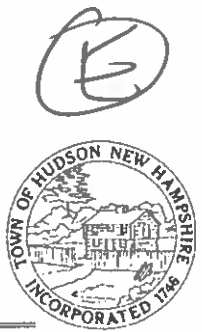
NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.



TOWN OF HUDSON

Land Use Division

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



Zoning Determination #24-074

August 7, 2024

Raidu Rayasam
9 Hawthorne Rd
Lexington, MA 002420

Re: **33 River Rd Map 240 Lot 013-001**
District: Split Zone – Residential Two (R-2) General One (G-1) Residential One (R-1)

Dear Mr. Rayasam,

Your request: questions regarding the property and religious use. (No Plans provided)

1. Total acreage: Please confirm the exact acreage of the property as recorded by the town.

- The town records indicate there is 10.68 acres

2. Zoning:

o Is the property zoned to allow for religious and residential use within a non-profit organization's

- Religious uses are allowed in all zones
- *674:76 Religious Use of Land and Structures. – No zoning ordinance or site plan review regulation shall prohibit, regulate, or restrict the use of land or structures primarily used for religious purposes; provided, however, that such land or structures may be subject to objective and definite regulations concerning the height of structures, yard sizes, lot area, setbacks, open space, and building coverage requirements as long as said requirements are applicable regardless of the religious or non-religious nature of the use of the property and do not substantially burden religious exercise.*

o Are there any available tax abatements for religious organizations or non-profits?

- Not a Zoning Question

3. Development restrictions:

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

(E)

o Maximum number of units allowed; What are the town's zoning regulations regarding the maximum number of residential units permitted based on the property's size and zoning?

o **Building height restrictions:** What are the maximum allowable building heights?

- § 334-14 **Building height.**

[Amended 3-8-2016 by Amdt. No. 4; 3-16-2017 by Art. No. 3; 2-2-2019 ATM, Art. 04, adopted 3-12-2019] No occupiable structure may exceed 38 feet in height in any district, except as provided in Subsection A below. Height is measured from the average elevation of the finished grade within five feet of the structure to the highest point of the roof, excluding accessory, unoccupied protuberances such as antennas, flagpoles and the like. Nonoccupiable structures such as church spires, steeples, smokestacks, flagpoles, lightpoles and other similar structures may not exceed 100 feet in height in any district, except as provided for in Article VI, Special Exceptions. In all cases, a nonoccupiable structure shall not be capable of falling or collapsing beyond the bounds of the property on which it is situated. The maximum heights and special exception conditions for communications towers, masts and antennas are separately addressed within Article XVIII, Commercial Wireless Telecommunication, Radio Service and Receive-Only Facilities.

o **Bedroom limitations:** Are there restrictions on the number of bedrooms per unit?

- Depend on the septic can handle capacity

o **Acreage requirements:** Is there a minimum acreage requirement per residential unit?

- *Multifamily developments with both Town water and sewer shall require 53,560 square feet of buildable lot area for the building of three attached dwelling units of a multifamily complex, with each additional dwelling unit requiring a minimum of 5,000 square feet of additional buildable lot area*

4. **Setback requirements:** What are the setback requirements from property lines, roads, and any other relevant features?

- Front Yard Setback 50'
- Side Yard Setback 15'
- Rear Yard Setback 15'

Environmental Considerations:

1. Wetlands:

- o Are there any declared wetlands on the property? If so, please provide their location and size.
- You would to get a wetland scientist to delineate the wetlands

What are the building restrictions or buffer zones related to wetlands?

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



- *§ 334-36 Uses within Wetland Conservation District.*

A. Permitted uses: The following uses shall be permitted in the Wetland Conservation District, subject to review by the Conservation Commission and the Planning Board. This review is intended to assure that best management practices are used to prevent degradation of the Wetland Conservation District by slope erosion, sedimentation and chemical and thermal pollution. These uses will not: require the erection or construction of any structure; alter the natural surface configuration by re-contouring or grading of the land, involve filling, dredging, or draining of the wetland; change the flow of water; result in the pollution of the wetlands, surface water, or groundwater; or involve substantial clearing of vegetation, except for the purposes of agriculture or forest management as described below.

- (1) Forest management in the wetland buffer, consistent with best management practices published by the New Hampshire Department of Resources and Economic Development and UNH Cooperative Extension, or their successors.*
- (2) Agriculture, including grazing, cultivation and harvesting of crops, consistent with Best Management Wetland Practices published by the New Hampshire Department of Agriculture, Markets and Food or its successor.*
- (3) Passive recreation such as hiking, fishing, hunting on foot, non-motorized boating. Trails shall have minimal impact on drainage, flora and fauna.*
- (4) Wildlife or fisheries management.*
- (5) Water supply wells, public and private.*
- (6) Rehabilitation, repair or replacement of stormwater management facilities or other structures that lawfully existed prior to March 11, 2020.*

B. Prohibited uses: Any use that is not expressly permitted in §334-36A or by conditional use in §334-36C is prohibited. Prohibited uses that may not be established or expanded within the Wetlands Conservation Overlay District include, but are not limited to, the following:

- (1) Structures, except as provided in §334-36C.*
- (2) Salt storage.*
- (3) Automobile junkyards.*
- (4) Solid or hazardous waste facilities.*
- (5) Use of fertilizer on lawns, except lime or wood ash.*
- (6) Bulk storage or handling of chemicals, petroleum products or hazardous materials.*
- (7) Sand and gravel excavations.*
- (8) Processing of excavated materials.*
- (9) Impervious surfaces, except as provided in §334-36C.*
- (10) Activities which result in soil compaction such as parking vehicles or heavy equipment, except as provided in §334-36C.*
- (11) Underground tanks.*

C. Conditional Uses: Any use not identified as a permitted use listed in §334-36A is presumed to impair the wetland functions and values unless proven otherwise by an applicant as provided below. The NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

E

following uses may be granted a Conditional Use Permit by the Planning Board in accordance with §334-37:

2. Sewage and leech fields:

o What are the requirements for sewage disposal and leech fields? Not a zoning question

- NH DES and also speak with a septic designer

o Are these requirements proportionate to the number of units, bedrooms, or some other metrics?

- NH DES and also speak with a septic designer

3. Water well:

o What are the regulations regarding water wells (e.g., depth, capacity, testing)?

- NH DES, speak to a well company

Additional Considerations:

1. Floating population: How does the town define "floating population" (visitors, temporary Residents) in terms of its regulations and infrastructure planning?

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

2. Property survey: Can you provide the actual measurements of the property boundaries?

Important Note: It is highly recommended to have a qualified land surveyor conduct a thorough survey of the property to verify the exact boundaries and identify any potential issues before finalizing a purchase.

- Yes, you would need an NH-licensed land surveyor to give you that information

Sincerely,



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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
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

(F)



Zoning Determination #24-104

December 16, 2024

TF Moran Inc.
Att. Jason Hill
48 constitution Drive
Bedford, NH 03110

Re: 33 River Road Map 240 Lot 013-001

District: (Split Zone: Residential One- Residential Two- General One) (R-1, R-2 & G1)

Dear Mr. Hill,

Your request: To construct a 72-unit apartment building at the listed address.

Zoning Review / Determination:

Multifamily uses (use A3) are only allowed in the **Business - B** zone per **§334-21 - Table of Permitted Uses**. A variance issued by the Zoning Board of Adjustment is required for the non-permitted use. Full measurements for rear and side setbacks were not provided in the conceptual plan, however the approximate locations do not appear to infringe on the minimum 15' side and rear setbacks shared by all three zones of the property. The location is not permitted to receive sewer. The property is not in or adjacent to the sewer district. Should a variance be granted, a site plan and approval from the Planning Board is required prior to issuance of permits.

Sincerely,

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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
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 #25-038R

July 3, 2025

Sent Via 1st Class Mail/Email

Filipe Figuriado
23 Mammoth Rd
Londonderry, NH 03053

Re: **33 River Road Map 240 Lot 013-001**
District: General One-Residential One- Residential Two (G-1, R-1, R-2)

Dear Mr. Smith,

Your request: To develop 33 River Road contractors' bays and commercial spaces. (Plan was provided.)

Zoning Review / Determination:

According to the town this is a lot of record and is under current use. The lot is split into 3 different zones. These zones are the residential one and residential two and the general one zone. The lot is 465,351 sq ft. The largest zone out of the three (3) zones is (R-2) zone where 43,560 is required.

After reviewing the plan, you would need a Three (3) variance and they are as Follows:

1. Drop Ship (E8) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**
2. Contractor Yard and Landscape Business (E15) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**
3. Medical and Wellness Office – Business, Professional Office (D17), Indoor recreational business / cross fit gym – Indoor Commercial Recreation (D20) and a florist – Retail sales of agricultural horticulture, floriculture and viticulture products is not permitted in

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

G

the R-2 zone. This use would require a variance per **Article VII §334-21 Table of Permitted Principal Uses**.

This lot has access to Water, but no access to sewer. The 100' residential buffer would need to be added to the plan for the Planning Board.

A site Plan approval by the **Planning Board** is required per **Article III §334-16.1 -- Site Plan Approval**. For more information regarding Site Plan approvals, please reach out to the Planning Department at (603) 886-6008.

Sincerely,



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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

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



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

REQUEST FOR REVIEW/COMMENTS:

Case: 240-013-001 (07-24-25) (3 VARIANCES: A,B &C)

Property Location: 33 River Road

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

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

EZD Name: Elvis Dhima Date: 07/10/2025
(Initials)

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

VARIANCE A- Comments

Manufacturing or workshops next to residential area is a significant concern taking in consideration noise. The applicant shall provide data related to the projected noises related to the proposed uses.

VARIANCE B- Comments

Landscaping business next to residential area is a concern taking in consideration noise related to construction equipment.

VARIANCE C- Comments

No comment

1

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

REQUEST FOR REVIEW/COMMENTS:

Case: 240-013-001 (07-24-25) (3 VARIANCES: A,B &C)

Property Location: 33 River Road

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

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

DRH Name: David Hebert Date: 07/10/2025
(Initials)

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

VARIANCE A- Comments

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

VARIANCE B- Comments

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

VARIANCE C- Comments

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

J

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

REQUEST FOR REVIEW/COMMENTS:

Case: 240-013-001 (07-24-25) (3 VARIANCES: A,B &C)

Property Location: 33 River Road

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025



I have no comments



I have comments (see below)

BWG

(Initials)

Name: Ben Witham-Gradert

Date: 07/10/2025

DEPT:



Town Engineer



Fire/Health Department



Associate Town Planner

VARIANCE A- Comments

VARIANCE B- Comments

VARIANCE C- Comments

APPLICATION FOR A VARIANCE

Variance A

JUL 08 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. 240-013-001A(07-24-25)

Date Filed 7/8/25

Name of Applicant FELIPE FIGUEIREDO Map: 240 Lot: 13-1 Zoning District: G-1
by & through his counsel, Gottesman & Hollis, PA and authorized representative Keach-Nordstrom Associates, Inc. R-1 & R-2
Telephone Number (Home) (603) 765-2591 (Work) (603) 765-2591

Mailing Address 23 MAMMOTH ROAD, LONDONDERRY, NH 03053

Owner DWARKAMAI INC

Location of Property 33 RIVER ROAD
(Street Address)

Signature of Applicant [Signature]

Date 7-6-2025

Signature of Property-Owner(s) [Signature]

Date 7-6-2025

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: 7/8/25

COST:

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

16 Abutter Notice: \$ 5.58 = \$ 89.28

2 Indirect Abutters x Certified postage rate \$ 0.73 = \$ 1.46

Total amount due:

\$ 275.74

Var. 1 of 3

Amt. received: \$ 275.74

Receipt No.: 828,951

Received by: [Signature]

Check #
653
\$645.74

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

OWNER AFFIDAVIT

I, Anil Naik, authorized representative of Dwarkamai, Inc., and owner of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. and Felipe Figueiredo to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

Anil Naik

Address of Owner:

267 Boston Road, Suite 9, N. Billerica, MA 01862

Date:

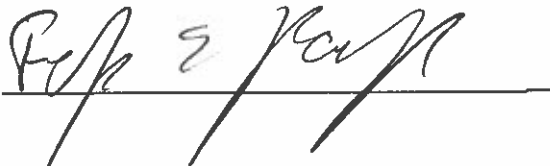
7-7-25

APPLICANT AFFIDAVIT

I, Felipe Figueiredo, applicant of the project, of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



Printed Name of Applicant: Felipe Figueiredo

Address of Owner:

23 Mammoth Road, Londonderry, NH 03053

Date:

7/6/2025

FELIPE FIGUEIREDO
23 MAMMOTH ROAD
LONDONDERRY, NH 03053

June 26, 2025

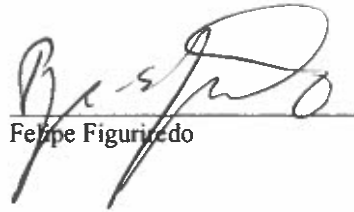
Via hand-delivery

Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

Dear Chairman,

I, Felipe Figueiredo, hereby authorize Gottesman & Hollis, P.A. to represent me, applicant for 33 River Road, Map 240, Lot 013-001, Hudson, NH in my application for variance and the presentation to the Zoning Board of Adjustment thereof.

Thank you,



Felipe Figueiredo

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


CERTIFIED PLOT PLAN:

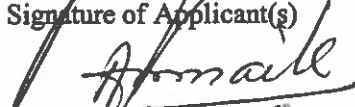
Requests other than above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a NH licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful. (NOTE: it is 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) FF 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.
- b) FF The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) FF The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) FF 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) FF 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) FF 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) FF The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) FF The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) FF The plot plan shall indicate all parking spaces and lanes, with dimensions.

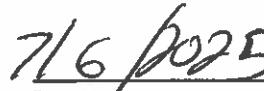



The applicant and owner have signed and dated this form to show his/her awareness of these requirements.



Signature of Applicant(s)


Signature of Property Owner(s)



Date


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
240	13-1	*Include Applicant & Owner(s) OWNER: DWARKAMAI, INC.	2340 LEXINGTON LN NAPERVILLE, IL 60540
240	13	VINCENT BRACCIO	27 RIVER ROAD HUDSON, NH 03051
240	12	FOURNIER REVOCABLE TRUST DONNA FOURNIER, TRUSTEE	29 RIVER ROAD HUDSON, NH 03051
240	23	GERARD & LORETTE LEBOEUF	30 RIVER ROAD HUDSON, NH 03051
240	11	PAUL & ANGELA SCHILLING	35 RIVER ROAD HUDSON, NH 03051
240	10	MARK DUNCANSON	37A RIVER ROAD HUDSON, NH 03051
246	66-1	JAMES & BRENDA BYRON	39A RIVER ROAD HUDSON, NH 03051
246	66-2	ANNETTE NALUWOOZA SEBUKYU	39B RIVER ROAD HUDSON, NH 03051
246	65	PAUL & LAURI LEBLANC	41A RIVER ROAD HUDSON, NH 03051
240	7	SANDRA & JOHN DUBUC	11 EAGLE DRIVE HUDSON, NH 03051
240	6	JOSEPH & LAUREN DIPILATO	12 EAGLE DRIVE HUDSON, NH 03051
239	1	TARGET CORPORATION	1000 NICOLLET MALL, TPN 12H MINNEAPOLIS, MN 55403
234	1	STEELE FARM LLC	2 FRIEL GOLF ROAD HUDSON, NH 03051

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) APPLICANT: FELIPE FIGUEIREDO	23 MAMMOTH ROAD LONDONDERRY, NH 03053
		ENGINEER/SURVEYOR: KEACH-NORDSTROM ASSOC., INC.	10 COMMERCE PARK NORTH, SUITE 3 BEDFORD, NH 03110
		ATTORNEY: GOTTESMAN & HOLLIS P.A.	39 EAST PEARL STREET NASHUA, NH 03060

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
240	8	DANIEL & JUNE SYLVESTER	9 EAGLE DRIVE HUDSON, NH 03051
246	49	HARRY & JUDITH SCHIBANOFF	8 BIRDIE LANE HUDSON, NH 03051

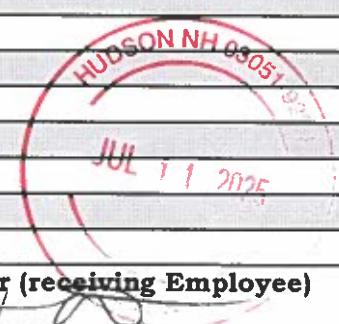
USPS-Verified Mail

SENDER:		US POSTAL SERVICE - CERTIFIED MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
ARTICLE NUMBER		Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7513	DWARKAMAI, INC (Owner) 2340 LEXINGTON LN, NAPERVILLE, IL 60540	APPLICANT/OWNER NOTICE MAILED
2	7022 1670 0001 4990 7520	VINCENT BRACCIO 27 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 7537	FOURNIER REVOCABLE TRUST; DONNA FOURNIER, TRUSTEE 29 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 7544	GERARD & LORETTE LEBOEUF 30 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 7551	PAUL & ANGELA SCHILLING 35 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 7568	MARK DUNCANSON 37A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 7575	JAMES & BRENDA BYRON 39A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 7582	ANNETTE NALUWOOZA SEBUKYU 39B RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	7022 1670 0001 4990 7599	PAUL & LAURI LEBLANC 41A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	7022 1670 0001 4990 7605	SANDRA & JOHN DUBUC 11 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
11	7022 1670 0001 4990 7612	JOSEPH & LAUREN DIPILATO 12 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
12	7022 1670 0001 4990 7629	TARGET CORPORATION 1000 NICOLLET MALL, TPN 12H, MINNEAPOLIS, MN 55403	ABUTTER NOTICE MAILED
13	7022 1670 0001 4990 7636	STEELE FARM LLC 2 FRIEL GOLF ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
Total Number of pieces listed by sender 13		Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)

Direct Certified

(13)

USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7650	FELIPE FIGUEIREDO (Applicant) 23 MAMMOTH ROAD, LONDONDERRY, NH 03053	APPLICANT/OWNER NOTICE MAILED
2	7022 1670 0001 4990 7667	KEACH-NORDSTROM ASSOC., INC. 10 COMMERCE PARK NORTH, SUITE 3, BEDFORD, NH 03110	APPLICANT/OWNER NOTICE MAILED
3	7022 1670 0001 4990 7643	GOTTESMAN & HOLLIS P.A. 39 EAST PEARL STREET, NASHUA, NH 03060-3407	APPLICANT/OWNER NOTICE MAILED
4	Mailed First Class	DANIEL & JUNE SYLVESTER 9 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	HARRY & JUDITH SCHIBANOFF 8 BIRDIE LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 5	Total number of pieces rec'vd at Post Office 5	Postmaster (receiving Employee) 



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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 240-013-001 (07-24-25): Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for 33 River Rd., Hudson, NH. [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:

A. Variance for proposed Industrial Uses –

- **Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)**
- **Welding Shop Use (E3)**
- **Machine Shop Use (E4)**

B. Variance for proposed Industrial Use –

- **Contractor's yard & Landscape Business Use (E15)**

C. Variance for proposed Commercial Uses –

- **Medical and Wellness Office (Business or professional office) (D17)**
- **Cross Fit Gym (Indoor commercial recreation) (D20)**
- **Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)**

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



Tristan Dion, 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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- **Cross Fit Gym (Indoor commercial recreation) (D20)**
- **Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)**

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

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

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

Respectfully,

Chris Sullivan, Zoning Administrator

APPLICATION FOR A VARIANCE

16

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-21 in order to permit the following:

To permit the following uses within a mixed-use development largely located within the Residential 2 (R-2) Zoning District:

Drop Ship (E8)

Welding Shop (E3)

Machine Shop (E4)

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.”)
Refer to Attached 'Exhibit A'

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.”)
Refer to Attached 'Exhibit A'

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.)
Refer to Attached 'Exhibit A'

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.)
Refer to Attached 'Exhibit A'

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

Refer to Attached 'Exhibit A'

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

Refer to Attached 'Exhibit A'

- 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.

Refer to Attached 'Exhibit A'

EXHIBIT 'A'

FACTS SUPPORTING THIS REQUEST:

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

The public interest is to not have conflicting uses in neighborhoods. The lot is a large lot and zoned between three zones, R-1, R-2, and G-1, being predominantly in R-2. However, across the street is the G-1 zone which is currently occupied by residential, vacant land and manufacturing uses. The area is not fully developed. The uses which are permitted within the G-1 zoning district would be in keeping with the character of the neighborhood and are not reasonable uses for this location. Granting the variance will not alter the character of the neighborhood as there will be sufficient buffers between the proposed use and the neighboring residential uses. Allowing the proposed multi-tenant G-1 commercial and industrial uses which are permitted in the G-1 zoning district on this lot is not contrary to the public interest.

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

The lot is zoned R-1, R-2 and G-1, with the majority of the lot in R-2 which favors residential uses, not commercial and industrial. However, there will be sufficient space behind the proposed uses as a buffer to the neighborhood as well as the natural buffer of the wetlands and there will be sufficient buffering to the abutting residential properties along River Road. It is not uncommon to see commercial and industrial uses on River Road and in the vicinity. The purpose of the Zoning Ordinance is to keep similar uses together to protect property values and protect against adverse impacts on neighbors. The proposed use of multi-tenant mixed commercial and industrial uses will not alter the essential character of the neighborhood and will not threaten the public health, safety or welfare.

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

The lot is zoned R-2, but the surrounding uses are residential, vacant land, and industrial uses. No permitted use in the R-2 district is reasonable on this lot given its lack of sewer access. Requiring residential uses on a 10 acre lot and prohibiting commercial and light industrial uses is of great harm to the owner. If a variance to allow multi-tenant commercial and industrial uses is granted, there will be no harm to the general public or any other individual. The proposed multi-tenant buildings with commercial and industrial uses would be in keeping with the essential character of the neighborhood and would not threaten public health, safety or welfare. There is more than adequate space on the lot for sewerage/septic requirements for commercial and industrial uses and public water is on site. Denial will impose substantial harm to the applicant that is not outweighed by harm to the public.

