



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – JANUARY 22, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, January 22, 2026, 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 on the right side.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL-ATTENDANCE

IV. SEATING OF ALTERNATES

V. PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 190-084 (01-22-26):** Roger and Denise Paradise, 6 Joseph Ave., Hudson, NH requests a variance to allow the mixed/dual use on a lot for residential use—single family detached dwelling (A.1.) and industrial use—contractor's yard (E.15.) where mixed uses are only allowed in the Business and Industrial districts. The contractor's yard use consisting of parking of two (2) work vehicles and storage is not permitted in the Town Residence (TR) zone. [Map 190, Lot 084, Sublot-000; Zoned Town Residence; HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

VI. REVIEW OF MINUTES: 12/11/25 edited draft Meeting Minutes

VII. OTHER BUSINESS:

Election of Zoning Board of Adjustment Officers

Discussion of proposed ZBA Bylaws amendments: regarding deliberations in §143-9. Decision Process

VIII. ADJOURNMENT:

Chris Sullivan, Zoning Administrator



TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Chris Sullivan, Zoning Administrator/Code Enforcement Officer
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

CS
1/8/26

Zoning Administrator Staff Report

Meeting Date: January 22, 2026

Case 190-084 (01-22-26): Roger and Denise Paradise, 6 Joseph Ave., Hudson, NH requests a variance to allow the mixed/dual use on a lot for residential use—single family detached dwelling (A.1.) and industrial use—contractor's yard (E.15.) where mixed uses are only allowed in the Business and Industrial districts. The contractor's yard use consisting of parking of two (2) work vehicles and storage is not permitted in the Town Residence (TR) zone. [Map 190, Lot 084, Sublot-000; Zoned Town Residence; HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

The current regulations restrict such uses to the residential district, per §334-21 Table of Permitted Principal Uses.

The property in question is being utilized by a landscape company operating out from a residential property. Due to limited opportunities to rent or purchase suitable land for business expansion within the area, the current zoning restrictions hinder the ability to grow the enterprise, increase staffing, and accommodate additional trucks and equipment.

Given these circumstances, a variance to allow for mixed-use development would significantly support the business's growth while maintaining residential use on the property. We believe this aligns with the district's broader economic and community development goals.

EXECUTIVE SUMMARY

ADDRESS: 6 Joseph Drive
Map 190 Lot 084-000

ZONING DISTRICT: Town Residence (TR)

RELIEF REQUESTED:

(Variance permitting mixed or dual use)

The property currently designated for single-family residential use (A.1.) and industrial use (E.15.) specifically, for a mixed-use scenario that includes a residential dwelling and an industrial contractor's yard.

PROPERTY DESCRIPTION:

The Town of Hudson records indicate that this property is classified as a residential lot with a single-family residence constructed in 1972.

The garage was constructed in 2020 and it is 1,080 sq ft. The total lot area is approximately 17,859 square feet, which exceeds the minimum required lot size of 10,000 square feet.



TOWN OF HUDSON

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12 School Street
Hudson, New Hampshire 03051

Chris Sullivan, Zoning Administrator/Code Enforcement Officer
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Administrator Staff Report

Meeting Date: January 22, 2026

HISTORY/ATTACHMENTS:

PLANS: See Application Packet
Plot plan dated 11-7-25

BUILDING PERMITS

A: BP# 103-81, 10X12' 10X24' Covered porch
(10-14-80)

B: BP# 139-87, 10X12' Shed (9-15-86)

ZONING ADMINISTRATOR/CODE ENFORCEMENT AND OTHER CORRESPONDENCE

C: Notice of Violation (5-7-13)

D: Response To Complaint Filed (7-6-15)

E: Notice of Compliant (10-30-25)

F: Notice of Compliant Update (10-30-25)

AERIAL / PHOTOS

Aerials (2024) 6 Joseph Drive



IN-HOUSE COMMENTS:

G: **Town Engineer:** No Comment - (12-18-25)
Applicant shall require a driveway permit for the Bungalow Ave, that will meet current driveway standards and setbacks.