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

Granting the variance will not cause any real change to the neighborhood. There is residential properties, vacant land, and industrial uses in the area. The property provides a natural buffer to the residential properties in the rear of the property and there will be sufficient buffering and space between the residential properties on River Road. The proposed use will have no adverse effect upon the values of the surrounding properties as the proposed use will be similar in nature to the existing properties across the street.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:

- A. The property is unique in that it is a large parcel surrounded by residential and vacant land on River Road in an area that is not fully developed in the G-1 zone across the street. Enforcing the ordinance to require only uses permitted in R-2 district which are not functional for this lot given the lack of sewer access and the wetlands and not allowing the proposed multi-tenant commercial and industrial uses has no fair and substantial relationship to the purpose of the Zoning Ordinance. The permitted residential use on a 10 acre lot without sewer does not belong on this lot, rather commercial and industrial uses should be permitted to match the character of River Road. The proposed use will provide sufficient buffers to the abutters and wetlands and does not require sewer access as residential uses.
- B. The lot is the sole remaining undeveloped lot in the R-2 zoning district and is surrounded by existing residential and undeveloped G-1 land. Requiring residential uses is not reasonable due to the size, location of this property and lack of sewer. Relief is necessary and the proposed use is reasonable.



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #25-038R1

July 3, 2025

Sent Via 1st Class Mail/Email

Filipe Figuriredo
23 Mammoth Rd
Londonderry, NH 03053

Re: **33 River Road Map 240 Lot 013-001**
District: General One-Residential One- Residential Two (G-1, R-1, R-2)

Dear Mr. Smith,

Your request: To develop 33 River Road contractors' bays and commercial spaces. (Plan was provided.)

Zoning Review / Determination:

According to the town this is a lot of record and is under current use. The lot is split into 3 different zones. These zones are the residential one and residential two and the general one zone. The lot is 465,351 sq ft. The largest zone out of the three (3) zones is (R-2) zone where 43,560 is required.

After reviewing the plan, you would need a Four (4) variance and they are as Follows:

1. Welding shop (E3) and Machine Shop (E4) Drop Ship (E8) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per Article VII §334-21 **Table of Permitted Principal Uses.**
2. Contractor Yard and Landscape Business (E15) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per Article VII §334-21 **Table of Permitted Principal Uses.**

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

3. Medical and Wellness Office – Business, Professional Office (D17), Indoor recreational business / cross fit gym – Indoor Commercial Recreation (D20) and a florist – Retail sales of agricultural horticulture, floriculture and viticulture products is not permitted in the R-2 zone. This use would require a variance per **Article VII §334-21 Table of Permitted Principal Uses**.

This lot has access to Water, but no access to sewer. The 100' residential buffer would need to be added to the plan for the Planning Board.

A site Plan approval by the **Planning Board** is required per **Article III §334-16.1 – Site Plan Approval**. For more information regarding Site Plan approvals, please reach out to the Planning Department at (603) 886-6008.

Sincerely,



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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

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

LUC: 6100
Print Date: 5/22/2025 1:52:45 PM

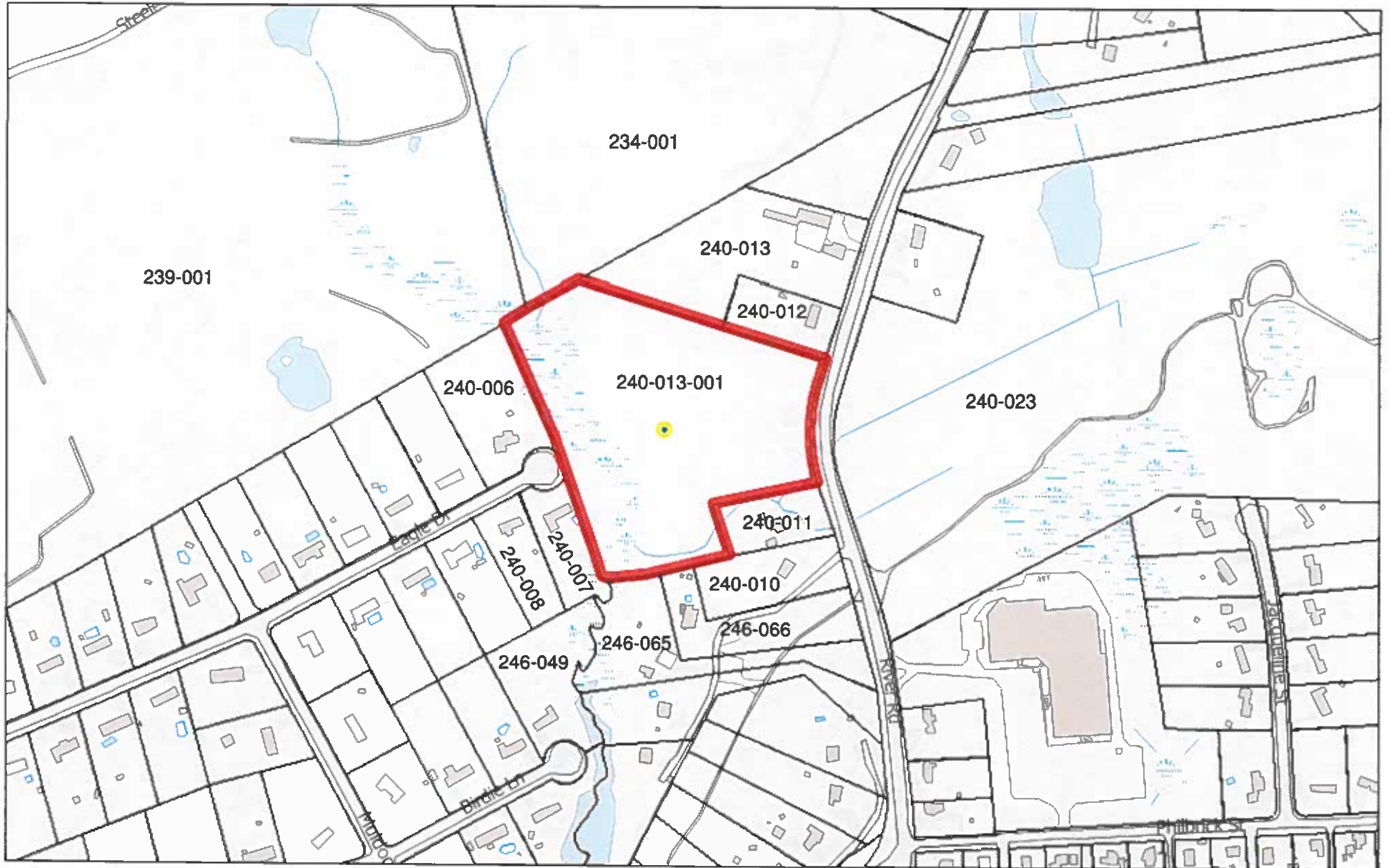
LAND LINE VALUATION SECTION																			
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment					Notes	Land Value	
1	6100	CU-FARM	Site	1.000	AC	260,000		1.00	E	1.00	MG	0.75						195,000	
1	6100	CU-FARM	Comm Exces	9.683	AC	26,000	0.95	1.00	0	1.00	MG	0.75						179,400	
Total Card Land Units:				10.683	AC			Parcel Total Land Area:				10.683	AC					Total Land Value:	374,400
Disclaimer: This information is believed to be correct but is subject to change and is not intended to be used for legal purposes.																			

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

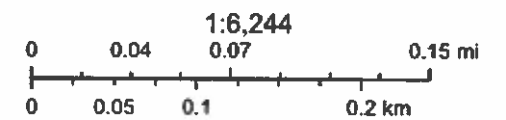
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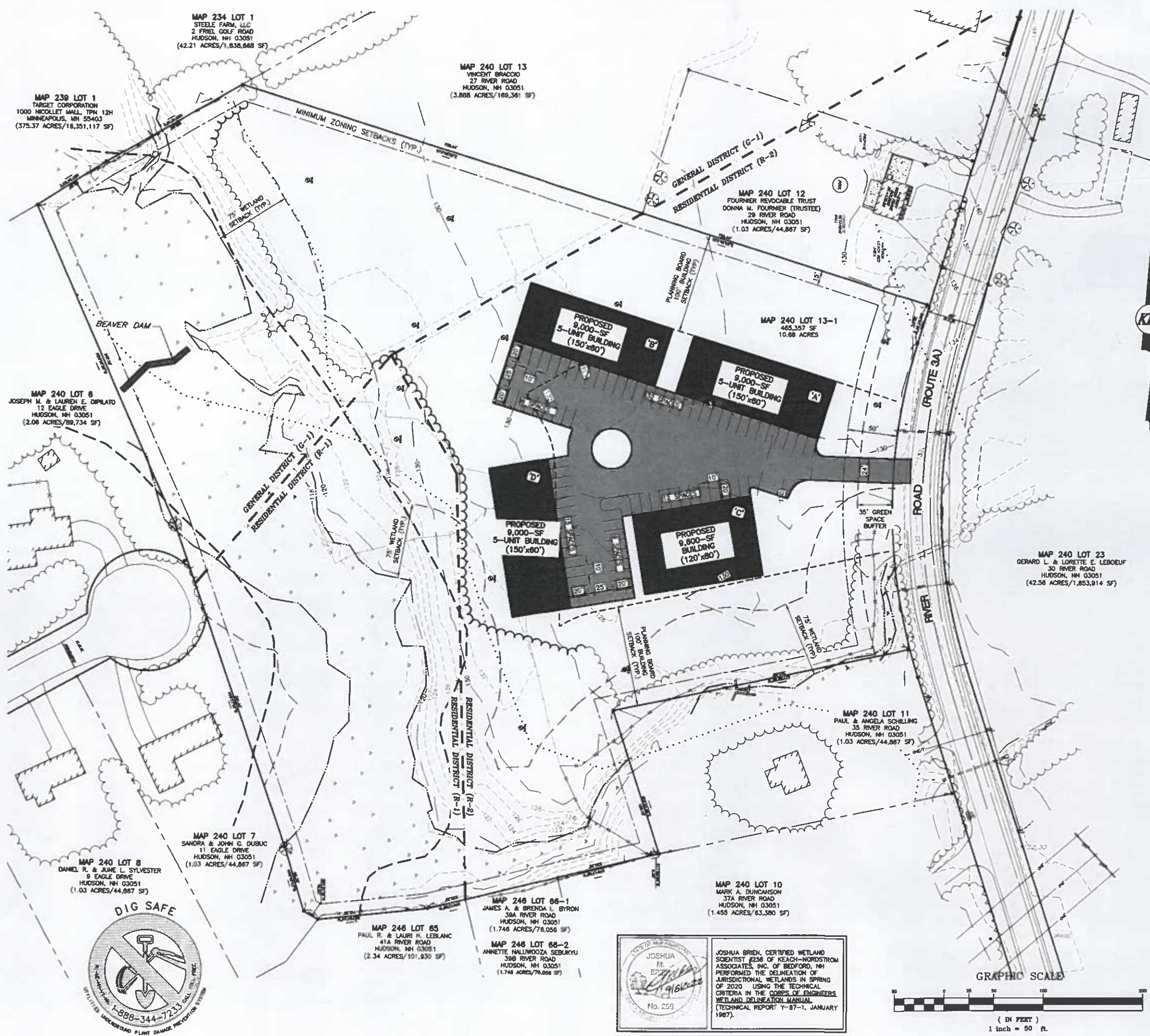
[illegible]

33 RIVER ROAD



5/22/2025





- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL COMMERCIAL DEVELOPMENT ON TAX MAP 240 LOT 13-1 AND NO OTHER PURPOSE.
 2. AREA OF PARCEL = 465,357 SF ±, OR 10.683 ACRES ±.
 3. MAP 240 LOT 13-1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBER.
 4. OWNER OF RECORD:
DWARAKAMAI, INC.
1167 LAKEWOOD CIRCLE
NAPERVILLE, IL 60540
H.C.R.D. BK. 8849, PG. 2437
 5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY OF 2017.
 6. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29.
 7. WETLANDS WERE DELINEATED BY JOSHUA BRIEN, CWS #256 OF KEACH-NORDSTROM ASSOCIATES INC. IN SPRING OF 2020.
 8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011006580, PANEL NUMBER 658 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA, AS SHOWN.
 9. THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL 1 (G-1), RESIDENCE 1 (R-1) AND RESIDENCE 2 (R-2) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT REQUIREMENTS:
- | DESCRIPTION | REQ. R-2 | REQ. R-1 | REQ. G-1 | EXISTING | PROPOSED |
|-------------------------|-----------|-----------|-----------|------------|------------|
| MINIMUM LOT SIZE | 60,000 SF | 43,560 SF | 67,120 SF | 465,357 SF | 465,357 SF |
| MINIMUM LOT FRONTAGE | 150 FT | 150 FT | 200 FT | 347.57 FT | 347.57 FT |
| FRONT YARD SETBACK | 50 FT | 50 FT | 50 FT | N/A | 0 |
| SIDE YARD SETBACK | 15 FT | 15 FT | 15 FT | N/A | 0 |
| REAR YARD SETBACK | 15 FT | 15 FT | 15 FT | N/A | 0 |
| MAXIMUM BUILDING HEIGHT | 35 FT | 35 FT | 35 FT | N/A | 35 FT |
10. PURSUANT TO HTC 276-11.1 (12) (C), A 100' BUFFER EXISTS BETWEEN NON-RESIDENTIAL USES AND THE PROPOSED DEVELOPMENT. RELIEF MAY BE NEEDED.
 11. RELIEF MAY BE NEEDED FOR THE PROPOSED USE.
 12. PARKING:
REQUIRED: A SPACE PER 600 SF = 36,600SF / 600 = 61 SPACES
PROVIDED: 76 SPACES

TOWN OF HUDSON
New Hampshire
03051

JUL 8 8 2025

LAND USE DIVISION
ZONING DEPT.

LEGEND	
STONE BOUND FOUND	—○—○—○—
IRON PIN FOUND	—●—●—●—
DRILL HOLE	—x—x—x—
UTILITY POLE	—+—+—+—
SIGN	—S—S—S—
LIGHT	—L—L—L—
GAS VALVE	—G—G—G—
WATER VALVE	—W—W—W—
HYDRANT	—H—H—H—
WATER SHUT OFF	—WS—WS—WS—
WELL	—W—W—W—
SEWER MANHOLE	—SM—SM—SM—
DRAINAGE MANHOLE	—DM—DM—DM—
CATCH BASIN	—CB—CB—CB—
ABUTTER LINE	—AL—AL—AL—
PROPERTY LINE	—PL—PL—PL—
STREAM	—S—S—S—
WETLAND	—W—W—W—
SWALE	—SW—SW—SW—
POND	—P—P—P—
CHAIN LINK FENCE	—CL—CL—CL—
STOCKADE FENCE	—SF—SF—SF—
POST & RAIL FENCE	—PR—PR—PR—
BARBED WIRE FENCE	—BW—BW—BW—
GUARDRAIL	—GR—GR—GR—
OVERHEAD UTILITIES	—OH—OH—OH—
GAS LINE	—G—G—G—
WATER LINE	—W—W—W—
SEWER LINE	—S—S—S—
DRAINAGE LINE	—D—D—D—
TREELINE	—TL—TL—TL—
RETAINING WALL	—RW—RW—RW—
EDGE OF PAVEMENT	—EP—EP—EP—
EDGE OF GRAVEL	—EG—EG—EG—
10' CONTOUR	—10—10—10—
2' CONTOUR	—2—2—2—
STONEWALL	—SW—SW—SW—
SOIL LINE	—SL—SL—SL—
ZONING SETBACKS	—ZS—ZS—ZS—
PLANNING SETBACKS	—PS—PS—PS—
EASEMENT	—E—E—E—

ZBA EXHIBIT PLAN			
MAP 240 LOT 13-1 33 RIVER ROAD (NH ROUTE 3A) HUDSON, NEW HAMPSHIRE HILLSBOROUGH COUNTY			
OWNER: DWARAKAMAI, INC. 267 BOSTON ROAD, SUITE 9 N. BILLERICA, MA 01862	APPLICANT: FELIPE FIGUEROA 23 MAMMOTH ROAD LONDONDERRY, NH 03053		
KMA KEACH-NORDSTROM ASSOCIATES, INC. Civil Engineering Land Surveying Landscape Architecture 10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2881			
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/3/2025	REVISED PER TOWN COMMENTS	EMC
DATE: APRIL 23, 2025		SCALE: 1" = 50'	
PROJECT NO: 16-0613-1A		SHEET 1 OF 1	

JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN SPRING OF 2020 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).



Printed
7/08/2025
11:01AM
Created
7/08/2025
10:50 AM

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

Receipt# 828,951
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-7/24/25 ZBA Meeting 33 River Rd Map 240, Lot 013-001 Split Zone- R-2,R-1, G-1			
	Variance 1	0.00	275.7400	0.00
	Variance 2	0.00	185.0000	0.00
	Variance 3	0.00	185.0000	0.00
			Total:	645.74

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Felipe Figueiredo	CHECK	CHECK# 653	645.74	0.00	645.74

Total Due: 645.74
Total Tendered: 645.74
Total Change: 0.00
Net Paid: 645.74

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

On **07/24/2025**, the Zoning Board of Adjustment heard **Case 240-013-001 A**, being a case brought by Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests a variance for **33 River Rd., Hudson, NH for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:**

A. Variance for proposed Industrial Uses –

- **Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)**
- **Welding Shop Use (E3)**
- **Machine Shop Use (E4)**

[Map 240, Lot 013, Sublot 001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

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

(2) The proposed use is a reasonable one.

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.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Print name: _____

Stipulations: _____

APPLICATION FOR A VARIANCE

Variance B

JUL 08 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. 240-013-001 B (07-24-25)

Date Filed 7/8/25

Name of Applicant FELIPE FIGUEIREDO

Map: 240 Lot: 13-1 Zoning District: G-1

by & through his counsel, Gottesman & Hollis, PA and authorized representative Keach-Nordstrom Associates, Inc. R-1 & R-2

Telephone Number (Home) (603) 765-2591

(Work) (603) 765-2591

Mailing Address 23 MAMMOTH ROAD, LONDONDERRY, NH 03053

Owner DWARKAMAI INC

Location of Property 33 RIVER ROAD

(Street Address)

Signature of Applicant

Date

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: 7/8/25

COST:

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

Abutter Notice:

16 Direct Abutters x Certified postage rate \$ 5.58 =

2 Indirect Abutters x First Class postage rate \$ 0.73 =

Total amount due:

\$ N/A
\$ N/A
\$ 185.00

Received by: TSG

Var. 2 of 3

Amt. received:

Receipt No.:

\$ 185.00
828,951

Check #
653
\$645.74

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

OWNER AFFIDAVIT

I, Anil Naik, authorized representative of Dwarkamai, Inc., and owner of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. and Felipe Figueiredo to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:

Anil Naik

Printed Name of Owner:

Anil Naik

Address of Owner:

267 Boston Road, Suite 9, N. Billerica, MA 01862

Date:

7/6/2025

APPLICANT AFFIDAVIT

I, Felipe Figueiredo, applicant of the project, of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



Printed Name of Applicant: Felipe Figueiredo

Address of Owner:

23 Mammoth Road, Londonderry, NH 03053

Date:

7/6/2025

FELIPE FIGUEIREDO
23 MAMMOTH ROAD
LONDONDERRY, NH 03053

June 26, 2025

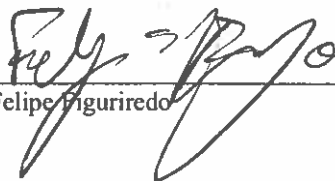
Via hand-delivery

Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

Dear Chairman,

I, Felipe Figueiredo, hereby authorize Gottesman & Hollis, P.A. to represent me, applicant for 33 River Road, Map 240, Lot 013-001, Hudson, NH in my application for variance and the presentation to the Zoning Board of Adjustment thereof.

Thank you,


Felipe Figueiredo

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

CERTIFIED PLOT PLAN:

Requests other than above-ground pools, sheds, decks and use variances, the application must include a copy of a certified plot plan from a 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) FF 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. (76)
- b) FF The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) FF The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) FF 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) FF 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) FF 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) FF The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) FF The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) FF 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.

[Signature]
Signature of Applicant(s)

7/6/2025
Date

[Signature]
Signature of Property Owner(s)

7/6/2025
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
240	13-1	*Include Applicant & Owner(s) OWNER: DWARKAMAI, INC.	2340 LEXINGTON LN NAPERVILLE, IL 60540
240	13	VINCENT BRACCIO	27 RIVER ROAD HUDSON, NH 03051
240	12	FOURNIER REVOCABLE TRUST DONNA FOURNIER, TRUSTEE	29 RIVER ROAD HUDSON, NH 03051
240	23	GERARD & LORETTE LEBOEUF	30 RIVER ROAD HUDSON, NH 03051
240	11	PAUL & ANGELA SCHILLING	35 RIVER ROAD HUDSON, NH 03051
240	10	MARK DUNCANSON	37A RIVER ROAD HUDSON, NH 03051
246	66-1	JAMES & BRENDA BYRON	39A RIVER ROAD HUDSON, NH 03051
246	66-2	ANNETTE NALUWOOZA SEBUKYU	39B RIVER ROAD HUDSON, NH 03051
246	65	PAUL & LAURI LEBLANC	41A RIVER ROAD HUDSON, NH 03051
240	7	SANDRA & JOHN DUBUC	11 EAGLE DRIVE HUDSON, NH 03051
240	6	JOSEPH & LAUREN DIPILATO	12 EAGLE DRIVE HUDSON, NH 03051
239	1	TARGET CORPORATION	1000 NICOLLET MALL, TPN 12H MINNEAPOLIS, MN 55403
234	1	STEELE FARM LLC	2 FRIEL GOLF ROAD HUDSON, NH 03051

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) APPLICANT: FELIPE FIGUEIREDO	23 MAMMOTH ROAD LONDONDERRY, NH 03053
		ENGINEER/SURVEYOR: KEACH-NORDSTROM ASSOC., INC.	10 COMMERCE PARK NORTH, SUITE 3 BEDFORD, NH 03110
		ATTORNEY: GOTTESMAN & HOLLIS P.A.	39 EAST PEARL STREET NASHUA, NH 03060

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
240	8	DANIEL & JUNE SYLVESTER	9 EAGLE DRIVE HUDSON, NH 03051
246	49	HARRY & JUDITH SCHIBANOFF	8 BIRDIE LANE HUDSON, NH 03051

USPS-Verified Mail


SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7513	DWARKAMAI, INC (Owner)	APPLICANT/OWNER NOTICE MAILED
		2340 LEXINGTON LN, NAPERVILLE, IL 60540	
2	7022 1670 0001 4990 7520	VINCENT BRACCIO	ABUTTER NOTICE MAILED
		27 RIVER ROAD, HUDSON, NH 03051	
3	7022 1670 0001 4990 7537	FOURNIER REVOCABLE TRUST; DONNA FOURNIER, TRUSTEE	ABUTTER NOTICE MAILED
		29 RIVER ROAD, HUDSON, NH 03051	
4	7022 1670 0001 4990 7544	GERARD & LORETTE LEBOEUF	ABUTTER NOTICE MAILED
		30 RIVER ROAD, HUDSON, NH 03051	
5	7022 1670 0001 4990 7551	PAUL & ANGELA SCHILLING	ABUTTER NOTICE MAILED
		35 RIVER ROAD, HUDSON, NH 03051	
6	7022 1670 0001 4990 7568	MARK DUNCANSON	ABUTTER NOTICE MAILED
		37A RIVER ROAD, HUDSON, NH 03051	
7	7022 1670 0001 4990 7575	JAMES & BRENDA BYRON	ABUTTER NOTICE MAILED
		39A RIVER ROAD, HUDSON, NH 03051	
8	7022 1670 0001 4990 7582	ANNETTE NALUWOOZA SEBUKYU	ABUTTER NOTICE MAILED
		39B RIVER ROAD, HUDSON, NH 03051	
9	7022 1670 0001 4990 7599	PAUL & LAURI LEBLANC	ABUTTER NOTICE MAILED
		41A RIVER ROAD, HUDSON, NH 03051	
10	7022 1670 0001 4990 7605	SANDRA & JOHN DUBUC	ABUTTER NOTICE MAILED
		11 EAGLE DRIVE, HUDSON, NH 03051	
11	7022 1670 0001 4990 7612	JOSEPH & LAUREN DIPILATO	ABUTTER NOTICE MAILED
		12 EAGLE DRIVE, HUDSON, NH 03051	
12	7022 1670 0001 4990 7629	TARGET CORPORATION 1000 NICOLLET MALL, TPN 12H, MINNEAPOLIS, MN 55403	ABUTTER NOTICE MAILED
		STEELE FARM LLC	ABUTTER NOTICE MAILED
13	7022 1670 0001 4990 7636	2 FRIEL GOLF ROAD, HUDSON, NH 03051	
	Total Number of pieces listed by sender 13	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)

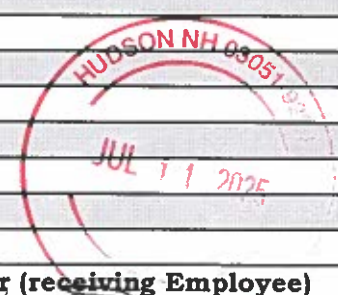
Direct Certified

(13)



USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7650	FELIPE FIGUEIREDO (Applicant) 23 MAMMOTH ROAD, LONDONDERRY, NH 03053	APPLICANT/OWNER NOTICE MAILED
2	7022 1670 0001 4990 7667	KEACH-NORDSTROM ASSOC., INC. 10 COMMERCE PARK NORTH, SUITE 3, BEDFORD, NH 03110	APPLICANT/OWNER NOTICE MAILED
3	7022 1670 0001 4990 7643	GOTTESMAN & HOLLIS P.A. 39 EAST PEARL STREET, NASHUA, NH 03060-3407	APPLICANT/OWNER NOTICE MAILED
4	Mailed First Class	DANIEL & JUNE SYLVESTER 9 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	HARRY & JUDITH SCHIBANOFF 8 BIRDIE LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 5	Total number of pieces rec'vd at Post Office 5	Postmaster (receiving Employee) 





TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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 240-013-001 (07-24-25): Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for 33 River Rd., Hudson, NH. [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:

A. Variance for proposed Industrial Uses –

- Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
- Welding Shop Use (E3)
- Machine Shop Use (E4)

B. Variance for proposed Industrial Use –

- Contractor's yard & Landscape Business Use (E15)

C. Variance for proposed Commercial Uses –

- Medical and Wellness Office (Business or professional office) (D17)
- Cross Fit Gym (Indoor commercial recreation) (D20)
- Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)

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



Tristan Dion, 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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- A. Variance for proposed Industrial Uses –
 - Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
 - Welding Shop Use (E3)
 - Machine Shop Use (E4)
- B. **Variance for proposed Industrial Use –**
 - **Contractor's yard & Landscape Business Use (E15)**
- C. Variance for proposed Commercial Uses –
 - Medical and Wellness Office (Business or professional office) (D17)
 - Cross Fit Gym (Indoor commercial recreation) (D20)
 - Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)

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

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

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

Respectfully,

Chris Sullivan, Zoning Administrator

APPLICATION FOR A VARIANCE

76

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-21 in order to permit the following:

To permit the following use within a mixed-use development largely located within the Residential 2 (R-2) Zoning District:

Contractor Yard & Landscape Business (E15)

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.”)

Refer to Attached 'Exhibit A'

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.”)

Refer to Attached 'Exhibit A'

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.)

Refer to Attached 'Exhibit A'

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.)

Refer to Attached 'Exhibit A'

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

Refer to Attached 'Exhibit A'

[illegible]

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

Refer to Attached 'Exhibit A'

[illegible]

- 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.

Refer to Attached 'Exhibit A'

[illegible]

EXHIBIT 'A'

FACTS SUPPORTING THIS REQUEST:

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

The public interest is to not have conflicting uses in neighborhoods. The lot is a large lot and zoned between three zones, R-1, R-2, and G-1, being predominantly in R-2. However, across the street is the G-1 zone which is currently occupied by residential, vacant land and manufacturing uses. The area is not fully developed. The uses which are permitted within the G-1 zoning district would be in keeping with the character of the neighborhood and are not reasonable uses for this location. Granting the variance will not alter the character of the neighborhood as there will be sufficient buffers between the proposed use and the neighboring residential uses. Allowing the proposed multi-tenant G-1 commercial and industrial uses which are permitted in the G-1 zoning district on this lot is not contrary to the public interest.

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

The lot is zoned R-1, R-2 and G-1, with the majority of the lot in R-2 which favors residential uses, not commercial and industrial. However, there will be sufficient space behind the proposed uses as a buffer to the neighborhood as well as the natural buffer of the wetlands and there will be sufficient buffering to the abutting residential properties along River Road. It is not uncommon to see commercial and industrial uses on River Road and in the vicinity. The purpose of the Zoning Ordinance is to keep similar uses together to protect property values and protect against adverse impacts on neighbors. The proposed use of multi-tenant mixed commercial and industrial uses will not alter the essential character of the neighborhood and will not threaten the public health, safety or welfare.

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

The lot is zoned R-2, but the surrounding uses are residential, vacant land, and industrial uses. No permitted use in the R-2 district is reasonable on this lot given its lack of sewer access. Requiring residential uses on a 10 acre lot and prohibiting commercial and light industrial uses is of great harm to the owner. If a variance to allow multi-tenant commercial and industrial uses is granted, there will be no harm to the general public or any other individual. The proposed multi-tenant buildings with commercial and industrial uses would be in keeping with the essential character of the neighborhood and would not threaten public health, safety or welfare. There is more than adequate space on the lot for sewerage/septic requirements for commercial and industrial uses and public water is on site. Denial will impose substantial harm to the applicant that is not outweighed by harm to the public.

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

Granting the variance will not cause any real change to the neighborhood. There is residential properties, vacant land, and industrial uses in the area. The property provides a natural buffer to the residential properties in the rear of the property and there will be sufficient buffering and space between the residential properties on River Road. The proposed use will have no adverse effect upon the values of the surrounding properties as the proposed use will be similar in nature to the existing properties across the street.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:

- A. The property is unique in that it is a large parcel surrounded by residential and vacant land on River Road in an area that is not fully developed in the G-1 zone across the street. Enforcing the ordinance to require only uses permitted in R-2 district which are not functional for this lot given the lack of sewer access and the wetlands and not allowing the proposed multi-tenant commercial and industrial uses has no fair and substantial relationship to the purpose of the Zoning Ordinance. The permitted residential use on a 10 acre lot without sewer does not belong on this lot, rather commercial and industrial uses should be permitted to match the character of River Road. The proposed use will provide sufficient buffers to the abutters and wetlands and does not require sewer access as residential uses.
- B. The lot is the sole remaining undeveloped lot in the R-2 zoning district and is surrounded by existing residential and undeveloped G-1 land. Requiring residential uses is not reasonable due to the size, location of this property and lack of sewer. Relief is necessary and the proposed use is reasonable.



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #25-038R1

July 3, 2025

Sent Via 1st Class Mail/Email

Filipe Figuriredo
23 Mammoth Rd
Londonderry, NH 03053

Re: **33 River Road Map 240 Lot 013-001**
District: General One-Residential One- Residential Two (G-1, R-1, R-2)

Dear Mr. Smith,

Your request: To develop 33 River Road contractors' bays and commercial spaces. (Plan was provided.)

Zoning Review / Determination:

According to the town this is a lot of record and is under current use. The lot is split into 3 different zones. These zones are the residential one and residential two and the general one zone. The lot is 465,351 sq ft. The largest zone out of the three (3) zones is (R-2) zone where 43,560 is required.

After reviewing the plan, you would need a Four (4) variance and they are as Follows:

1. Welding shop (E3) and Machine Shop (E4) Drop Ship (E8) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**
2. Contractor Yard and Landscape Business (E15) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**

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

3. Medical and Wellness Office – Business, Professional Office (D17), Indoor recreational business / cross fit gym – Indoor Commercial Recreation (D20) and a florist – Retail sales of agricultural horticulture, floriculture and viticulture products is not permitted in the R-2 zone. This use would require a variance per **Article VII §334-21 Table of Permitted Principal Uses**.

This lot has access to Water, but no access to sewer. The 100' residential buffer would need to be added to the plan for the Planning Board.

A site Plan approval by the **Planning Board** is required per **Article III §334-16.1 – Site Plan Approval**. For more information regarding Site Plan approvals, please reach out to the Planning Department at (603) 886-6008.

Sincerely,



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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

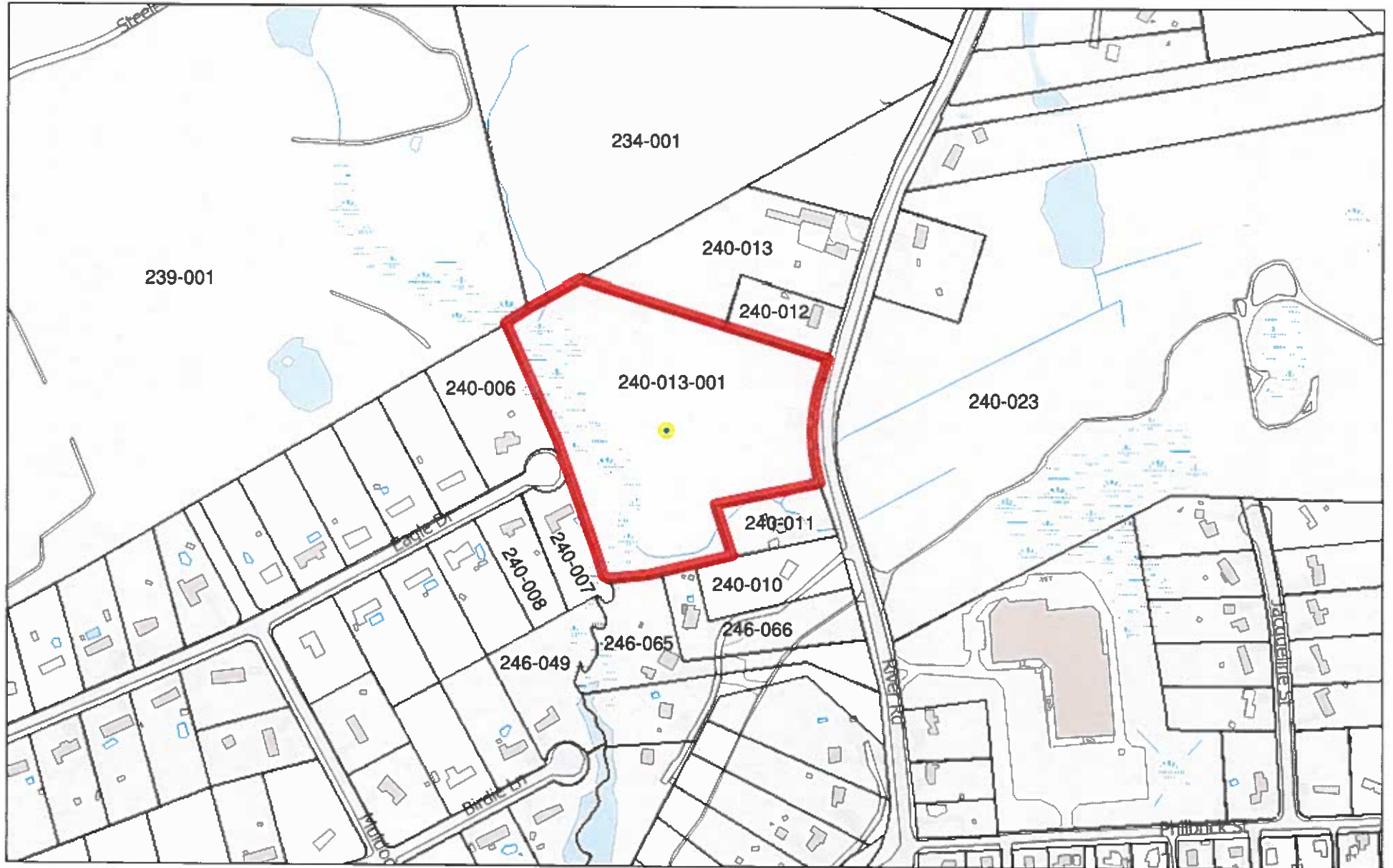
NOTE: this determination may be appealed to the Hudson Zoning Board of Adjustment within 30 days of the receipt of this letter.

LUC: 6100
Print Date: 5/22/2025 1:52:45 PM

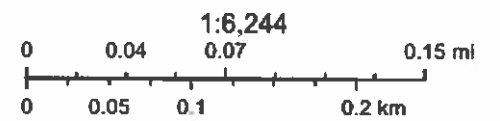
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

LUC: 6100
Print Date: 5/22/2025 1:52:46 PM

33 RIVER ROAD



5/22/2025



Printed
7/08/2025
11:03AM
Created
7/08/2025
10:50 AM

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

Receipt# 828,951
tgoodwyn

<u>Description</u>		<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>	
1.00	Zoning Application-7/24/25 ZBA Meeting 33 River Rd Map 240, Lot 013-001 Split Zone- R-2,R-1, G-1				
	Variance 1	0.00	275.7400	0.00	
	Variance 2	0.00	185.0000	0.00	
	Variance 3	0.00	185.0000	0.00	
			Total:	645.74	
Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Felipe Figueiredo	CHECK	CHECK# 653	645.74	0.00	645.74
			Total Due:	645.74	
			Total Tendered:	645.74	
			Total Change:	0.00	
			Net Paid:	645.74	

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

On **07/24/2025**, the Zoning Board of Adjustment heard **Case 240-013-001 B**, being a case brought by Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests a **variance** for **33 River Rd., Hudson, NH for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:**

B. Variance for proposed Industrial Use – Contractor’s yard & Landscape Business Use (E15)

[Map 240, Lot 013, Sublot 001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

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

(2) The proposed use is a reasonable one.

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.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

Date

Print name: _____

Stipulations: _____

APPLICATION FOR A VARIANCE

Variance C

JUL 08 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. 240-013-001C (07-24-25)

Date Filed 7/8/25

Name of Applicant FELIPE FIGUEIREDO

Map: 240 Lot: 13-1 Zoning District: G-1

by & through his counsel, Gottesman & Hollis, PA and authorized representative Keach-Nordstrom Associates, Inc. R-1 & R-2

Telephone Number (Home) (603) 765-2591

(Work) (603) 765-2591

Mailing Address 23 MAMMOTH ROAD, LONDONDERRY, NH 03053

Owner DWARKAMAI INC

Location of Property 33 RIVER ROAD

(Street Address)

Signature of Applicant [Signature]

Date 7/6/2025

Signature of Property-Owner(s) [Signature]

Date 7/6/2025

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: 7/8/25

COST:

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

Abutter Notice:

16 Direct Abutters x Certified postage rate \$ 5.58 = \$ N/A

2 Indirect Abutters x First Class postage rate \$ 0.73 = \$ N/A

Total amount due: \$ 185.00

Amt. received: \$ 185.00

Receipt No.: 828,951

Received by: [Signature]

Check #
653
\$ 645.74

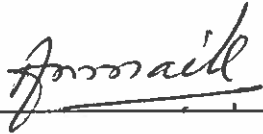
By determination of the Zoning Administrator, the following Departmental review is required:
Engineering ☒ Fire Dept. ☒ Health Officer ☒ Planner ☒ Other ☐

OWNER AFFIDAVIT

I, Anil Naik, authorized representative of Dwarkamai, Inc., and owner of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. and Felipe Figueiredo to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Owner:



Printed Name of Owner:

Anil Naik

Address of Owner:

267 Boston Road, Suite 9, N. Billerica, MA 01862

Date:

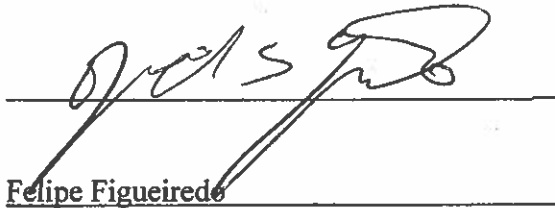
7/6/2025

APPLICANT AFFIDAVIT

I, Felipe Figueiredo, applicant of the project, of the property referenced on Tax Map 240 as Lot 13-1, located at 33 River Road in Hudson, New Hampshire, hereby verify that I have authorized Keach-Nordstrom Associates, Inc. to submit on my behalf, any and all applicable State and local permit applications as they pertain to the above referenced project located in Hudson, New Hampshire.

Additionally, I hereby authorize Keach-Nordstrom Associates, Inc. to aid in the representation of these applications throughout the approval process.

Signature of Applicant:



Printed Name of Applicant:

Felipe Figueiredo

Address of Owner:

23 Mammoth Road, Londonderry, NH 03053

Date:

7/6/2025

FELIPE FIGUEIREDO
23 MAMMOTH ROAD
LONDONDERRY, NH 03053

June 26, 2025

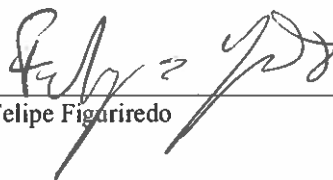
Via hand-delivery

Town of Hudson
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

Dear Chairman,

I, Felipe Figueiredo, hereby authorize Gottesman & Hollis, P.A. to represent me, applicant for 33 River Road, Map 240, Lot 013-001, Hudson, NH in my application for variance and the presentation to the Zoning Board of Adjustment thereof.

Thank you,


Felipe Figueiredo

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>FF</u>	Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>FF</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) single-sided copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>FF</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>FF</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>TG</u>
<u>FF</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>TG</u>
<u>FF</u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>FF</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>FF</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 <u>N</u> (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) FF The plot plan shall be drawn to scale on an 8 ½" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. (16)
- b) FF The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) FF The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) FF 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) FF 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) FF 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) FF The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) FF The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) FF 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.