H: **Inspectional Services/Fire Dept.:**
No Comment - (12-18-25)

I: **Town Planner:**
No Comment – 12-18-25)

ZONING ADMINISTRATOR FINAL COMMENTS

The applicant wishes to pursue a mixed-use development on their property. They have been actively working with the town to address and resolve the existing violation, and this application is now ready to be heard.



TOWN OF HUDSON, N. H.

Application for a Permit To Build

A

Date Oct 14 1980

Residential	
Commercial	
Industrial	
Garage	
Breezeway	
No. of Units	

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

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

Permit Number

103-81

Name of Owner CHARLES A. RICHARDS Address 9 LOWELL RD. Tel. 88-35372

Land Purchased From Address

Location 9 Lowell Rd. Property Tax No. 4253

Name of General Contractor Map and Lot No. 47/84

Name of Heating Contr. Name of Electrical Contractor

Type of Heat Name of Plumbing Contractor

Name of Fireplace Mason Name of Masonry Contractor

Material of Building Style of Roof Roof Covering

Size of Foundation Living Floor Area No. of Stories

Size of Garage Water Sewer

Foundation Material Width Height Footings Yes No

Fireplace ☐ No. of Flues Size Chimney Material

Brief Description of Repair, Alter or Other THE FOUNDATION SIZE OF MY OLD PORCH WAS 6'x20'. I WOULD LIKE TO ALTER IT 10'x24' WITH CONCRETE FOOTING, MASONRY BLOCKS, CONCRETE SLAB. THE SHELL WILL CONSIST OF MASONRY BLOCKS, WOOD FRAME, 4 WINDOWS, 1 DOOR, ASPHALT SHINGLES OVER FLAT PITCHED ROOF. I WILL BUILD IT MYSELF.

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.