Signature of Applicant(s)

Date

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
240	13-1	*Include Applicant & Owner(s) OWNER: DWARKAMAI, INC.	2340 LEXINGTON LN NAPERVILLE, IL 60540
240	13	VINCENT BRACCIO	27 RIVER ROAD HUDSON, NH 03051
240	12	FOURNIER REVOCABLE TRUST DONNA FOURNIER, TRUSTEE	29 RIVER ROAD HUDSON, NH 03051
240	23	GERARD & LORETTE LEBOEUF	30 RIVER ROAD HUDSON, NH 03051
240	11	PAUL & ANGELA SCHILLING	35 RIVER ROAD HUDSON, NH 03051
240	10	MARK DUNCANSON	37A RIVER ROAD HUDSON, NH 03051
246	66-1	JAMES & BRENDA BYRON	39A RIVER ROAD HUDSON, NH 03051
246	66-2	ANNETTE NALUWOOZA SEBUKYU	39B RIVER ROAD HUDSON, NH 03051
246	65	PAUL & LAURI LEBLANC	41A RIVER ROAD HUDSON, NH 03051
240	7	SANDRA & JOHN DUBUC	11 EAGLE DRIVE HUDSON, NH 03051
240	6	JOSEPH & LAUREN DIPILATO	12 EAGLE DRIVE HUDSON, NH 03051
239	1	TARGET CORPORATION	1000 NICOLLET MALL, TPN 12H MINNEAPOLIS, MN 55403
234	1	STEELE FARM LLC	2 FRIEL GOLF ROAD HUDSON, NH 03051

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) APPLICANT: FELIPE FIGUEIREDO	23 MAMMOTH ROAD LONDONDERRY, NH 03053
		ENGINEER/SURVEYOR: KEACH-NORDSTROM ASSOC., INC.	10 COMMERCE PARK NORTH, SUITE 3 BEDFORD, NH 03110
		ATTORNEY: GOTTESMAN & HOLLIS P.A.	39 EAST PEARL STREET NASHUA, NH 03060

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
240	8	DANIEL & JUNE SYLVESTER	9 EAGLE DRIVE HUDSON, NH 03051
246	49	HARRY & JUDITH SCHIBANOFF	8 BIRDIE LANE HUDSON, NH 03051

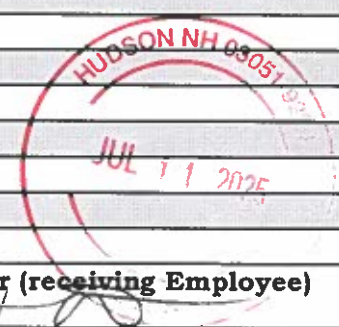
USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7513	DWARKAMAI, INC (Owner) 2340 LEXINGTON LN, NAPERVILLE, IL 60540	APPLICANT/OWNER NOTICE MAILED
2	7022 1670 0001 4990 7520	VINCENT BRACCIO 27 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 7537	FOURNIER REVOCABLE TRUST; DONNA FOURNIER, TRUSTEE 29 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 7544	GERARD & LORETTE LEBOEUF 30 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 7551	PAUL & ANGELA SCHILLING 35 RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 7568	MARK DUNCANSON 37A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 7575	JAMES & BRENDA BYRON 39A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 7582	ANNETTE NALUWOOZA SEBUKYU 39B RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	7022 1670 0001 4990 7599	PAUL & LAURI LEBLANC 41A RIVER ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	7022 1670 0001 4990 7605	SANDRA & JOHN DUBUC 11 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
11	7022 1670 0001 4990 7612	JOSEPH & LAUREN DIPILATO 12 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
12	7022 1670 0001 4990 7629	TARGET CORPORATION 1000 NICOLLET MALL, TPN 12H, MINNEAPOLIS, MN 55403	ABUTTER NOTICE MAILED
13	7022 1670 0001 4990 7636	STEELE FARM LLC 2 FRIEL GOLF ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 13	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)

Direct Certified

(13)

USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 240-013-001 VARIANCES A, B, C 33 River Rd., Hudson, NH 03051 Map 240, Lot 013, Sublot-001 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7650	FELIPE FIGUEIREDO (Applicant) 23 MAMMOTH ROAD, LONDONDERRY, NH 03053	APPLICANT/OWNER NOTICE MAILED
2	7022 1670 0001 4990 7667	KEACH-NORDSTROM ASSOC., INC. 10 COMMERCE PARK NORTH, SUITE 3, BEDFORD, NH 03110	APPLICANT/OWNER NOTICE MAILED
3	7022 1670 0001 4990 7643	GOTTESMAN & HOLLIS P.A. 39 EAST PEARL STREET, NASHUA, NH 03060-3407	APPLICANT/OWNER NOTICE MAILED
4	Mailed First Class	DANIEL & JUNE SYLVESTER 9 EAGLE DRIVE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	HARRY & JUDITH SCHIBANOFF 8 BIRDIE LANE, HUDSON, NH 03051	ABUTTER NOTICE MAILED
6			
7			
8			
9			
10			
11			
	Total Number of pieces listed by sender 5	Total number of pieces rec'vd at Post Office <u>5</u>	Postmaster (receiving Employee) 



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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 240-013-001 (07-24-25): Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests three (3) variances (A, B, and C) for 33 River Rd., Hudson, NH. [Map 240, Lot 013, Sublot-001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1)] The applicant is seeking relief from the Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses for a proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:

A. Variance for proposed Industrial Uses –

- Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
- Welding Shop Use (E3)
- Machine Shop Use (E4)

B. Variance for proposed Industrial Use –

- Contractor's yard & Landscape Business Use (E15)

C. Variance for proposed Commercial Uses –

- Medical and Wellness Office (Business or professional office) (D17)
- Cross Fit Gym (Indoor commercial recreation) (D20)
- Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)

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



Tristan Dion, 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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- A. Variance for proposed Industrial Uses –
 - Drop Ship Use (Distribution facility of 100,000 square feet or less) (E8)
 - Welding Shop Use (E3)
 - Machine Shop Use (E4)
- B. Variance for proposed Industrial Use –
 - Contractor's yard & Landscape Business Use (E15)
- C. **Variance for proposed Commercial Uses –**
 - **Medical and Wellness Office (Business or professional office) (D17)**
 - **Cross Fit Gym (Indoor commercial recreation) (D20)**
 - **Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)**

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

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

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

Respectfully,

Chris Sullivan, Zoning Administrator

APPLICATION FOR A VARIANCE

76

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VII of HZO Section(s) 334-21 in order to permit the following:

To permit the following uses within a mixed-use development largely located within the Residential 2 (R-2) Zoning District:

Medical and Wellness Office Business & Professional Office (D17)

Indoor Recreational Business/Cross Fit Gym (D20)

Florist (D30)

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.”)

Refer to Attached 'Exhibit A'

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.”)

Refer to Attached 'Exhibit A'

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.)

Refer to Attached 'Exhibit A'

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.)

Refer to Attached 'Exhibit A'

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

Refer to Attached 'Exhibit A'

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

Refer to Attached 'Exhibit A'

- 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.**

Refer to Attached 'Exhibit A'

EXHIBIT 'A'

FACTS SUPPORTING THIS REQUEST:

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

The public interest is to not have conflicting uses in neighborhoods. The lot is a large lot and zoned between three zones, R-1, R-2, and G-1, being predominantly in R-2. However, across the street is the G-1 zone which is currently occupied by residential, vacant land and manufacturing uses. The area is not fully developed. The uses which are permitted within the G-1 zoning district would be in keeping with the character of the neighborhood and are not reasonable uses for this location. Granting the variance will not alter the character of the neighborhood as there will be sufficient buffers between the proposed use and the neighboring residential uses. Allowing the proposed multi-tenant G-1 commercial and industrial uses which are permitted in the G-1 zoning district on this lot is not contrary to the public interest.

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

The lot is zoned R-1, R-2 and G-1, with the majority of the lot in R-2 which favors residential uses, not commercial and industrial. However, there will be sufficient space behind the proposed uses as a buffer to the neighborhood as well as the natural buffer of the wetlands and there will be sufficient buffering to the abutting residential properties along River Road. It is not uncommon to see commercial and industrial uses on River Road and in the vicinity. The purpose of the Zoning Ordinance is to keep similar uses together to protect property values and protect against adverse impacts on neighbors. The proposed use of multi-tenant mixed commercial and industrial uses will not alter the essential character of the neighborhood and will not threaten the public health, safety or welfare.

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

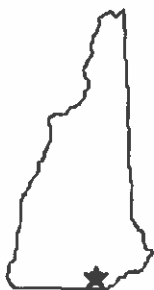
The lot is zoned R-2, but the surrounding uses are residential, vacant land, and industrial uses. No permitted use in the R-2 district is reasonable on this lot given its lack of sewer access. Requiring residential uses on a 10 acre lot and prohibiting commercial and light industrial uses is of great harm to the owner. If a variance to allow multi-tenant commercial and industrial uses is granted, there will be no harm to the general public or any other individual. The proposed multi-tenant buildings with commercial and industrial uses would be in keeping with the essential character of the neighborhood and would not threaten public health, safety or welfare. There is more than adequate space on the lot for sewerage/septic requirements for commercial and industrial uses and public water is on site. Denial will impose substantial harm to the applicant that is not outweighed by harm to the public.

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

Granting the variance will not cause any real change to the neighborhood. There is residential properties, vacant land, and industrial uses in the area. The property provides a natural buffer to the residential properties in the rear of the property and there will be sufficient buffering and space between the residential properties on River Road. The proposed use will have no adverse effect upon the values of the surrounding properties as the proposed use will be similar in nature to the existing properties across the street.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship, because:

- A. The property is unique in that it is a large parcel surrounded by residential and vacant land on River Road in an area that is not fully developed in the G-1 zone across the street. Enforcing the ordinance to require only uses permitted in R-2 district which are not functional for this lot given the lack of sewer access and the wetlands and not allowing the proposed multi-tenant commercial and industrial uses has no fair and substantial relationship to the purpose of the Zoning Ordinance. The permitted residential use on a 10 acre lot without sewer does not belong on this lot, rather commercial and industrial uses should be permitted to match the character of River Road. The proposed use will provide sufficient buffers to the abutters and wetlands and does not require sewer access as residential uses.
- B. The lot is the sole remaining undeveloped lot in the R-2 zoning district and is surrounded by existing residential and undeveloped G-1 land. Requiring residential uses is not reasonable due to the size, location of this property and lack of sewer. Relief is necessary and the proposed use is reasonable.



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #25-038R1

July 3, 2025

Sent Via 1st Class Mail/Email

Filipe Figuriredo
23 Mammoth Rd
Londonderry, NH 03053

Re: **33 River Road Map 240 Lot 013-001**
District: General One-Residential One- Residential Two (G-1, R-1, R-2)

Dear Mr. Smith,

Your request: To develop 33 River Road contractors' bays and commercial spaces. (Plan was provided.)

Zoning Review / Determination:

According to the town this is a lot of record and is under current use. The lot is split into 3 different zones. These zones are the residential one and residential two and the general one zone. The lot is 465,351 sq ft. The largest zone out of the three (3) zones is (R-2) zone where 43,560 is required.

After reviewing the plan, you would need a Four (4) variance and they are as Follows:

1. Welding shop (E3) and Machine Shop (E4) Drop Ship (E8) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**
2. Contractor Yard and Landscape Business (E15) which is allowed in the industrial zone. This use is not permitted in the (R2) zone and would need a variance from the Zoning Board of Adjustment per **Article VII §334-21 Table of Permitted Principal Uses.**

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

3. Medical and Wellness Office – Business, Professional Office (D17), Indoor recreational business / cross fit gym – Indoor Commercial Recreation (D20) and a florist – Retail sales of agricultural horticulture, floriculture and viticulture products is not permitted in the R-2 zone. This use would require a variance per **Article VII §334-21 Table of Permitted Principal Uses**.

This lot has access to Water, but no access to sewer. The 100' residential buffer would need to be added to the plan for the Planning Board.

A site Plan approval by the **Planning Board** is required per **Article III §334-16.1 – Site Plan Approval**. For more information regarding Site Plan approvals, please reach out to the Planning Department at (603) 886-6008.

Sincerely,



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

cc: Public File
B. Dubowik, Administrative Aide
Inspectional Services
Owner
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: 33 RIVER RD
Vision ID: 10332 Account #: 11646

Parcel ID: 240/ 013/ 001/ /
Bldg #: 1

Card Address:
Card #: 1 of 1

LUC: 6100
Print Date: 5/22/2025 1:52:45 PM

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)						
DWARKAMAI, INC 2340 LEXINGTON LN. NAPERVILLE IL 60540	Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
	MG	General Comm Areas	2025	6100	4,102	2024	6100	3,921	2024	6100	3,921
	TOPO	UTILITIES									
	Level	Priv Water									
		Septic									
				Total	4,102	Total	3,921	Total	3,921		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY	
DWARKAMAI, INC		8849 2437	04-27-2016	U	V	390,000	90	Grantor: BRACCIO, VINCENT F. REV. TRUST.	Appraised Bldg. Value (Card)	0
									Appraised Xf (B) Value (Bldg)	0
									Appraised Ob (B) Value (Bldg)	0
									Appraised Land Value (Bldg)	374,400
									Special Land Value	4,102
									Total Appraised Parcel Value	374,400
									Valuation Method	C
									Total Appraised Parcel Value	374,400

SUPPLEMENTAL DATA			CURRENT ASSESSMENT			
Parcel ID	240-013-001	PREV 0004-0005-0000 Assoc Pid#	Descript	Code	Appraised	Assessed
Zoning	R2:Residential-2		LAND	6100	374,400	4,102
Flood Hazard	A					
Neigh/Abut1	GM					
Neigh/Abut2						
Neigh/Abut3						
GIS ID	240-013-001		Total:		374,400	4,102

NOTES				VISIT / CHANGE HISTORY			
9-9-11 EXT INSP:THE SUBJECT HAS A 4x5 OP EN PORCH OFF RIGHT SIDE TOO SMALL TO BE PLACED ON CARD./review for 2017, plan #3 8855 recorded after 4-1-2016, 4-25-2016, 2 lot subdivision				Date	Id	Cd	Purpost/Result
				09-30-2019	01	38	HFD Letter

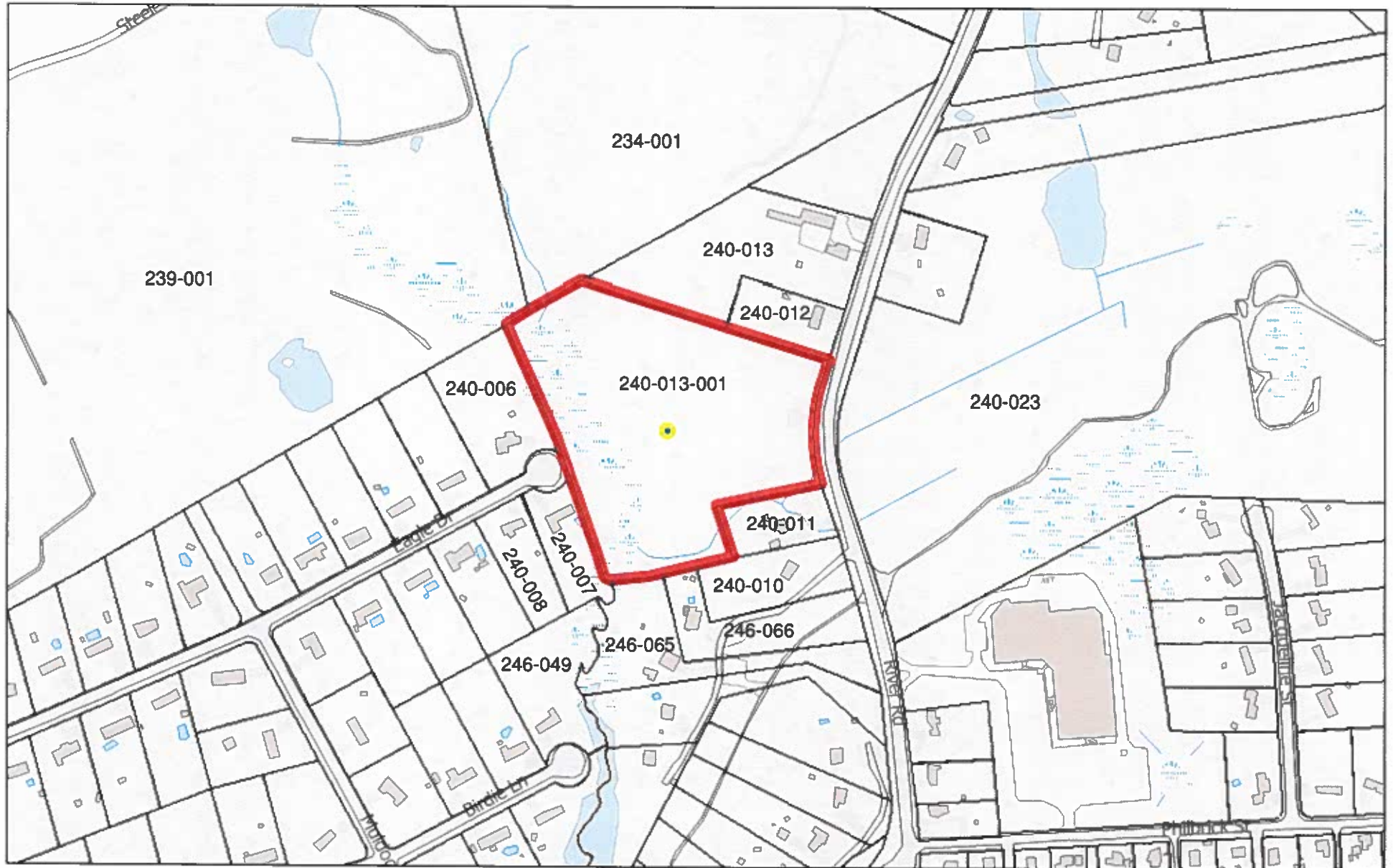
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments

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	6100	CU-FARM	Site	1.000	AC	260,000		1.00	E	1.00	MG	0.75					195,000
1	6100	CU-FARM	Comm Exces	9.683	AC	26,000	0.95	1.00	0	1.00	MG	0.75					179,400
Total Card Land Units:				10.683	AC			Parcel Total Land Area:				10.683	AC		Total Land Value:		374,400
Disclaimer: This information is believed to be correct, but is not a warranty of accuracy.																	

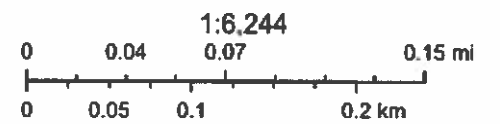
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

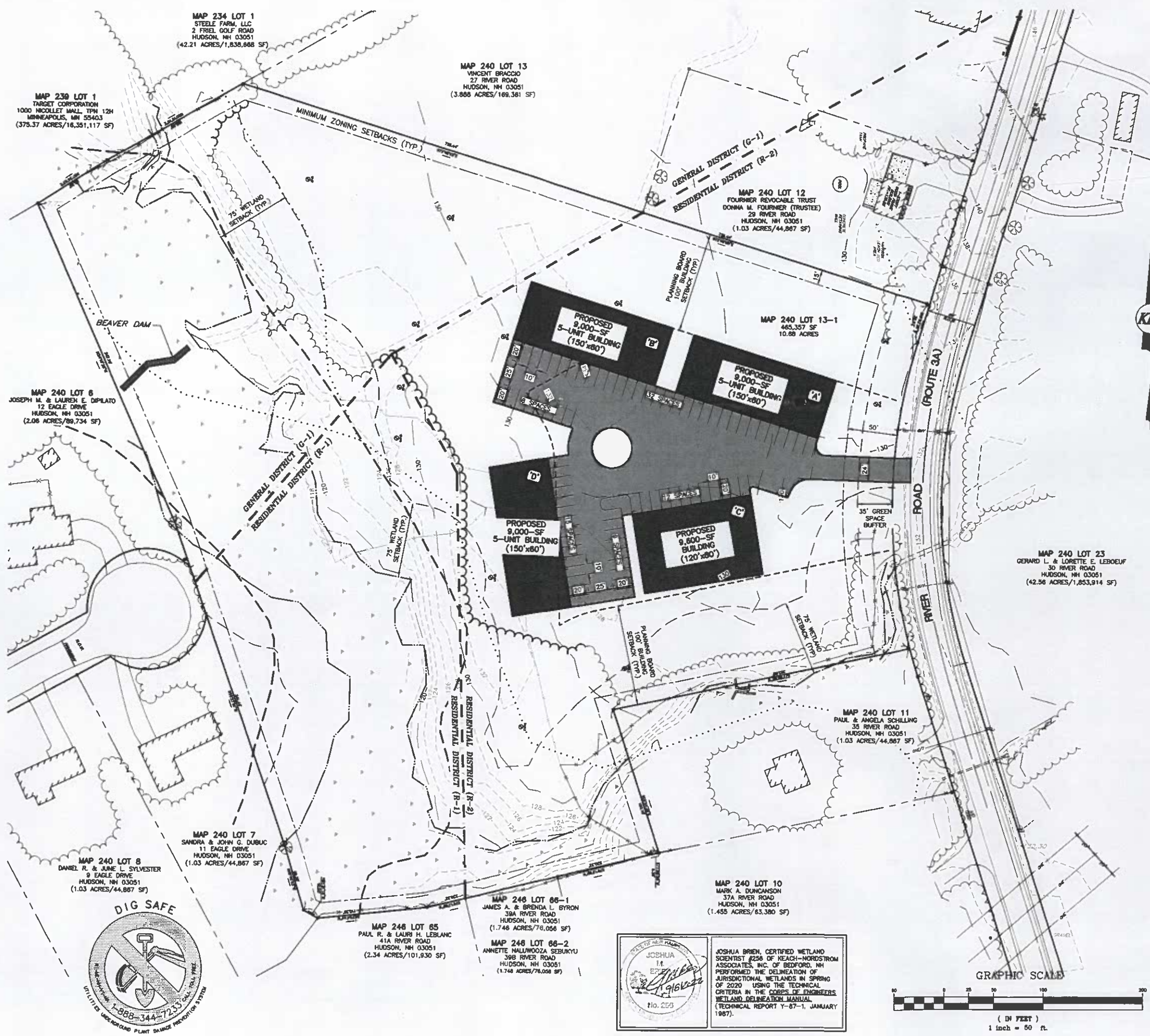
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33 RIVER ROAD



5/22/2025





NOTES:

1. THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED CONCEPTUAL COMMERCIAL DEVELOPMENT ON TAX MAP 240 LOT 13-1 AND NO OTHER PURPOSE.
2. AREA OF PARCEL = 465,357 SF ±, OR 10.683 ACRES ±.
3. MAP 240 LOT 13-1 INDICATES TOWN OF HUDSON TAX ASSESSOR'S MAP AND LOT NUMBER.
4. OWNER OF RECORD:
DWARKAMAI, INC.
1167 LAKEWOOD CIRCLE
NAPERVILLE, IL 60540
H.C.R.D. BK. 8849, PG. 2437
5. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE DURING MAY OF 2017.
6. HORIZONTAL DATUM IS NAD83. VERTICAL DATUM IS NGVD29.
7. WETLANDS WERE DELINEATED BY JOSHUA BRIEN, CWS #256 OF KEACH-NORDSTROM ASSOCIATES INC. IN SPRING OF 2020.
8. EXAMINATION OF THE FLOOD INSURANCE RATE MAP (FIRM) FOR THE TOWN OF HUDSON, NEW HAMPSHIRE, HILLSBOROUGH COUNTY, MAP NUMBER 33011C08580, PANEL NUMBER 658 OF 701, EFFECTIVE DATE: SEPTEMBER 25, 2009, INDICATES THAT A PORTION OF THE SUBJECT PARCEL IS LOCATED WITHIN A FLOOD HAZARD AREA, AS SHOWN.
9. THE SUBJECT PARCEL IS LOCATED WITHIN THE GENERAL 1 (G-1), RESIDENCE 1 (R-1) AND RESIDENCE 2 (R-2) ZONING DISTRICTS AND IS SUBJECT TO THE FOLLOWING DIMENSIONAL REGULATIONS:
MINIMUM LOT REQUIREMENTS:

TABLE OF ZONING REQUIREMENTS					
DESCRIPTION	REQ. R-2	REQ. R-1	REQ. G-1	EXISTING	PROPOSED
MINIMUM LOT SIZE	60,000 SF	43,560 SF	87,120 SF	465,357 SF	465,357 SF
MINIMUM LOT FRONTAGE	150 FT	150 FT	200 FT	347.37 FT	347.37 FT
FRONT YARD SETBACK	50 FT	50 FT	50 FT	N/A	0
SIDE YARD SETBACK	15 FT	15 FT	15 FT	N/A	0
REAR YARD SETBACK	15 FT	15 FT	15 FT	N/A	0
MAXIMUM BUILDING HEIGHT	36 FT	36 FT	36 FT	N/A	36 FT

10. PURSUANT TO HTC 276-11.1 (12) (C), A 100' BUFFER EXISTS BETWEEN NON-RESIDENTIAL USES AND THE PROPOSED DEVELOPMENT. RELIEF MAY BE NEEDED.

11. RELIEF MAY BE NEEDED FOR THE PROPOSED USE.

12. PARKING:
REQUIRED: A SPACE PER 600 SF = 36,600SF / 600 = 61 SPACES
PROVIDED: 76 SPACES

TOWN OF HUDSON
New Hampshire
03051

JUL 8 8 2025

LAND USE DIVISION
ZONING DEPT.

LEGEND

STONE BOUND FOUND	—○—○—○—	STOCKADE FENCE	— — — — —
IRON PIN FOUND	—●—●—●—	POST & RAIL FENCE	— — — — —
DRILL HOLE	—x—x—x—	BARBED WIRE FENCE	— — — — —
UTILITY POLE	—+—+—+—	GUARDRAIL	— — — — —
SIGN	—S—S—S—	OVERHEAD UTILITIES	—OHU—OHU—OHU—
LIGHT	—L—L—L—	GAS LINE	—G—G—G—
GAS VALVE	—G—G—G—	WATER LINE	—W—W—W—
WATER VALVE	—W—W—W—	SEWER LINE	—S—S—S—
HYDRANT	—H—H—H—	DRAINAGE LINE	—D—D—D—
WATER SHUT OFF	—WS—WS—WS—	TREELINE	—TL—TL—TL—
WELL	—W—W—W—	RETAINING WALL	—RW—RW—RW—
SEWER MANHOLE	—SM—SM—SM—	EDGE OF PAVEMENT	—EP—EP—EP—
DRAINAGE MANHOLE	—DM—DM—DM—	EDGE OF GRAVEL	—EG—EG—EG—
CATCH BASIN	—CB—CB—CB—	10' CONTOUR	—10—10—10—
ABUTTER LINE	—AL—AL—AL—	2' CONTOUR	—2—2—2—
PROPERTY LINE	—PL—PL—PL—	STONEWALL	—SW—SW—SW—
STREAM	—S—S—S—	SOIL LINE	—SL—SL—SL—
WETLAND	—W—W—W—	ZONING SETBACKS	—ZS—ZS—ZS—
SWALE	—SW—SW—SW—	PLANNING SETBACKS	—PS—PS—PS—
POND	—P—P—P—	EASEMENT	—E—E—E—
CHAIN LINK FENCE	—CL—CL—CL—		

ZBA EXHIBIT PLAN

MAP 240 LOT 13-1
33 RIVER ROAD (NH ROUTE 3A)
HUDSON, NEW HAMPSHIRE
HILLSBOROUGH COUNTY

OWNER: DWARKAMAI, INC. 267 BOSTON ROAD, SUITE 9 N. BILLERICA, MA 01862	APPLICANT: FELIPE FIGUEROA 23 MAMMOTH ROAD LONDONDERRY, NH 03053
--	--

KMA KEACH-NORDSTROM ASSOCIATES, INC.
Civil Engineering Land Surveying Landscape Architecture
10 Commerce Park North, Suite 38, Bedford, NH 03110 Phone (603) 627-2881

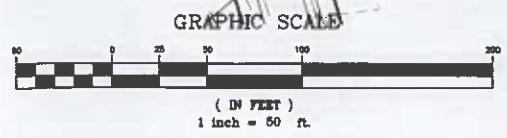
REVISIONS			
No.	DATE	DESCRIPTION	BY
1	7/3/2025	REVISED PER TOWN COMMENTS	EMC

DATE: APRIL 23, 2025 **SCALE:** 1" = 50'
PROJECT NO: 16-0613-1A **SHEET** 1 OF 1



JOSHUA BRIEN, CERTIFIED WETLAND SCIENTIST #256 OF KEACH-NORDSTROM ASSOCIATES, INC. OF BEDFORD, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS IN SPRING OF 2020 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

JOSHUA BRIEN
No. 256



Printed
7/08/2025
11:03AM
Created
7/08/2025
10:50 AM

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

Receipt# 828,951
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-7/24/25 ZBA Meeting 33 River Rd Map 240, Lot 013-001 Split Zone- R-2,R-1, G-1			
	Variance 1	0.00	275.7400	0.00
	Variance 2	0.00	185.0000	0.00
	Variance 3	0.00	185.0000	0.00
			Total:	645.74

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Felipe Figueiredo	CHECK	CHECK# 653	645.74	0.00	645.74

Total Due:	645.74
Total Tendered:	645.74
Total Change:	0.00
Net Paid:	645.74

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

On **07/24/2025**, the Zoning Board of Adjustment heard **Case 240-013-001 C**, being a case brought by Felipe Figueiredo, 23 Mammoth Rd., Londonderry, NH, by & through his counsel, Gottesman & Hollis, PA and authorized representative, Keach-Nordstrom Associates, Inc., requests a **variance** for **33 River Rd., Hudson, NH** for a **proposed mixed-use commercial development comprised of three (3): 9,000 SF, 5-unit buildings and one (1): 9,600 SF building, all located within the R-2 Zoning District on the property where these uses are not allowed as shown below:**

C. Variance for proposed Commercial Uses –

- **Medical and Wellness Office (Business or professional office) (D17)**
- **Cross Fit Gym (Indoor commercial recreation) (D20)**
- **Florist (Retail sale of agriculture horticulture, floriculture and viticulture products) (D30)**

[Map 240, Lot 013, Sublot 001; Split Zoned: Residential-One (R-1), Residential-Two (R-2) and General-One (G-1); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

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

(2) The proposed use is a reasonable one.

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.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Print name: _____

Stipulations: _____



TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report

Meeting Date: July 24, 2025

Case 183-058 (07-24-25): Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH requests a variance for **11 Bond St., Hudson, NH** to allow a "proposed" approx. 1,335 sq.ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII.A: Accessory Dwelling Units; § 334-73.3 H., Provisions]

ADDRESS: 11 Bond St
Map 183, Lot 058-000

ZONING DISTRICT: Town Residence (TR)

Relief Requested: Variance to allow an existing un-permitted 1,143.5 SF Accessory Dwelling Unit (ADU)

PROPERTY DESCRIPTION:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 10,890 sq. ft. where 10,000 is required. The lot is classified as a single-family residence.

The illegal ADU was discovered because the property was for sale. In July, 2025 the Code Enforcement Officer and Inspection Service confirmed there was an illegal ADU on the lower level of the dwelling.

History/Attachments:

Plans

- A: Floor Plans (10-86)
- B: Elevations (10-86)

BUILDING PERMITS

- C: **PN# 127-83** Application for Building Permit (10-86)
- D: **BP# 127-83** To construct 24'X40' ranch with a 20'X20' tool shed at the rear of the property.

ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

- E: **Notice of Violation Letter** (5-27-76)
- F: **Notice of Violation Letter** (6-23-25)

AERIAL / PHOTOS

Aerials (2024) 11 Bond St





TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report

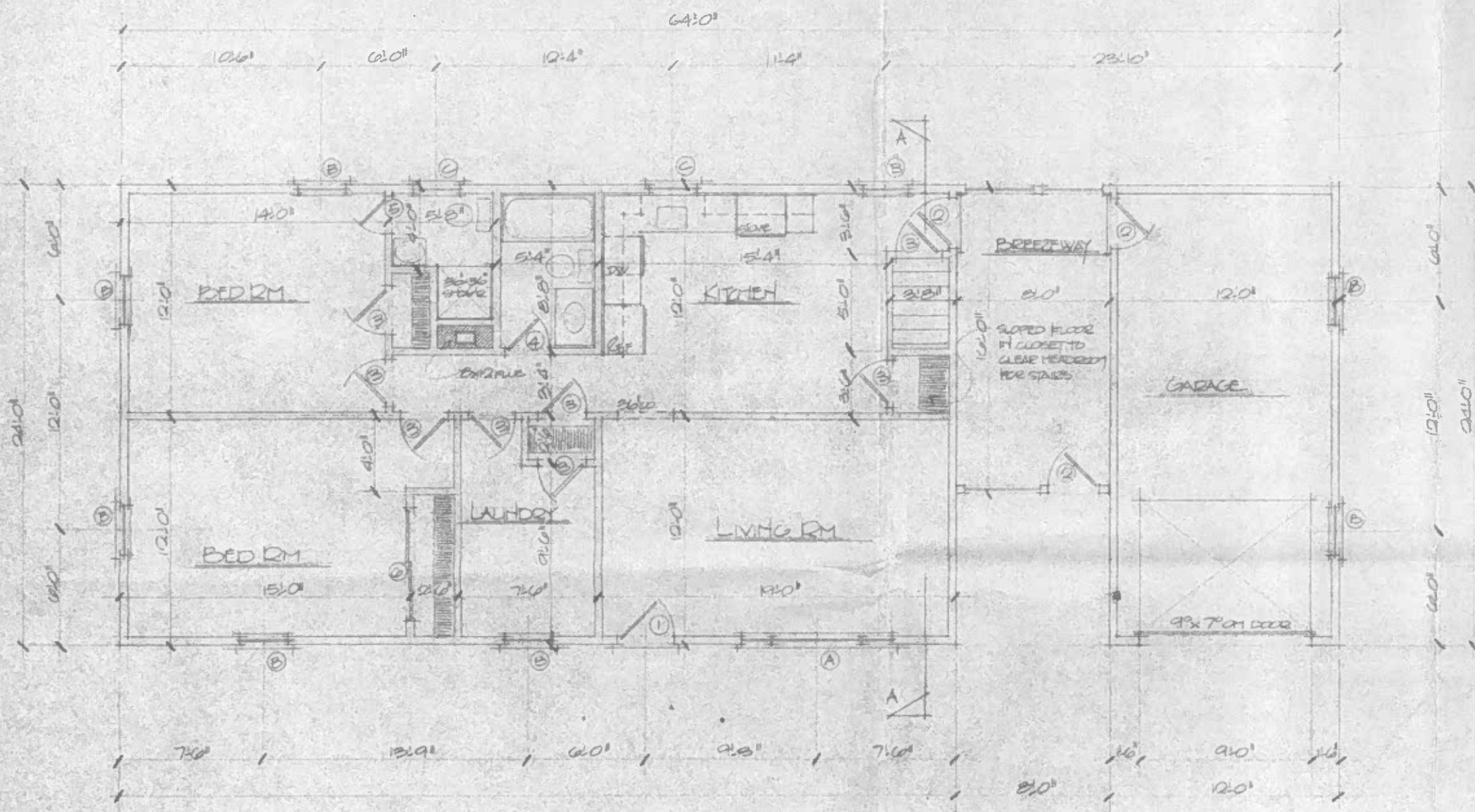
Meeting Date: July 24, 2025

IN-HOUSE COMMENTS:

G: Town Engineer: No Comment -(7-10-25)

H: Inspectional Services/Fire Dept.: If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes – (7-10-25)

I: Associate Town Planner: No additional dwellings shall be permitted on the property without approval of the Planning Board.-(7-10-25)



FIRST FLOOR

1/4" = 1'0"

WINDOWS

- ① - 8'0" x 4'9"
- ② - 3'0" x 4'9"
- ③ - 5'0" x 4'9"

DOORS

- ① - 3'0" x 6'6"
- ② - 2'8" x 6'6"
- ③ - 2'6" x 6'6"
- ④ - 2'4" x 6'6"
- ⑤ - 2'0" x 6'6"
- ⑥ - 6'0" x 6'6"

DRAWINGS UNLIMITED

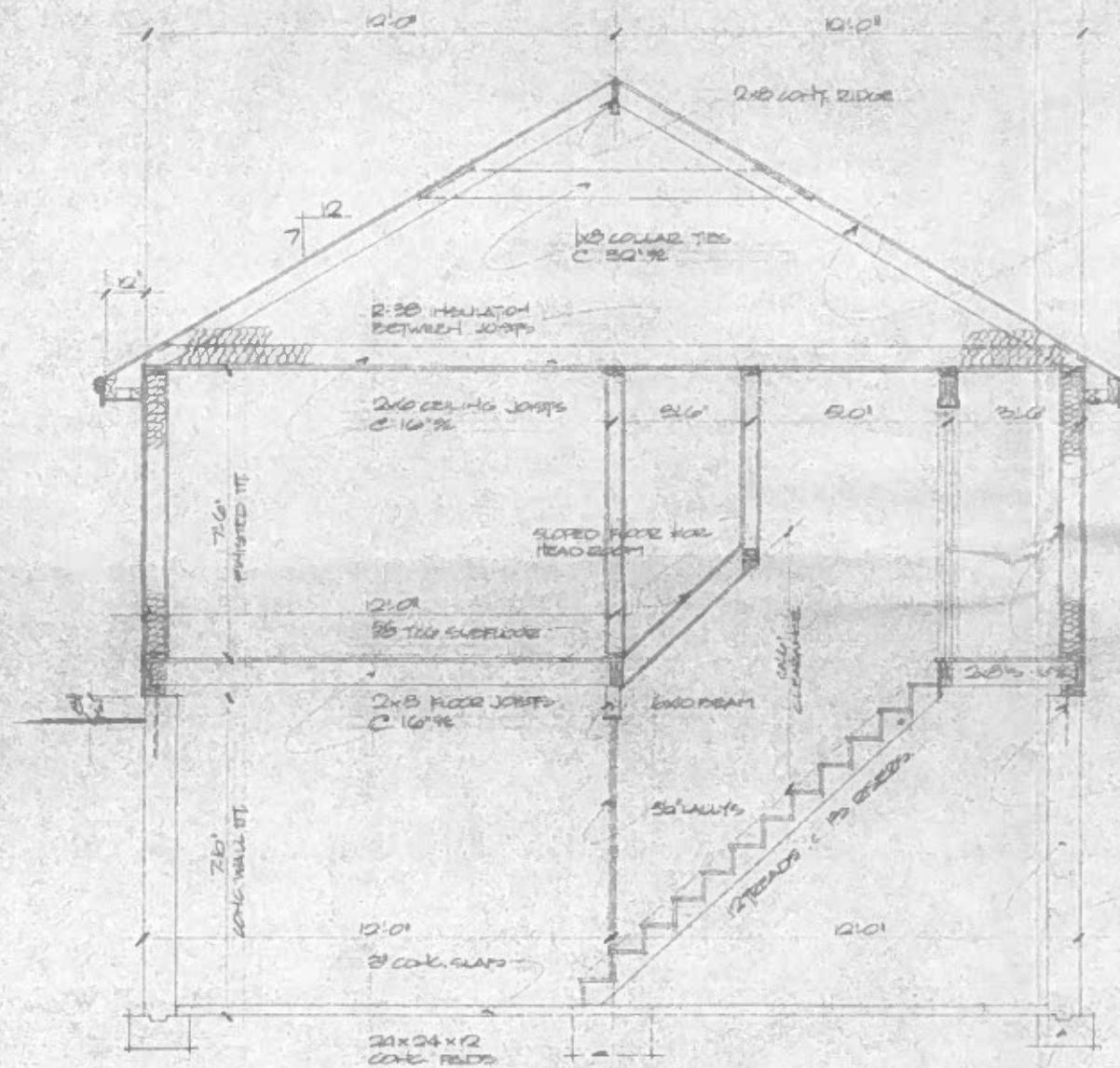
P.O. Box 911
Dorsey, IL

ADDIAT CRETE

Hudson, IL

001'00

1



TYPICAL CROSS SECTION AA

3/8" = 1'-0"

2x6 RAFTERS C 16'-0"

1/2" PLYWOOD SHEATHING

2x5" ASPHALT FELT

METAL EDGE Drip

1x6 FINE PASCH

1x8 FINE

9/8" AC EXT. PLY SOFFIT W/VENTS

2x6 STUDS C 24'-0"

1/2" PLYWOOD SHEATHING

2x19 INSULATION BETWEEN STUDS

EXTERIOR SIDING

2x2x6 SILL W/MEPL ANCHOR BOLTS C 24'-0"

10' CONG. FOUNDATION WALL

1x6x10' CONG. FOOTING

DRAWINGS LIMITED

BO. BOX 911
DERRY, N.H.

ADRIAN CRETE

HUDSON, N.H.

OCT '82

2

13



TOWN OF HUDSON, N. H.

Application for a Permit To Build

Date 10/12/82 19.....

Residential	<input checked="" type="checkbox"/>
Commercial	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Garage	<input checked="" type="checkbox"/>
Breezeway	<input checked="" type="checkbox"/>
No. of Units	<u>1</u>

Subdivision	Yes	No
Planning Bd. Approval Sub Div.	Yes	No
Water Pollution Approval Sub Div. No.	<u>na</u>	
Septic Construction Permit No.	<u>na</u>	
Necessary Bonds Posted	Yes	No
Bd. of Adj. Variance Granted If Nec.	<u>na</u>	

New	<input checked="" type="checkbox"/>
Alter	<input type="checkbox"/>
Addition	<input type="checkbox"/>
Repair	<input type="checkbox"/>

Permit Number

127-83Name of Owner Adrian Crete Address 11 Bond St. Tel. 882-8487Land Purchased From Phil Rodgers Address 45 Derry Rd.Location 6 Burton St. Property Tax No. 752Name of General Contractor self Map and Lot No. 52 104Name of Heating Contr. Total Air Supply Co. Name of Electrical Contractor Kennedy Bros.Type of Heat FHA Name of Plumbing Contractor Daniel LevesqueName of Fireplace Mason none Name of Masonry Contractor Vals ConcreteMaterial of Building Frame Style of Roof Gable Roof Covering Ashp-shingleSize of Foundation 24x40 Living Floor Area 960 No. of Stories 1Size of Garage 14x22 Water yes Sewer yesFoundation Material concrete Width 10" Height 8' Footings ☒ Yes ☒ NoFireplace ☐ No. of Flues 1 Size Chimney Material MasonryBrief Description of Repair, Alter or Other erect 24'x40' Ranch with attached openbreezeway and single car garage with 20'x20' tool shed to rearIF NECESSARY, AN APPLICATION FOR
A DRIVEWAY PERMIT MUST BE FILED
WITH THE CIVIL ENGINEER.value 28,500.
Free 957.00 house

The undersigned hereby agrees that the proposed work shall be done in accordance with the foregoing statement, and with the plans and specifications submitted; and that the work connected therewith shall conform with the building laws and regulations of the town of Hudson, and that will notify the Building Inspector when foundation, frame, chimneys, fire-stops and heater-pipes, electrical wiring and plumbing are ready for inspection. I also certify that I have been authorized by the owner to apply for this permit.

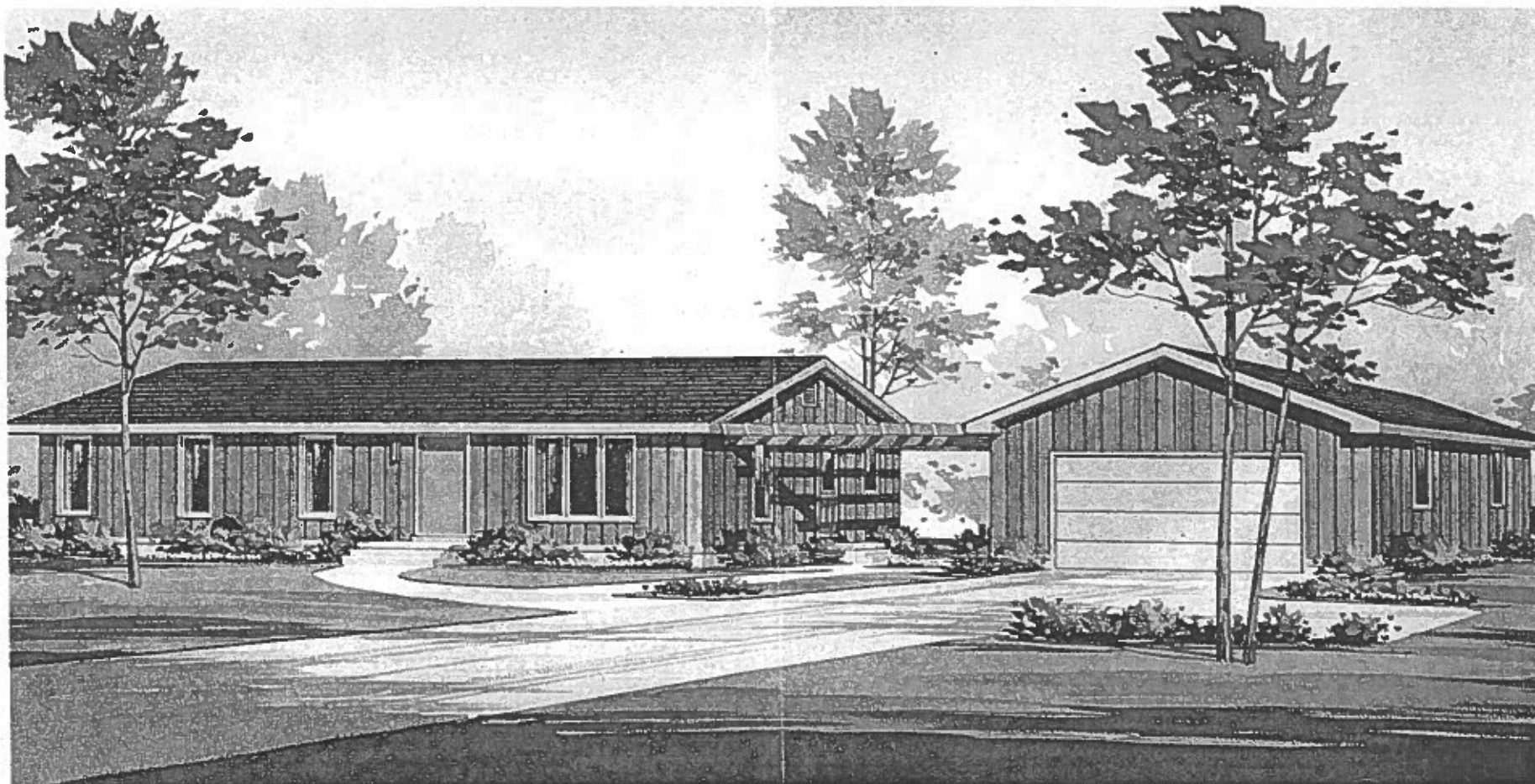
OVER

Sketch of building, show streets
set back from property lines on
all sides on other side.