Value \$1,500.00 Porch
Fee \$3.00 OVER

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

Owner's Signature Charles A. Richards
Contractor's Signature
Address

A

No. _____

Application For Permit to Build

Location _____

Estimated Cost \$ _____

PERMIT GRANTED

WORK COMPLETED

Building Inspector _____

PLOT PLAN

COMMENTS

LOT 409

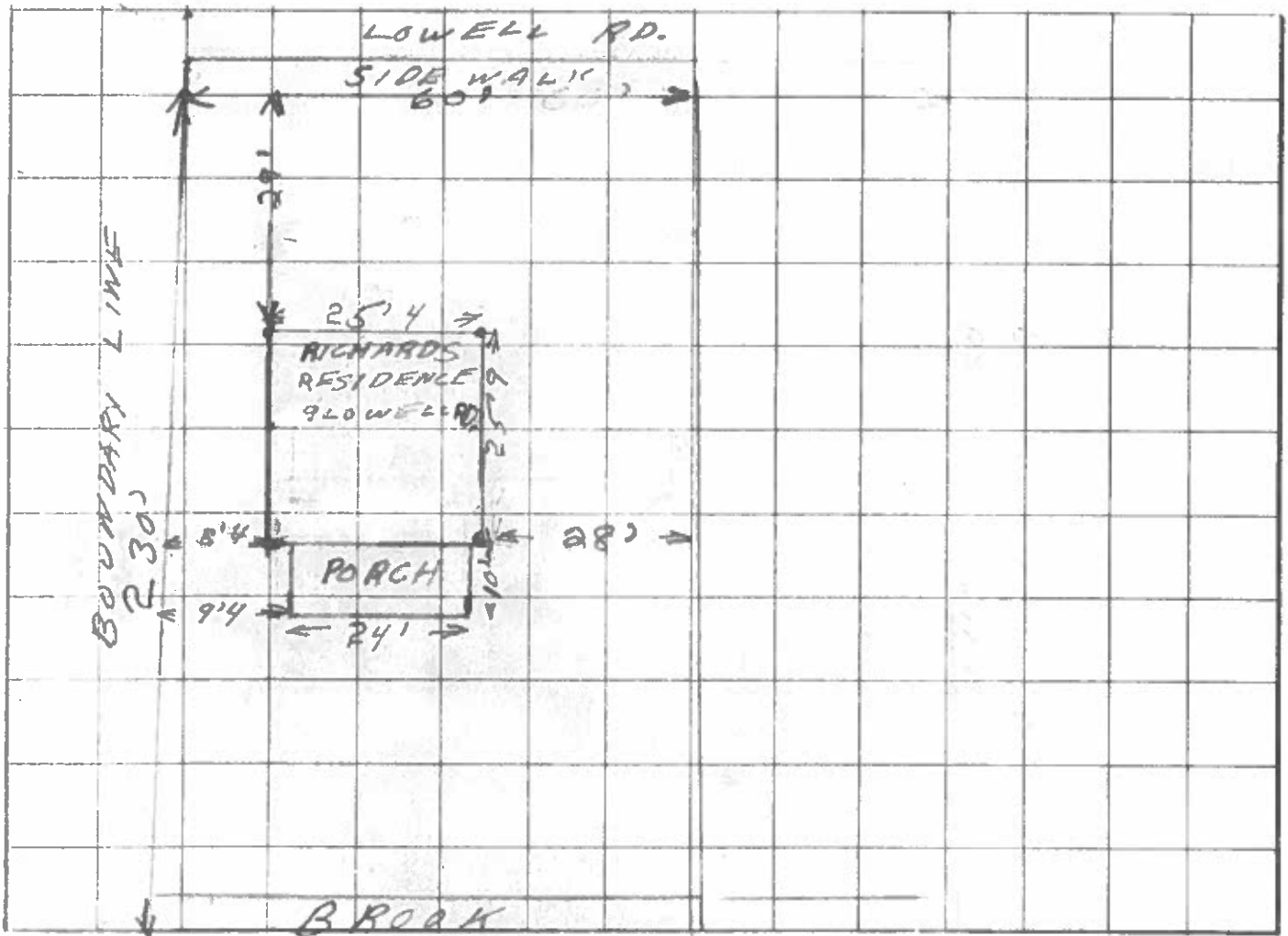
Owner's Name _____

SHEET _____

No. Street _____

SCALE ~~1" = 10'~~ ft. _____

District _____



I.

certify this plot.

Date _____

Map 45 Lot 16

BUILDING PERMIT

AMOUNT PAID

DEPT. FILE COPY

B

VALIDATION

APPLICANT Anthony Lacourse DATE September 15 19 86 PERMIT NO. 139-87
ADDRESS 6 Joseph Avenue, Hudson, NH 03051
(NO.) (STREET) (CONTR'S LICENSE)

PERMIT TO erect Shed (TYPE OF IMPROVEMENT) (NO.) STORY Residential (PROPOSED USE) NUMBER OF DWELLING UNITS _____

AT (LOCATION) 6 Joseph Avenue, Hudson, NH 03051 ZONING DISTRICT A-1
(NO.) (STREET)

BETWEEN Bungalow Street AND Magnolia Drive
(CROSS STREET) (CROSS STREET)

SUBDIVISION _____ LOT 16 BLOCK 45 LOT SIZE _____

BUILDING IS TO BE 10 FT. WIDE BY 12 FT. LONG BY _____ FT. IN HEIGHT AND SHALL CONFORM IN CONSTRUCTION

TO TYPE _____ USE GROUP _____ BASEMENT WALLS OR FOUNDATION _____

REMARKS: 10' x 12' - 120 sq. ft. shed; 8 ft. from property line. (TYPE)

AREA OR VOLUME 120 sq. ft. ESTIMATED COST \$ 800.00 PERMIT FEE \$ 10.00
(CUBIC/SQUARE FEET)

OWNER Anthony Lacourse
ADDRESS 6 Joseph Avenue, Hudson, NH 03051

BUILDING DEPT. BY Mt Richards

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

FORM NO. BOCA-BP 1989



TOWN OF HUDSON
COMMUNITY DEVELOPMENT DEPARTMENT
NOTICE OF VIOLATION

C



12 School Street • Hudson, New Hampshire 03051 • 603-886-6005 • Fax 603-594-1142

CERTIFIED MAIL # 7010 1670 0000 6912 0431

May 7, 2013

Roger Paradise
6 Joseph Ave.
Hudson, NH 03051

Re: Notice of Ongoing Violation(s) for 6 Joseph Ave., Hudson (Map 190/Lot 084)

Dear Mr. Paradise:

Please be advised that potential violation(s) have been brought to our attention regarding running a business of cutting, stacking and selling cord wood out of the aforementioned property without appropriate approvals.

In accordance with the Town of Hudson Zoning Ordinance Article VI, Section 334-24, Home occupations need Zoning Board of Adjustment approvals prior to commencement of the business.

Please feel free to contact the Community Development Department at your earliest convenience in regards to this matter.

Sincerely,

COMMUNITY DEVELOPMENT DEPARTMENT

William A. Oleksak
Zoning Administrator

pc: Board of Selectmen
File

WO/jk



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

RESPONSE TO COMPLAINT FILED

July 6, 2015

Paul Provost
4 Joseph Ave
Hudson, NH 03051

Re: Complaint about the tree cutting operation at 6 Joseph Ave

Dear: Mr. Provost

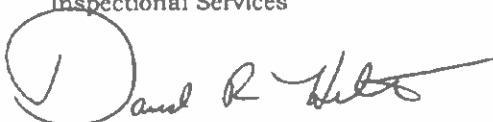
Please be advised that the Inspectional Services Division received a complaint from you concerning the alleged cutting and splitting of firewood for sale located at 6 Joseph Ave.

After an investigation of this complaint, I have determined that this complaint is:

- ☒ not a violation of the code.
- ☐ a violation of the 2009 International Residential Building Code and applicable enforcement action is in process.
- ☐ under investigation at this time.
- ☐ a civil matter between the parties.
- ☒ other The owner of 6 Joseph Ave stated the firewood is for his personal use. He brings the firewood to his camp and burns it for heating fuel. The town cannot take any action unless you have evidence supporting your claim.

Sincerely,

Inspectional Services


David R. Hebert
Inspector

Mailed
July 6, 2015
DRH

C/E #: 2015 - 00110

Logged
DMS

RECEIVED

JUN 25 2015



TOWN OF HUDSON

FIRE DEPARTMENT - INSPECTIONAL SERVICES DIVISION

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6005 • Fax: 603-886-6006

Code Enforcement/Investigation Form

Address in Question: 6 Joseph Ave.

Business Name (if applicable): _____

Type of Occupancy:

Residential

☒

Commercial

☐

Industrial

☐

Please write your question or concern below. Please be as specific as possible.

This resident buys large trees from a commercial tree service and has them delivered to his property.

He then cuts and splits these trees into firewood apparently to sell. The residence does not have a fireplace or a wood stove. This has been going on now for the past couple of years. The unloading of these large trees shake the entire neighborhood. The sawing is very annoying. The large pile of trees also presents a danger as they are along the road side and there are young children in the neighborhood. There has been 3 truckloads of trees delivered over the past couple of weeks of which 2 truckloads have already been cut and split into firewood.

Your Name: Paul Provost

Daytime Phone #: 594-2773

Address: 4 Joseph Ave.