Owner's Signature Adrian Crete

Contractor's Signature

Address



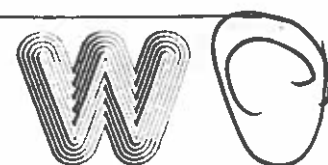
Elevation RC

Robert C. Carter



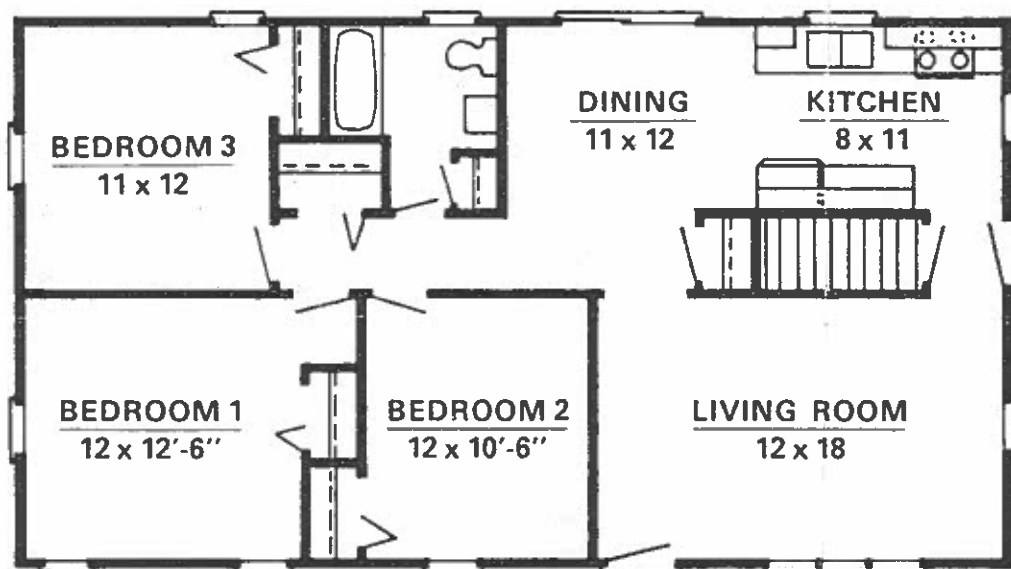
Continental Homes
of New England

A Division of Wylain, Inc.



the Dixville

US 24/44 CR



1056 sq. ft.

Continental Uni-Structure Homes

Meets or exceeds FHA, VA, BOCA standards. Refer to working drawings for more exact specifications.

Crafted with pride

Special care, quality materials and finely honed skills are reflected in the handsome design and construction of each Continental Uni-Structure® home. The result is a steadily growing number of happy homeowners, a living testimony to the Continental formula. The finest possible homes at moderate prices. Each crafted with pride. We wouldn't have it any other way!

Standard features and options

For specifications and options, ask for our bulletin, "Unit and Material Specifications." In order that product improvements may be introduced at any time, specifications are subject to change without notice.



Continental Homes
of New England

A Division of Wylain, Inc.

Daniel Webster Hwy. So., Nashua, New Hampshire
Plants in Nashua/Virginia



Artists renderings may depict optional items that are not included in standard prices, such as brick work, porches, garages and attached family rooms. Please consult your local Builder/Dealer for more exact detail, or write to Continental Homes at the above address.



③

No. _____

Application For Permit to Build

Location _____

Estimated Cost \$ _____

PERMIT GRANTED

WORK COMPLETED

Building Inspector _____

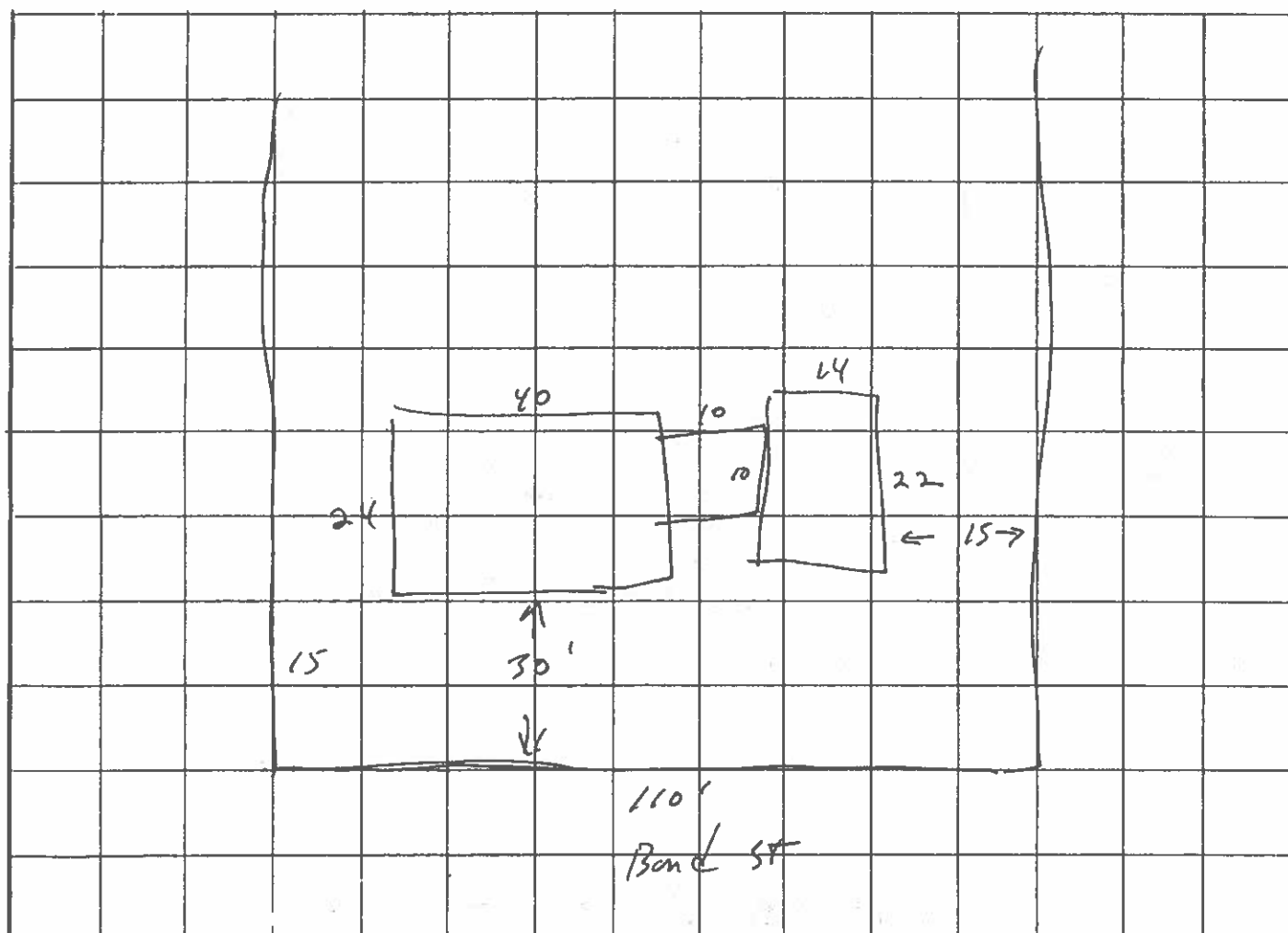
PLOT PLAN

COMMENTS

LOT _____ Owner's Name _____

SHEET _____ No. Street _____

SCALE 1"= _____ ft. _____ District _____



I,

certify this plot.

Date

(A)



Town of Hudson, N. H.

Office of Town Building Inspector

BUILDING PERMIT

No. 127-83

Oct. 26, 1982

This certifies that Adrian L. Latta

Name of Owner

is granted permission to erect Ranch 24' x 40' freightway 10' x 10' and storage 14' x 22'
alter
repair
move Description

less 20' x 20' shed
of Building

on premises located at and known as
to

752 11 1/2 and St. 212-52104
Number Street or Avenue

and to do things lawful to that end.

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

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

Value \$ 28,500.00

Richard E. Millard
Administrative Officer

Fee \$ 57.00



TOWN OF HUDSON

Office of the Selectmen

Phyllis M. Keeney
L. Joseph Jacquet
John M. Bednar

52/104 (E)

12 School Street

Hudson, New Hampshire 03051

603-889-1882
603-883-5040



May 27, 1976

Mr. Adrian E. Crete
11 Bond Street
Hudson, NH 03051

Dear Mr. Crete:

It has been brought to our attention that you are in violation of the Zoning Ordinance of the Town of Hudson, Article I, Section 3 (c) which prohibits "two or more unregistered vehicles which are unfit for reconditioning for use on the highways".

You are hereby directed to correct this situation within 10 days or be subject to the penalties of the Ordinance and/or any additional action which may be deemed necessary to insure compliance,

Very truly yours,

BOARD OF SELECTMEN

Phyllis M. Keeney
Phyllis M. Keeney, Chairman

L. Joseph Jacquet
L. Joseph Jacquet

John M. Bednar
John M. Bednar

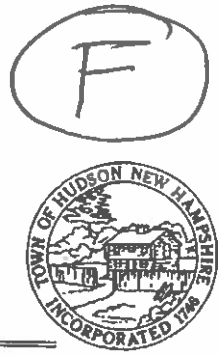
jtp



TOWN OF HUDSON

Land Use Division

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



Notice of Complaint

June 23, 2025

Sent Via: First Class Mail

JC Property Group LLC
93 Meadow Lark Lane
Goffstown, NH 03045

Re: **11 Bond St Map 183 Lot 058-000**
District: Town Residence (TR)

Dear JC Property Group LLC

Zoning Review / Determination:

It has been brought to our attention that you have an illegal Additional Dwelling Unit (ADU). As of this date there has been no building permits pulled to convert the lower level to an ADU. 2nd issue it does not appear by the pictures that there is a second way of egress out of the building

ADU'S are permitted per the Hudson Zoning Ordinance, in the Town Residence Zoning District (TR) zoning district. The Dwelling in the basement would be consider a ADU. There is a maximum for ADU per **Article XIII A § 334-73.3 Provisions. H. *The size of an ADU shall not be less than 350 square feet nor greater than 750 square feet. The size of the principal dwelling shall not be reduced to less than 850 square feet in order to accommodate the creation of an ADU. Measurement of size shall be consistent with Town Assessor's practices.*** [2-2-2019 ATM. Art. 05, adopted 3-12-2019]

If the dwelling in the basement is larger then this you will need a Variance from the Zoning Board of Adjustment per **Article XIII A § 334-73.3 Provisions.**

If you wish to keep the dwelling in the basement it will be necessary for you to obtain the proper building land life safety permits per **Article III §334-16 Building Permits.** You would need to contact inspectional services to obtain these applications.

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



Please contact me by July 6 2025 to setup a time to inspect the dwelling.

Please be further advised that in accordance with the Hudson Zoning Ordinance §334-79 (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offenses, and \$550.00 for subsequent offenses, for each day that your property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,

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

cc: Public Folder
Brooke Dubowik
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: 183-058 (07-24-25) (**VARIANCE**)

Property Location: 11 Bond Street

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025



I have no comments



I have comments (see below)

EZD

(Initials)

Name: Elvis Dhima, P.E.

Date: 07/10/2025

DEPT.



Town Engineer



Fire/Health Department



Associate Town Planner

This property is served by town water and sewer so we have no concerns on the utility side of things

HI

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

REQUEST FOR REVIEW/COMMENTS:

Case: 183-058 (07-24-25) (VARIANCE)

Property Location: 11 Bond Street

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

☐

I have no comments

☒

I have comments (see below)

DRH

(Initials)

Name: David Hebert

Date: 07/10/2025

DEPT.

☐

Town Engineer

☒

Fire/Health Department

☐

Associate Town Planner

If granted all proposed construction shall be conforming to the State Adopted
Building and Fire codes

1

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

REQUEST FOR REVIEW/COMMENTS:

Case: 183-058 (07-24-25) (VARIANCE)

Property Location: 11 Bond Street

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

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

BWG _____ Name: Ben Witham-Gradert Date: 07/10/2025
(Initials)

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

No additional dwellings shall be permitted on the property without approval of the Planning Board.

APPLICATION FOR A VARIANCE

JUL 08 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. 183-058 (07-24-25)

Date Filed 7/8/25

Name of Applicant JC Property Group LLC
Chelsea Leveille, manager Map: 183 Lot: 58 Zoning District: 0

Telephone Number (Home) 603-765-6749 (Work) _____

Mailing Address 93 Meadow Lark Lane Goffstown NH 03045

Owner JC Property Group LLC

Location of Property 11 Bond Street Hudson NH 03051
(Street Address)

Signature of Applicant _____ Date 7/13/25

Signature of Property-Owner(s) _____ Date 7/13/25

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

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

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

Date received: 7/8/25

COST:

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

Abutter Notice:

9 Direct Abutters x Certified postage rate \$ 5.58 = \$ 50.22

14 Indirect Abutters x First Class postage rate \$ 0.73 = \$ 10.22

Total amount due: \$ 245.44

Amt. received: \$ 245.44

Receipt No.: 828,958

Received by: TSG

check

1045

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

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>CF</u>	Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>CF</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) single-sided copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>CF</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>CF</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>TG</u>
<u>CF</u>	Provide two (2) sets of mailing labels from the abutter notification lists (Pages 4 & 5) prepared by applicant, with the proper mailing addresses, must be dated within (30) thirty days of submittal of the application. The abutter lists can be obtained by using the Hudson Geographical Information System (GIS) on the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use (NOTE: the Land Use Division cannot process your application without the abutter lists. It is the applicant's responsibility to ensure that the abutter lists are complete and correct. If at the time of the hearing any applicable property owner is found not to have been notified because the lists are incomplete or incorrect, the Zoning Board will defer the hearing to a later date, following notification of such abutters.)	<u>pending</u> <u>TG</u>
<u>CF</u>	GIS LOCATION PLAN: Requests pertaining to above-ground pools, sheds, decks and use variances, the application must include a GIS location plan with dimensions pertaining to the subject for ZBA relief. A copy of the GIS map can be obtained by visiting the town website: https://www.hudsonnh.gov/community-development/page/gis-public-use	<u>TG</u>
<u>CF</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>CF</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>CF</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) NA 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.
- b) The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.
(NOTE: A copy of the GIS map can be obtained by visiting the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use>)
- e) The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.)
- f) The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) The plot plan shall indicate all parking spaces and lanes, with dimensions.

* See applicant floor plan
N/A

N/A

TB

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

Signature of Applicant(s)

Date

7/7/25

Signature of Property Owner(s)

Date

7/7/25

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)	
		see attained	

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
		see attached	

ALL DIRECT ABBUTTERS

M:183 L:058 JC Property Group 93 Meadowlark Lane Goffstown NH 03045

M:183 L:57 Matthew and Susan Paquin 13 Bond Street Hudson NH 03051

M:183 L:56 Christopher Bielecki & Melanie Payson 8 Burton Street Hudson
NH 03051

M : 183 L :64 Cheryl & Jerome Dimuro 6 Burton Street Hudson NH 03051

M:183 L:63 Brian Annese 94 Pelham Rd Hudson NH 03051

M :183 L :59 Patricia Poston 9 Bond Street Hudson NH 03051

M: 183 L:44 Rita Thornton Thornton Revocable Trust 10 Bond Street Hudson
NH 03051

M:183 L:45 Paula & Donald Jones 12 Bond Street Hudson NH 03051

M:183 L:46 Cynthia Noblett Revocable Trust 14 Bond Street Hudson NH
03051

ALL INDIRECT ABBUTTERS

M:183 L:59 Thomas & Victoria Collins Jr 9 Blackstone Street Hudson NH 03051

M:183 L:47 Cheryl & John Dowgos 11 Chatham Street Hudson NH 03051

M: 183 L60 Danielle & Jonathan Moreira 7 Bond Street Hudson NH 03051

M:183 L:61 William & Christl Sherman 11 Blackstone Street Hudson NH 03051

M:183 L:48 Michael Kenney 9 Chatham Street Hudson NH 03051

M:183 L:49 Patrick Curtin 7 Chatham Street Hudson NH 03051

M:183 L:43 Scott & Christine Smith 8 Bond Street Hudson NH 03051

M:183 L:50 Gavin & Alex Demers 5 Chatham Street Hudson NH 03051

M:175 L:135 Meghan Reilly 3 Chatham Street Hudson NH 03051

M:183 L:55 Jonathan & Ashley Genest 7 Burton Street Hudson NH 03051

M:183 L:53 Charles Blanchard Trust Lois Blanchard Trust 5 Marshall Street Hudson NH 03051

M:183 L:65 Lee Marshall 8 Falcon Rd Londonderry NH 03053

M:183 L:66 Franklin & Stephanie Taylor 3 Burton Street Hudson NH 03051

M:183 L:52 Charles & Brenda Kalil 1 Kalils Way North Conway NH 03860

USPS-Verified Mail


SENDER:		TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 183-058 VARIANCE 11 Bond Street, Hudson, NH 03051 Map 183, Lot 058, Sublot-000 (1 of 1)
		ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7674	JC PROPERTY GROUP LLC 93 MEADOW LARK LN., GOFFSTOWN, NH 03045	APPLICANT/OWNER NOTICE MAILED	
2	7022 1670 0001 4990 7681	MATTHEW & SUSAN PAQUIN 13 BOND ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
3	7022 1670 0001 4990 7698	CHRISTOPHER BIELECKI; MELANIE PAYSON	ABUTTER NOTICE MAILED	
4	7022 1670 0001 4990 7704	8 BURTON ST., HUDSON, NH 03051 CHERYL & JEROME DIMURO	ABUTTER NOTICE MAILED	
5	7022 1670 0001 4990 7711	6 BURTON ST., HUDSON, NH 03051 BRIAN ANNESE	ABUTTER NOTICE MAILED	
6	7022 1670 0001 4990 7728	94 PELHAM RD., HUDSON, NH 03051 PATRICIA POSTON	ABUTTER NOTICE MAILED	
7	7022 1670 0001 4990 7735	9 BOND ST., HUDSON, NH 03051 RITA THORNTON, TR.; THORNTON REVOCABLE TRUST	ABUTTER NOTICE MAILED	
8	7022 1670 0001 4990 7742	10 BOND ST., HUDSON, NH 03051 DONALD & PAULA JONES	ABUTTER NOTICE MAILED	
9	7022 1670 0001 4990 7759	12 BOND ST., HUDSON, NH 03051 CYNTHIA NOBLETT, TR.; REVOCABLE LIVING TRUST	ABUTTER NOTICE MAILED	
10		14 BOND ST., HUDSON, NH 03051		
11				
12				
13				
Total Number of pieces listed by sender 9		Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)	

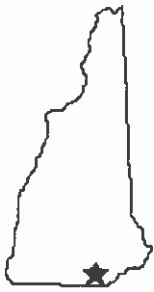
Direct Certified



Paula Angeli

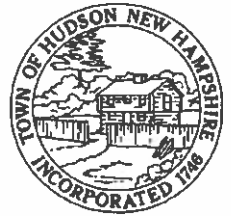
USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 183-058 VARIANCE 11 Bond Street, Hudson, NH 03051 Map 183, Lot 058, Sublot-000 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	Mailed First Class	VICTORIA & THOMAS COLLINS, JR. 9 BLACKSTONE ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	CHERYL & JOHN DOWGOS 11 CHATHAM ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	DANIELLE & JONATHAN MOREIRA 7 BOND ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	WILLIAM & CHRISTL SHERMAN 11 BLACKSTONE ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	MICHAEL KENNEY 9 CHATHAM ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	PATRICK CURTIN 7 CHATHAM ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	SCOTT & CHRISTINE SMITH 8 BOND ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	GAVIN & ALEX DEMERS 5 CHATHAM ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	MEGHAN REILLY 3 CHATHAM ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
10	Mailed First Class	ASHLEY & JONATHAN GENEST 7 BURTON ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
11	Mailed First Class	CHARLES & LOIS BLANCHARD, TRUSTEES 5 MARSHALL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED
12	Mailed First Class	LEE MARSHALL 8 FALCON RD., LONDONDERRY, NH 03053	ABUTTER NOTICE MAILED
13	Mailed First Class	FRANKLIN & STEPHANIE ANN TAYLOR 3 BURTON ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
14	Mailed First Class	CHARLES & BRENDA KALIL 1 KALILS WAY, NO. CONWAY, NH 03860	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 14	Total number of pieces rec'd at Post Office 14	Postmaster (receiving Employee) 



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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 183-058 (07-24-25): Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH requests a variance for 11 Bond St., Hudson, NH to allow a “proposed” approx. 1,335 sq.ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII A: Accessory Dwelling Units; § 334-73.3 H., Provisions]

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



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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. In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan,
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article XIII A of HZO Section(s) 334-73.3 in order to permit the following:

Seeking relief from ZBA for an existing ADU in the basement of the primary home and is approximately 1,334 sq. ft, where the maximum is 750 sq. ft allowed.

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.”)

see attached

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.”)

see attached

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.)

see attached

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.)

see attached

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

see attached

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

see attached

- 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.

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

The requested variance would permit continued use of an existing in-law apartment as an Accessory Dwelling Unit (ADU). This unit has been in place for many years without any negative impacts on the surrounding neighborhood. In light of increasing demand for multigenerational and flexible housing options, allowing this safe and well-maintained unit to remain in use serves a broader community need. Approval of the variance would not adversely affect public health, safety, or welfare.

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

The intent of the ordinance is to expand housing availability—particularly affordable and diverse housing options—without requiring significant new development. Although the existing ADU exceeds the 750 square foot limit, it remains clearly subordinate to the primary residence, fits within the existing lot, and has no adverse effect on the neighborhood. Thus, the proposal aligns with the ordinance's broader goals.