Signature: Paul E. Provost

Date: 6/24/15

For Office Use Only

Date Filed: 6/25/15

Map: 190

Lot: 084-000

Pending Enforcement Issues:

☐

Yes

☒

No

Environmental Issues:

☐

Yes

☐

No

Date Forwarded to Engineering: _____

Possible Site Plan Infractions:

☐

Yes

☐

No

Date Forwarded to Planning: _____

Other Department Notifications:

Department: _____

Date Forwarded: _____

Additional Comments:

E



TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Chris Sullivan, Zoning Administrator/Code Enforcement Officer
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Notice of Complaint

October 20, 2025

Mr. and Mrs. Paradise
6 Joseph Ave
Hudson, NH 03051

Re: Re: 6 Joseph Ave Map 190 Lot 084-000
District: Town Residence (TR)

Dear Mr. and Mrs. Paradise

VIOLATION:

It has been brought to our attention that your property may be operating as a contractor yard. Specifically, the complaint mentions the presence of storage containers, a Bobcat, a Loader, dump trucks, and assorted junk.

On October 15, 2025, I personally conducted a drive-by to verify these concerns and can confirm the presence of these items.

According to the Town of Hudson records, the parcel encompasses approximately 0.041 acres and is designated as zone TR, which is classified for single-family residences. Additionally, the single-family existing structure on this parcel was constructed in 1972.

The first violation that was noticed is what looks to be a contractor's yard of a private residence which is considered a mixed use per §334-10, **Mixed or Dual Use Lots**, and §334-21 **E (15) Table of Principal Uses**,

- (A.1.) Residential Use — Single-family detached dwelling
- (E.15.) Industrial Use — Contractor's yard

Please be advised that such mixed uses are not permitted within the Town Residence (TR) district. Under the applicable codes, running a contractor's yard constitutes a mixed-use that requires a variance, per §334-10, **Mixed or Dual Use Lots**, and §334-21 **E (15) Table of Principal Uses**, a contractor's yard is not authorized in the TR zone.



The second item property has been identified as in violation of the relevant municipal code concerning outdoor storage. Specifically, this pertains to the storage of various items on your premises. The following ordinance is being violated:

Article III § 334-13 Junkyards prohibited; outdoor storage.

B. The outdoor storage of any of the following are not permitted in any district:

- (1) More than one unregistered vehicle.
- (2) Any quantity of waste, refuse, junk, or ashes.
- (3) Bulk storage of oil or gasoline, other than in standard or approved containers or containment facilities.

The third item that needs addressing is the number of vehicles and machines that could potentially violate its requirements.

Given the nature of my operations, I believe that adherence to this particular item may impose undue constraints. Therefore, a variance would be required from the Zoning Board of Adjustment.

Article III § 334-15 (2) Parking.

B. Parking Prohibited. Parking or storage of vehicles or trailers in excess of the amounts specified in this section is prohibited.

- (1) Outdoor storage of more than one unregistered or uninspected motor vehicle per residential unit.
- (2) Outside parking or storage of vehicles or trailers used in commerce at residential sites with gross vehicle weight greater than 13,000 pounds.

You are also in violation of the following on your property. There is garaging or parking of two or more light commercial vehicles; use is not permitted in the Town Residence. You would require a variance per **Article V §334-22 Table of Permitted Accessory Uses**

Article VII § 334-27-1 General Requirements.

The placement of storage containers on my property, located along Bungalow Ave. Currently, these containers are situated in the front yard, which is not in compliance with the local zoning regulations that restrict accessory storage structures, such as sheds and storage containers, to the rear of the main building. This will require a variance per **Article VII § 334-27-1 General Requirements.**

Article VII § 334-27-Table of Dimensional Requirements.

The current placement of storage containers on the property. It has come to my notice that the containers are located within the side setback, which is not permitted under **Article VII § 334-27-Table of Dimensional Requirements.**

To rectify this situation, it would be necessary to obtain a variance from the Zoning Board of Adjustment, as the current placement does not comply with zoning regulations.

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

E

While I drove by your home, I noticed the additional driveway on the property. Please note that you are permitted to have a second driveway; however, there are a few issues that require clarification before proceeding.

Additionally, I would like to inform you that we do not currently have a driveway permit on file for this second driveway. To move forward, you will need to obtain the necessary permit from the appropriate authorities.

F. Maximum cumulative DRIVEWAY width of 50 feet, except that a DRIVEWAY may be flared beyond a width of 50 feet, at and near its junction with the HIGHWAY, to accommodate the turning radius of vehicles expected to use the particular DRIVEWAY.

G. Up to two DRIVEWAYS per parcel having adequate frontage, as required by Chapter 334, Zoning, is allowed. A Driveway permit is required for new second driveways.

H. Side and rear setbacks of no less than five feet from property bounds to DRIVEWAYS and ACCESSORY DRIVEWAYS, unless a shared ACCESS is required by the PLANNING BOARD.

ABATEMENT ORDER: Please contact me promptly to confirm the intended use of your property. Currently, you are required to obtain approvals from the Zoning Board of Adjustment and the Planning Board. You will also require a site plan from a licensed New Hampshire Land Surveyor. This will be needed for the Zoning Board of Adjustment and the Planning Board

Please notify me of your compliance or your intended course of action by November 17, 2025. This matter must be treated with the utmost urgency to avoid further action.

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 the prevailing party.

Sincerely,



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

cc. Brooke Dubowik (Town Planner)
Elvis Dhima, Town Engineer
Jim Michaud
Inspectional Services
owner
File

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(E)



TOWN OF HUDSON

Zoning/Code Enforcement
12 School Street
Hudson, New Hampshire 03051

Chris Sullivan, Zoning Administrator/Code Enforcement Officer
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Notice of Complaint Update

October 30, 2025

Mr. and Mrs. Paradise
6 Joseph Ave
Hudson, NH 03051

Re: **Re: 6 Joseph Ave Map 190 Lot 084-000**
District: Town Residence (TR)

Dear Mr. and Mrs. Paradise

Thank you for meeting with me at your property on October 29, 2025. I appreciate the opportunity to discuss the issues involved. Based on our conversation, I have removed some of the violations previously noted from the correspondence.

However, it remains evident that there is still a mix of uses at your property. I commend your efforts and want to acknowledge that you are moving in the right direction toward bringing your property into compliance.

According to the Town of Hudson records, the parcel encompasses approximately 0.041 acres and is designated as zone TR, which is classified for single-family residences. Additionally, the single-family existing structure on this parcel was constructed in 1972.

The first violation that was noticed is what looks to be a contractor's yard of a private residence, which is considered a mixed use per §334-10, **Mixed or Dual Use Lots**, and §334-21 E (15) **Table of Principal Uses**.

- (A.1.) Residential Use — Single-family detached dwelling
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requires a variance, per §334-10, **Mixed or Dual Use Lots**, and §334-21 E (15) **Table of Principal Uses**, a contractor's yard is not authorized in the TR zone.

The second item property has been identified as in violation of the relevant municipal code concerning outdoor storage. Specifically, this pertains to the storage of various items on your premises. The following ordinance is being violated:

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

(F)

Please notify me of your compliance or your intended course of action by January 18, 2026. This matter must be treated with the utmost urgency to avoid further action.

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 the prevailing party.

Sincerely,



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

cc. Brooke Dubowik (Town Planner)
Elvis Dhima, Town Engineer
Jim Michaud
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: 190-084 (01-22-26) **(VARIANCE)**

Property Location: 6 Joseph Avenue

For Town Use

Plan Routing Date: 12/17/2025 Reply requested by: 12/22/2025 ZBA Hearing Date: 01/22/2026

☐

I have no comments

☒

I have comments (see below)

EZD

(Initials)

Name: Elvis Dhima, P.E.

Date: 12/18/2025

DEPT.

☒

Town Engineer

☐

Fire/Health Department

☐

Town Planner

Applicant shall require a driveway permit for the Bungalow Ave, that will meet current driveway standards and setbacks

H

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

REQUEST FOR REVIEW/COMMENTS:

Case: 190-084 (01-22-26) **(VARIANCE)**

Property Location: 6 Joseph Avenue

For Town Use

Plan Routing Date: 12/17/2025 Reply requested by: 12/22/2025 ZBA