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

The home was purchased with the ADU already in place, and it was the owner's understanding and intent that it would continue to function as such. Denial of the variance would impose an unnecessary and disproportionate hardship, despite the fact that the use poses no harm to the community and aligns with town housing objectives.

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

The unit has been used in this manner for a long time with no recorded complaints or disruptions. It is quiet, safe, and well-integrated into the existing structure. There is no evidence to suggest that its continued use as an ADU would negatively affect neighboring property values—in fact, its presence contributes to a stable, well-maintained residential environment.

5. Special conditions exist such that literal enforcement of the ordinance results in unnecessary hardship because:

A1) Why this is true:

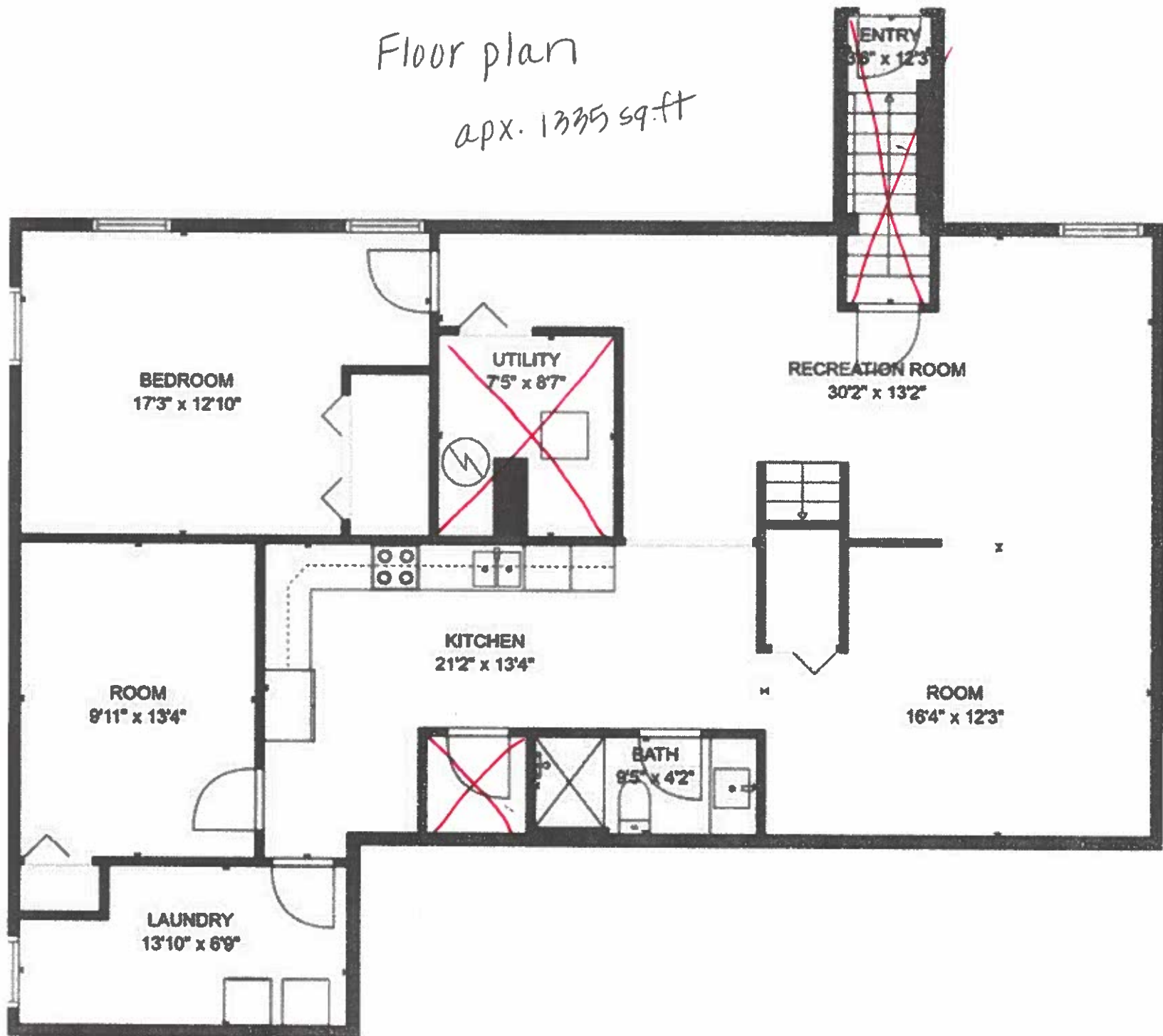
The property has long included a separate living space functioning as an in-law apartment. While the unit is over the 750 square foot threshold, it will otherwise be compliant and safe. Requiring costly alterations or space reductions would serve no meaningful benefit and would undermine the goal of providing accessible, diverse housing opportunities.

A2) How the special conditions make the proposed use reasonable:

The property's layout already includes a fully independent, functional living space that requires no expansion or significant modification. This existing condition makes the continued use as an ADU both reasonable and beneficial. It provides an affordable, multi-generational housing option that meets community needs and aligns with the intent of the ordinance, without negatively impacting neighbors or the character of the area.

Floor plan

apx. 1335 sq.ft





TOWN OF HUDSON

Land Use Division



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

Notice of Complaint

June 23, 2025

Sent Via: First Class Mail

JC Property Group LLC
93 Meadow Lark Lane
Goffstown, NH 03045

Re: **11 Bond St Map 183 Lot 058-000**
District: Town Residence (TR)

Dear JC Property Group LLC

Zoning Review / Determination:

It has been brought to our attention that you have an illegal Additional Dwelling Unit (ADU). As of this date there has been no building permits pulled to convert the lower level to an ADU. 2nd issue it does not appear by the pictures that there is a second way of egress out of the building

ADU'S are permitted per the Hudson Zoning Ordinance, in the Town Residence Zoning District (TR) zoning district. The Dwelling in the basement would be consider a ADU. There is a maximum for ADU per **Article XIII A § 334-73.3 Provisions. H. The size of an ADU shall not be less than 350 square feet nor greater than 750 square feet. The size of the principal dwelling shall not be reduced to less than 850 square feet in order to accommodate the creation of an ADU. Measurement of size shall be consistent with Town Assessor's practices.** [2-2-2019 ATM. Art. 05, adopted 3-12-2019]

If the dwelling in the basement is larger then this you will need a Variance from the Zoning Board of Adjustment per **Article XIII A § 334-73.3 Provisions.**

If you wish to keep the dwelling in the basement it will be necessary for you to obtain the proper building land life safety permits per **Article III §334-16 Building Permits.** You would need to contact inspectional services to obtain these applications.

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

Please contact me by July 6 2025 to setup a time to inspect the dwelling.

Please be further advised that in accordance with the Hudson Zoning Ordinance §334-79 (HZO) and RSA § 676:17, you are subject to a civil penalty of \$275.00 first offenses, and \$550.00 for subsequent offenses, for each day that your property is found to continue in violation of the HZO after the date you receive this notice, with each day that the violations continue being a separate offense. If the Town must pursue legal action against you, the Town shall be entitled to recover its costs and reasonable attorney fees if it is found to be a prevailing party.

Sincerely,

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

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

cc: Public Folder
Brooke Dubowik
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: 1080
Print Date: 7/3/2025 12:43:33 PM

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

Property Location: 11 BOND ST
Vision ID: 7251 Account #: 1492

Parcel ID: 183/ 058/ 000/ /
Bldg #: 1

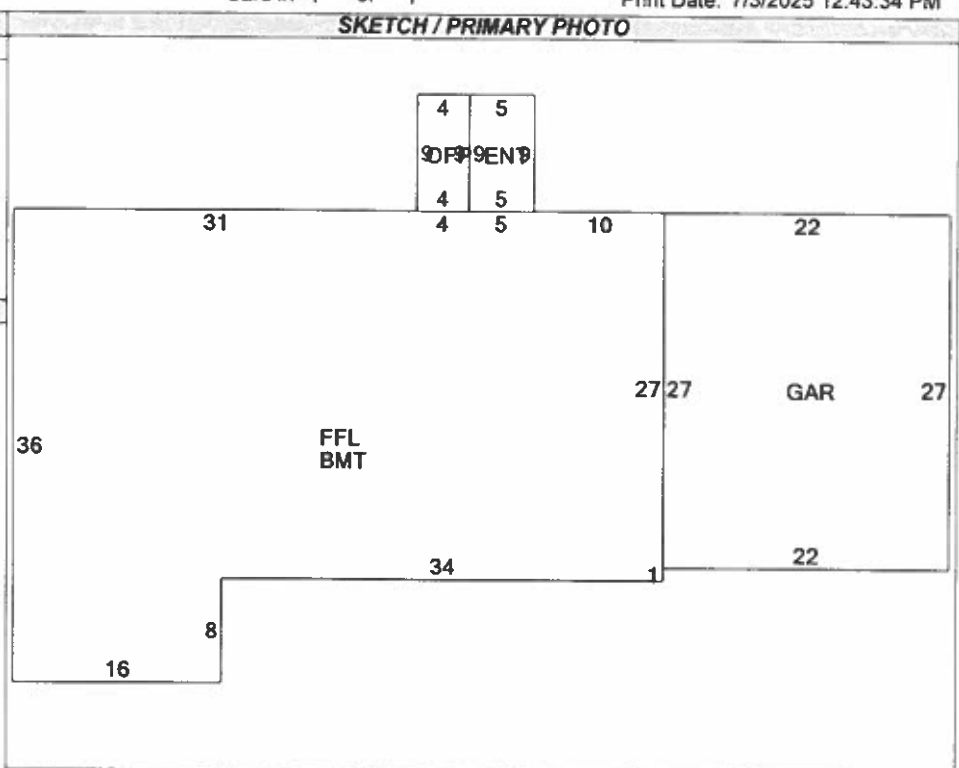
Card Address:
Card #: 1 of 1

LUC: 1080
Print Date: 7/3/2025 12:43:34 PM

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1		Extra Kitchens	0	
Style:	01	Ranch	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	2				
Exterior Wall 1	08	Brick Veneer			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	02	Gas			
Heat Type	01	Forced Air			
# Heat Systems	1				
AC Percent	100				
Total Rooms	6				
Bedrooms	4				
Full Baths	1				
3/4 Baths	2				
Half Baths	0				
Extra Fixtures	0				
Kitchens	2				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	BRK&WHT				
Avg Ht/FL	8				
Extra Kitchens	0				

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	96	UNITS	7.30	1980	FR	50	400
XFRRM	Rec Room,Fin,BMT	B	1,222	SQ. FT	45.00	1958	AV	80	44,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,528	382	40.08	61,239
ENT	Entry	0	45	45	160.31	7,214
FFL	First Floor, Finished	1,528	1,528	1,528	160.31	244,957
GAR	Garage	0	594	208	56.14	33,345
OFF	Open Frame Porch	0	36	7	31.17	1,122
	Total Liv Area/Gr. Area/Eff Are	1,528	3,731	2,170	Total Value	347,877

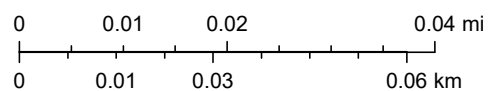


11 Bond Street (Map 183, Lot 058-000)



7/10/2025

1:1,592



Printed
7/08/2025
11:09AM
Created
7/08/2025
11:06 AM

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

Receipt# 828,958
tgoodwyn

<u>Description</u>		<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>	
1.00	Zoning Application- 7/24/25 ZBA Meeting 11 Bond Street Map 183, Lot 058-000, Zone- TR Variance App	0.00	245.4400	0.00	
			Total:	245.44	
<u>Remitter</u>	<u>Pay Type</u>	<u>Reference</u>	<u>Tendered</u>	<u>Change</u>	<u>Net Paid</u>
JC Property Group LLC	CHECK	CHECK # 1045	245.44	0.00	245.44
			Total Due:	245.44	
			Total Tendered:	245.44	
			Total Change:	0.00	
			Net Paid:	245.44	

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

On **07/24/2025**, the Zoning Board of Adjustment heard **Case 183-058**, being a case brought by **Chelsea Leveille, Mgr., JC Property Group LLC, 93 Meadow Lark Lane, Goffstown, NH** requests a **variance** for **11 Bond St., Hudson, NH** to allow a “proposed” approx. 1,335 sq. ft. Accessory Dwelling Unit (ADU) in the basement of the principal structure to remain where the size of an ADU should not be greater than 750 square feet. The ADU currently exists constructed w/o a building permit. [Map 183, Lot 058, Sublot 000; Town Residential (TR); Article XIII A: Accessory Dwelling Units; § 334-73.3 H., Provisions]

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

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

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

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

Y	N	4. 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

(2) The proposed use is a reasonable one.

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.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Print name: _____

Stipulations: _____



TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report

Meeting Date: July 24, 2025

Case 252-043 (07-24-25): John Joseph Granfield V, 1 Valley Hill Rd., Pelham, NH requests a variance for **26 Pine Rd., Hudson, NH** to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses]

ADDRESS: 26 Pine Rd
Map 252, Lot 43-000

ZONING DISTRICT: Town Residence (TR)

Relief Requested: Variance to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use.

PROPERTY DESCRIPTION:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 43,603 sq. ft. where 87,120 is required. The lot is classified as a legal nonconforming 3 Family residential dwelling

History/Attachments:

Plans

A: Subdivision Plan (6-81)

BUILDING PERMITS

B: BP# 219-93 Construct 12'X12' Deck
(12-31-92)

C: BP# 2020-00147 Septic System Inspection
2-25-20

ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

D: Verify if Dwelling a was Legal (6-17-14)

E: 20-010 # Zoning Determination (2-12-20)

F: 25-040 # Zoning Determination (5-19-25)

AERIAL / PHOTOS

Aerials (2024) 26 Pine Rd





TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report

Meeting Date: July 24, 2025

IN-HOUSE COMMENTS:

G: Town Engineer: This property is served by a private well and septic system. The applicant shall provide a new septic system design that can accommodate the proposed use. The applicant shall provide information about the private well that show the proposed used can be handled by the existing well. (7-10-25)

H: Inspectional Services/Fire Dept.: If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes (7-10-27)

I: Associate Town Planner: No additional dwellings shall be permitted on the property without approval of the Planning Board. (7-10-25)



VICINITY MAP

- NOTES:
- 1. PRESENT ZONING - RURAL
 - 2. PROPOSED USE - RESIDENTIAL
 - 3. TOTAL AREA - 30.76 ACRES
 - 4. SUBDIVIDING 3 LOTS INTO 4 LOTS



APPROVED BY THE TOWN OF HUDSON PLANNING BOARD

CHAIRMAN _____ DATE _____

SECRETARY _____ DATE _____

Walter Kennedy
WALTER KENNEDY

Allen C. Kennedy
ALLEN KENNEDY

Frank Kennedy
FRANK KENNEDY

PLAN REFERENCE:
"BOUNDARY PLAN PER MASTERS REPORT"
FOR - WALTER KENNEDY & JOHN BRIAND
PINE ROAD - HUDSON, N. H.
BY - A. E. MAYNARD P.E. & R.L.S.
12 PROGRESS AVENUE - NASHUA, N.H.
H.C.R.D. PLAN # 13865

I CERTIFY THAT AN ACTUAL SURVEY WAS
TAKEN ON THE GROUND AND IS IN ACCORDANCE
WITH TOWN OF HUDSON SUBDIVISION
REGULATIONS.

A.E. Maynard
A. E. MAYNARD, C.E.

NO.	DATE	REVISION	BY

SUBDIVISION PLAN OF LAND

**PINE ROAD
HUDSON, N.H.**

PREPARED FOR
WALTER KENNEDY
PINE ROAD
HUDSON, N.H.

SCALE
1" = 100'

DATE
JUNE, 1981

A. E. MAYNARD CIVIL ENGINEER
12 PROGRESS AVE.
NASHUA, N. H.

BOOK NO.
66 & 134



Run: 2/19/20
2:37PM

Building Permit

Page: 1
dstickney

B

Town of Hudson, NH

Permit 2020-00147 SEPTIC
Description: Replacement Septic System

Owner: DUPONT, RONALD R DUPONT, GERALDINE M.

Street: 26 PINE RD

Unit:

Map\Lot: 252-043-000

Zone:

Scheduled Date: 2/25/2020

Inspection Code: SEPTIC1

Date of Inspection:

Inspection Description: SEPTIC TEST PIT INSPECTION

Inspector: ED

Inspection Notes: Test Pit Inspection - 11:00 AM
Dave Dupont; Ph: 440-8049

0-14-L

14-30-VFS

30-62-FS

62"-84-CS

\$ HWT @ 64"

WATER 76"

Inspection Status: In Process

Inspector:

Date:

2/25/20

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

MAP 5, LOT 46

BUILDING PERMIT

AMOUNT
PAID

DEPT. FILE COPY

C

VALIDATION

APPLICANT RONALD DUPONT DATE DECEMBER 31, 19 92 PERMIT NO. 210-93
ADDRESS 35 PIONEER DRIVE, NASHUA NH 883-9374
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO DECK (TYPE OF IMPROVEMENT) (-) STORY RESIDENTIAL (PROPOSED USE) NUMBER OF DWELLING UNITS N/A

AT (LOCATION) 26 PINE ROAD ZONING DISTRICT _____
(NO.) (STREET)
BETWEEN _____ AND _____
(CROSS STREET) (CROSS STREET)

SUBDIVISION _____ LOT 46 BLOCK 5 LOT SIZE 2+/- ACRES

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 12'X12' DECK (REPLACEMENT).

AREA OR VOLUME 144 SQ. FT. ESTIMATED COST \$ 431.00 PERMIT FEE \$ 20.00
(CUBIC/SQUARE FEET)

OWNER RONALD DUPONT
ADDRESS 35 PIONEER DRIVE, NASHUA NH 03061 BUILDING DEPT. BY Edward S. M. [Signature]

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

FORM NO. BOCA-BP 1969



TOWN OF HUDSON

COMMUNITY DEVELOPMENT DEPARTMENT

14-14

(D)

12 School Street Hudson, New Hampshire 03051
Community Development Department 603-886-6005 • Engineering Division 603-886-6008 • Fax 603-594-1142



June 17, 2014

J. Bradford Westgate, Esquire
Winer and Bennett, LLP
111 Concord Street
P.O. Box 488
Nashua, NH 03061-0488

Re: 26 Pine Road Map 252/Lot 43

Dear Atty. Westgate :

After careful review of the Town files on the subject property, I have concluded that the dwelling is a legal three-family structure.

The basis for this conclusion comes after extensively researching old planning and zoning meetings dating back to the 1960's. Very scant meeting notes were found, and none mentioned the property at 26 Pine Road. I found reference to zoning changes from 1968 and beyond. These zoning regulations allowed for three-family units at that time.

Without a copy of a building permit, it is hard to know what was approved. Building inspector Richard Millard was pretty exact in relation to following codes. If he had found an irregular use, he would have made the builder/applicant come before the particular Board for corrective action. The assessing cards did not reveal any real answers, either.

So again, my decision is that the house is a legal three-family home.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak

William Oleksak
Zoning Administrator

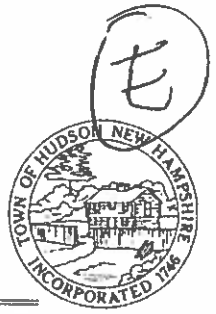
pc: Board of Selectmen
File

WO/pl



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #20-010

February 12, 2020

Lisa Messick
P.O. Box 616
East Windsor, CT 06088

Re: **26 Pine Road Map 252 Lot 043-000**
District: General One (G-1)

Dear Ms. Messick,

Your request: If you can add/create another dwelling unit in this 3 family structure to create a total of 4 dwelling units?

Zoning Review / Determination:

This lot is a legal non-conforming lot with regards to the area and frontage requirements per §334-32 Table of Dimensional Requirements. The use as a 3 family is also a legal existing non-conforming use. Your proposal to create an additional dwelling unit is not allowed per §334-21 Table of Permitted Principal Uses, and the creation of an additional (expansion) non-conforming use would need a variance per §334-29 Extension or enlargement of nonconforming uses.

Sincerely,

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

cc: Public File
Owner
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: 603-591-1142

F



Zoning Determination #25-040

May 19, 2025

Sent Via 1st Class Mail

John Granfield
1 Valley Hill Rd
Pelham, NH 03076

Re: 26 Pine Rd 252 Lot 043-000
District: General One (G-1)

Dear Mr. Granfield,

Zoning Review / Determination: If you can add/create another dwelling unit in this 3-family structure to create a total of 4 dwelling units?

According to the town this is a lot of record. The property has a 3-family dwelling on it that was constructed in 1960. The lot is 43,603sq ft. where 87,120 is required.

This lot is a legal non-conforming lot with regards to the area and frontage requirements per Article VIII §334-32 Table of Dimensional Requirements. The use as a 3 family is also a legal existing non-conforming use. Your proposal to create an additional dwelling unit is not allowed per Article V §334-21 Table of Permitted Principal Uses, and the creation of an additional (expansion) non-conforming use would need a variance per Article VIII §334-29 Extension or enlargement of nonconforming uses.

You will need to get an approve site plan to increase the number of units in your dwelling per Article III §334-16.1 – Approved Site Plan. For more information regarding planning approval process please contact the Planning Department.

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

Sincerely,

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

cc: B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

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

113

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

REQUEST FOR REVIEW/COMMENTS:

Case: 252-043 (07-24-25) **(VARIANCE)**

Property Location: 26 Pine Road

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

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

EZD Name: Elvis Dhima Date: 07/10/2025
(Initials)

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

This property is served by a private well and septic system. The applicant shall provide a new septic system design that can accommodate the proposed use. The applicant shall provide information about the private well that show the proposed used can be handled by the existing well.

14

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

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For Town Use

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

DRH (Initials) Name: David Hebert Date: 07/10/2025

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

If granted all proposed construction shall be conforming to the State Adopted Building and Fire codes

I

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

REQUEST FOR REVIEW/COMMENTS:

Case: 252-043 (07-24-25) **(VARIANCE)**

Property Location: 26 Pine Road

For Town Use

Plan Routing Date: 07/09/2025 Reply requested by: 07/14/2025 ZBA Hearing Date: 07/24/2025

☐

I have no comments

☒

I have comments (see below)

BWG

(Initials)

Name: Ben Witham-Gradert

Date: 07/10/2025

DEPT.

☐

Town Engineer

☐

Fire/Health Department

☒

Associate Town Planner

Should the variance be granted, Planning Board approval shall be required.

APPLICATION FOR A VARIANCE

JUL 08 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. 252-043 (07-24-25)

Date Filed 7/8/25

Name of Applicant John Joseph Granfield V Map: 252 Lot: 43 Zoning District: G-1

Telephone Number (Home) 603-508-9106 (Work) 603-508-9106

Mailing Address 1 Valley Hill Rd, Pelham, NH 03076

Owner Morgan Kiley Walsh

Location of Property 26 Pine Rd, Hudson, NH 03051
(Street Address)

Signature of Applicant [Signature]

7/7/25
Date

Signature of Property-Owner(s) [Signature]

7/7/25
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: 7/8/25

COST:

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

54 Abutter Notice: \$ 27.90

Direct Abutters x Certified postage rate \$ 5.58 = \$ 22.32

1 Indirect Abutters x First Class postage rate \$ 0.73 = \$ 0.73

Total amount due: \$ 212.90

Amt. received: \$ 212.90

Receipt No.: 828,994

Received by: TSG

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

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

Morgan Kiley Walsh

1 Valley Hill Rd, Pelham, NH 03076

603-571-1414

mkwalsh17@gmail.com

Letter To Hudson

I, Morgan Kiley Walsh, give John Joseph Granfield V permission to apply for a variance for my property at 26 Pine Rd, Hudson, NH 03051.

Morgan Kiley Walsh

A handwritten signature in black ink, appearing to read 'Morgan Kiley Walsh', written over a horizontal line.

Date: 7/7/25

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

*See Floor Plan

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

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

[Signature]
Signature of Applicant(s)

7/7/25
Date

[Signature]
Signature of Property Owner(s)

7/7/25
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
252	43	*Include Applicant & Owner(s) Walsh, Morgan	1 Valley Hill Rd, Pelham, NH 03076
252	41	Hudson Fish and Game Club C/O Treasurer	53 Pine Rd, Hudson, NH 03051
252	42	Kennedy, Allen Kennedy, Louella	24 Pine Rd, Hudson, NH 03051
252	44	Sinuon, Vibol Khut, Thari	28 Pine Rd, 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
247	007	Roberts, Michael Roberts, Kimberly	2 Wissahickon Dr, Hudson, NH 03051

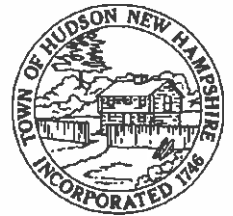
USPS-Verified Mail

SENDER:		US POSTAL SERVICE - CERTIFIED MAIL	Case# 252-043-000 VARIANCE 26 Pine Rd., Hudson, NH 03051 Map 252, Lot 043, Sublot-000 (1 of 1)
ARTICLE NUMBER		Name of Addressee, Street, and post office address	07/24/2025 ZBA Meeting
1	7022 1670 0001 4990 7766	MORGAN WALSH; JOHN JOSEPH GRANFIELD V	APPLICANT/OWNER NOTICE MAILED
		1 VALLEY HILL RD., PELHAM, NH 03076	
2	7022 1670 0001 4990 7773	MICHAEL ROBERTS; KIMBERLY ROBERTS	ABUTTER NOTICE MAILED
		2 WISSAHICKON DR., HUDSON, NH 03051	
3	7022 1670 0001 4990 7780	HUDSON FISH AND GAME CLUB; C/O TREASURER	ABUTTER NOTICE MAILED
		53 PINE ROAD, HUDSON, NH 03051	
4	7022 1670 0001 4990 7797	ALLEN KENNEDY; LOUELLA KENNEDY	ABUTTER NOTICE MAILED
		24 PINE ROAD, HUDSON, NH 03051	
5	7022 1670 0001 4990 7803	VIBOL SINUON; THARI KHUT	ABUTTER NOTICE MAILED
		28 PINE RD., HUDSON, NH 03051	
6			
7			
8			
9			
10			
Total Number of pieces listed by sender 5		Total number of pieces rec'd at Post Office	Postmaster (receiving Employee) <i>Paula angelis</i>



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

July 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, July 24, 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 252-043 (07-24-25): John Joseph Granfield V, 1 Valley Hill Rd., Pelham, NH requests a variance for 26 Pine Rd., Hudson, NH to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses]

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

Respectfully,

Chris Sullivan,
Zoning Administrator



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Acting Chairman

Dillon Dumont, Selectmen Liaison

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

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

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

Respectfully,

Chris Sullivan,
Zoning Administrator

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VIII of HZO Section(s) 334-29 in order to permit the following:

See attached Document Page 1 "Application for a Variance"

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.”)

See attached Document Page 1 "Question 1"

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.”)

See attached Document Page 1 "Question 2"

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.)

See attached Document Page 2 "Question 3"

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.)

See attached Document Page 2 "Question 4"

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

See attached Document Page 3 “Question 5A-1”

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

See attached Document Page 3 “Question 5A-2”

- 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.

Application for a Variance

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article VIII of HZO Section(s) **334-29** in order to permit the following:

To permit the conversion of an existing unfinished basement into a one-bedroom accessory dwelling unit within the existing structure, with no expansion of the building footprint, and in compliance with all applicable building, septic, and setback regulations on a lot that does not meet the current minimum lot area and frontage requirements as specified in Article VIII of the Hudson Zoning Ordinance (HZO), Section 334-29 and related dimensional requirements.

Question 1:

Granting the requested variance will not be contrary to the public interest, as the proposed basement renovation poses no threat to public health, safety, or the character of the neighborhood. The project involves interior improvements only, with no significant changes to the exterior of the building. Any minor exterior updates will be minimal and not visible from the road, ensuring that the visual appearance of the property remains consistent with the surrounding area.

The addition of a dwelling unit in the basement will not alter the physical footprint or structure of the property, nor will it impact light, air circulation, or emergency access for this or any adjacent property. In fact, this project supports the public interest by modestly increasing the availability of affordable housing, while also allowing the property owners to live on-site, improving oversight and day-to-day management of the home and its tenants.

Question 2:

The requested variance is necessary because the property is a pre-existing non-conforming lot with respect to area and frontage requirements as outlined in Article VIII, Section 334-32: Table of Dimensional Requirements, and the proposed use is not permitted under Article V, Section 334-21: Table of Permitted Principal Uses. However, the underlying intent of these regulations acknowledges that a structure may be permitted on a non-conforming lot of record—even if it does not meet current frontage or area requirements—provided that the property is either connected to Town sewer, or the property owner obtains a state and/or municipal septic permit, and all minimum front, side, and rear yard setbacks for the zone are met. In this case, per the Planning Board's guidance, we will be moving forward with the creation and approval of a septic system design that meets all applicable standards.

Our request also aligns with the purpose outlined in Article XIII A, Section 334-73.2, which aims "to increase the supply of affordable housing in the Town without the need for more infrastructure or further land development, while maintaining aesthetics and residential

use compatible with homes in the neighborhood." We believe our proposal supports this goal by providing an additional, modest housing unit within the existing footprint of the home—without exterior expansion or changes to the neighborhood's visual character. The addition of a one-bedroom apartment will not lead to overcrowding or excessive demand for parking, and will help increase the availability of affordable housing in a responsible, well-planned way.

Question 3:

By granting the variance, substantial justice would be served for both the property owner and the community by lowering the cost of living and enhancing on-site property management. The proposed project not only allows the applicant to make reasonable use of the property but also safeguards the interests of neighboring properties. By adhering to building and fire codes, along with the recommendations of the building inspector, and minimizing any changes to the property's appearance, the owners will ensure that the new dwelling does not negatively impact the privacy or safety of the neighborhood. Since the project will improve the property rather than harm it, there is no benefit to the public in denying the variance. Denial would only prevent the applicant from utilizing the property to its full potential.

Question 4:

The proposed use will not diminish the values of surrounding properties; in fact, it is likely to enhance them by increasing the value of our own property without altering the aesthetic or character of the neighborhood. The plan involves converting the existing basement into a single one-bedroom apartment, using modern, up-to-code construction methods that meet current building, electrical, plumbing, and fire safety standards. All work will be done within the existing structure, with no changes to the exterior that would impact nearby homes. The renovation will include updated appliances, energy-efficient systems, and quality materials, ensuring both functionality and visual appeal.

There is strong market demand for well-maintained rental properties in the area, especially multi-family homes, as evidenced by our own recent experience making multiple offers on similar properties—many of which sold well over asking price. We believe that this modest addition will meet local housing needs while maintaining the residential integrity of the neighborhood.

While adding an additional unit may increase occupancy slightly, we are committed to complying with all zoning and safety regulations regarding parking, traffic flow, and noise insulation. Limiting the unit to one bedroom will help prevent overcrowding and maintain a quiet, low-impact environment for both tenants and neighbors. Furthermore, the project will contribute to the local tax base by increasing the property's assessed value, providing additional resources for the Town of Hudson and benefiting the broader community.

Question 5 A - 1:

As a young, married couple, our goal in purchasing this property was to make it our first home together while Morgan completes active duty in the Army. Our plan was to move into one of the three existing apartments; however, after getting to know the current tenants, it became clear that all three parties are happy in their units and have no intention of moving. As new landlords, we genuinely value their presence and stability. Requiring us to vacate one of the occupied units in order to live on-site would create a hardship both for us and for a tenant.

Denial of the variance would prevent the reasonable use of the property's unfinished basement, which could be converted into a modest and appropriate living space without the need for additional infrastructure or expansion. Under Article VIII, Section 334-32 of the Zoning Ordinance, the property lacks the additional area and frontage required for another dwelling unit. However, considering that no exterior construction is involved and that the property has long supported multiple units, enforcing this provision in this case would not further the public interest and would instead impose an unnecessary hardship.

Question 5 A – 2:

Strict interpretation of the “Extension or Enlargement of Nonconforming Uses” Ordinance limits the reasonable use of this particular property. While the ordinance states that nonconforming uses may not be extended or enlarged without a variance, we respectfully believe that granting a variance in this case is both reasonable and beneficial.

The unfinished basement represents an opportunity to convert underutilized space into a functional, code-compliant living unit—one that would not only provide additional housing but also help reduce overall housing costs for existing tenants. This improvement can be made entirely within the current footprint of the building, with no adverse impact on surrounding properties. On the contrary, it would result in meaningful benefits for both current and future residents.

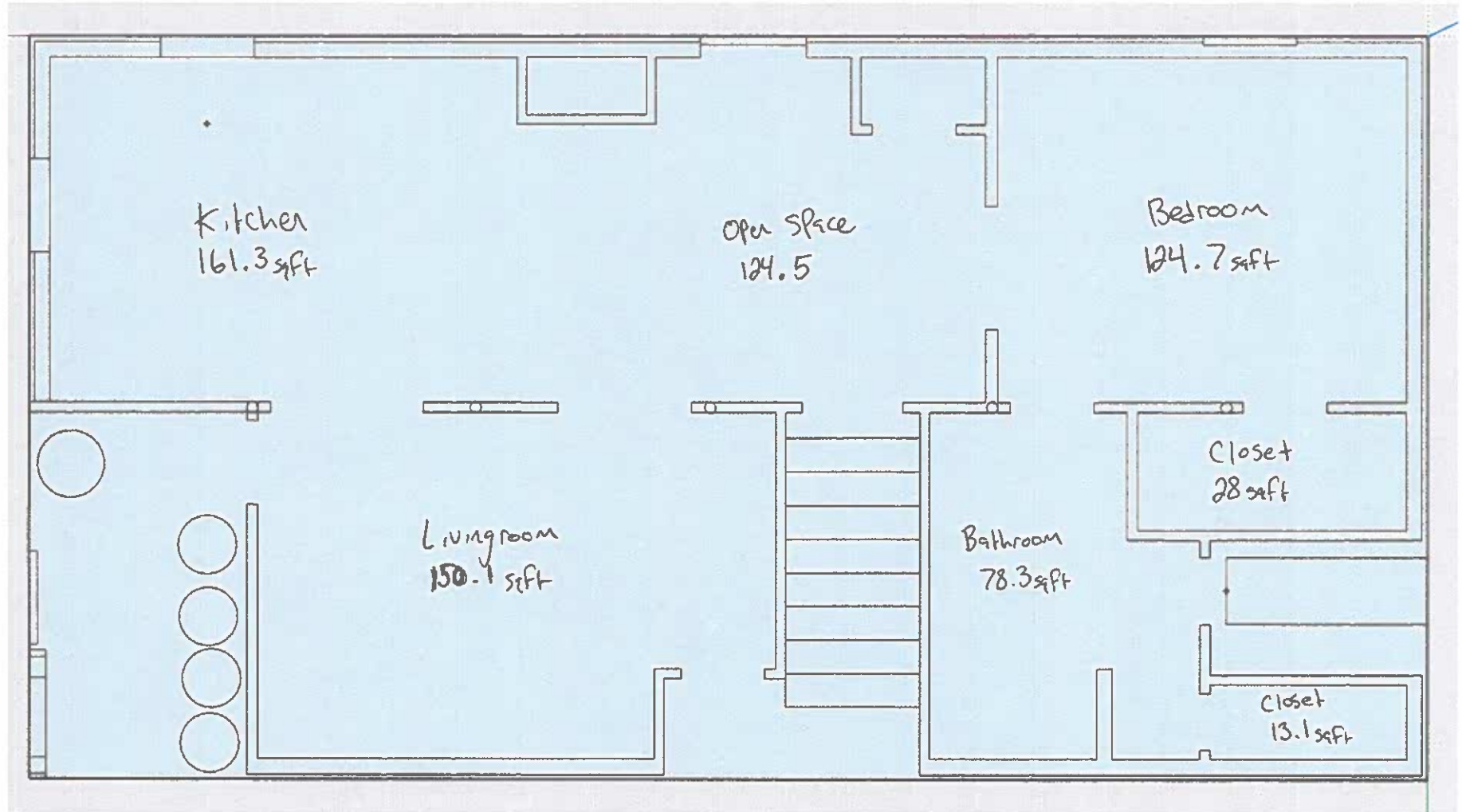
Because of this, we view our proposal not as an expansion of a nonconforming use, but as a thoughtful enhancement of an existing structure—one that brings value, efficiency, and increased livability to the property.

Floor Plan: Diagram



Total Sq Ft: 680 sqft

Floor Plan: Dimensions



Total sqft: 680 sqft



TOWN OF HUDSON

Land Use Division



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

Zoning Determination #25-040

May 19, 2025

Sent Via 1st Class Mail

John Granfield
1 Valley Hill Rd
Pelham, NH 03076

Re: **26 Pine Rd 252 Lot 043-000**
District: General One (G-1)

Dear Mr. Granfield,

Zoning Review / Determination: If you can add/create another dwelling unit in this 3-family structure to create a total of 4 dwelling units?

According to the town this is a lot of record. The property has a 3-family dwelling on it that was constructed in 1960. The lot is 43,603sq ft. where 87,120 is required.

This lot is a legal non-conforming lot with regards to the area and frontage requirements per Article VIII §334-32 Table of Dimensional Requirements. The use as a 3 family is also a legal existing non-conforming use. Your proposal to create an additional dwelling unit is not allowed per Article V §334-21 Table of Permitted Principal Uses, and the creation of an additional (expansion) non-conforming use would need a variance per Article VIII §334-29 Extension or enlargement of nonconforming uses.

You will need to get an approve site plan to increase the number of units in your dwelling per Article III §334-16.1 – Approved Site Plan. For more information regarding planning approval process please contact the Planning Department.

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

Sincerely,

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

cc: B. Dubowik, Administrative Aide
Inspectional Services
Owner
File

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

LUC: 1050
Print Date: 6/13/2025 11:07:08 A

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

LUC: 1050
Print Date: 6/13/2025 11:07:09 A

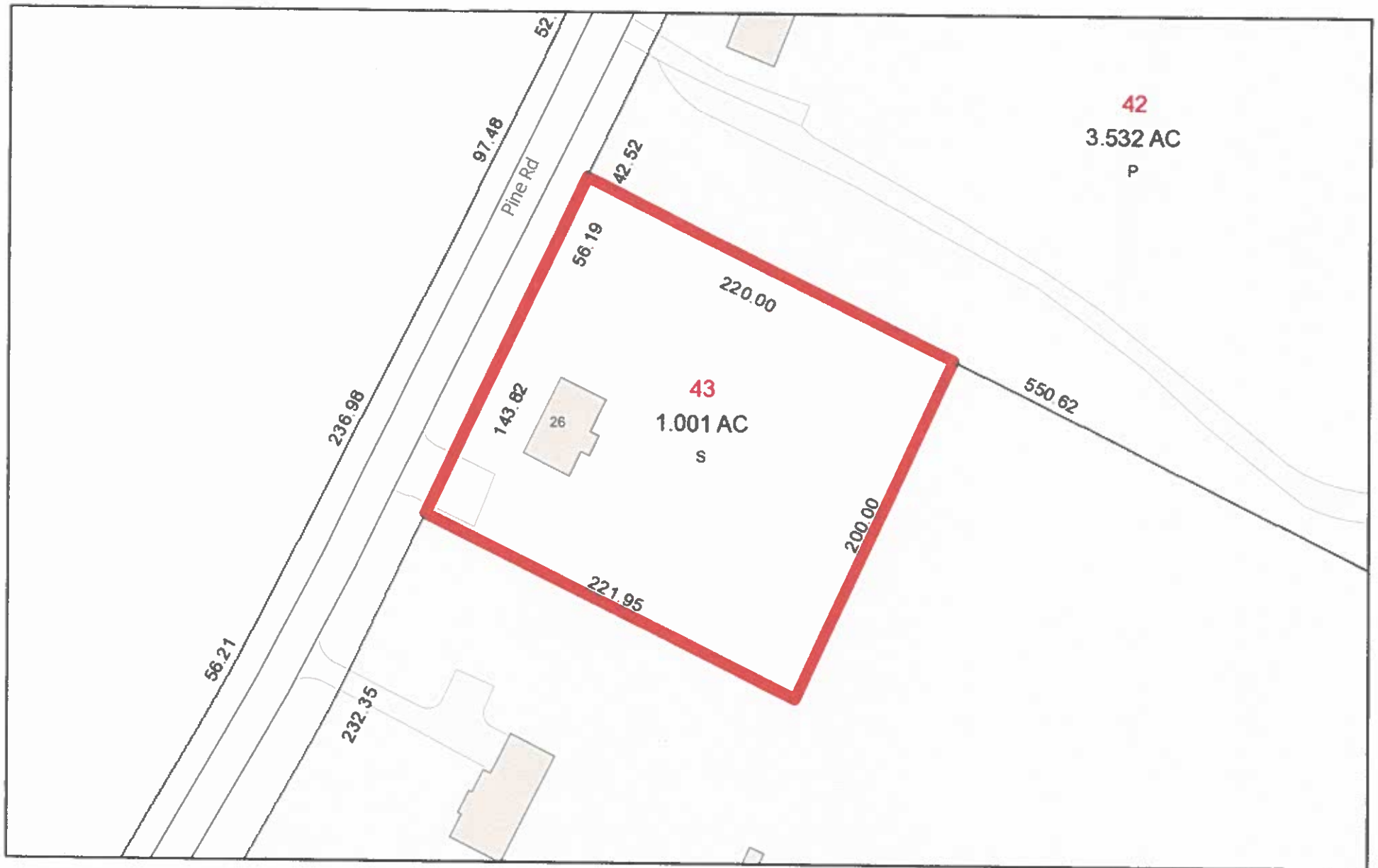
SKETCH / PRIMARY PHOTO

Diagram showing a building layout with dimensions and labels:

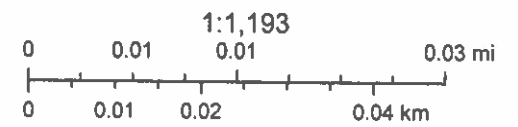
- Top section: 12 (width), 9 (left side), ENT (entrance), 9 (right side)
- Left side: 17 (width), 24 (height)
- Bottom section: 44 (width)
- Right side: 15 (width), 12 (height)
- Far right section: 12 (width), 12 (height), WDK (window), 12 (width), 12 (height)
- Internal labels: SFL, FFL, BMT (stacked vertically in the bottom left area)

A black and white photograph of a two-story brick house. The house has a gabled roof with a single chimney on the right side. There are several windows with dark shutters. The house is surrounded by trees, and the overall scene is in black and white.A black and white photograph of a two-story house with a gambrel roof. The house has light-colored siding and dark shutters on the windows. A chimney is visible on the roof. The house is surrounded by trees and a lawn. There is a small porch or deck on the right side of the house. The photo is framed by a white border.

GIS Location Plan



6/13/2025



Printed
7/08/2025
2:29PM
Created
7/08/2025
2:27 PM

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

Receipt# 828,994
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application-7/24/25 ZBA Meeting 26 Pine Rd Map 252, Lot 043-000 Zone G-1 Variance App.	0.00	212.9000	0.00
			Total:	212.90

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
John Joseph Granfield V	CSH	CASH-TG	212.90	0.00	212.90
Total Due:					212.90
Total Tendered:					212.90
Total Change:					0.00
Net Paid:					212.90

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

On **07/24/2025**, the Zoning Board of Adjustment heard **Case 252-043**, being a case brought by **John Joseph Granfield V, 1 Valley Hill Rd., Pelham, NH** requests a **variance for 26 Pine Rd., Hudson, NH** to permit a proposed conversion of an unfinished basement into a one-bedroom dwelling unit, which is an expansion of the existing legal 3-family nonconforming use. A nonconforming use shall not be extended or enlarged, except by variance. [Map 252, Lot 043, Sublot 000; General-One (G-1); Article VIII: Nonconforming Uses, Structures and Lots; § 334-29, Extension or enlargement of nonconforming uses]

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

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

(2) The proposed use is a reasonable one.

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.

Member Decision: _____

Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Print name: _____

Stipulations: _____
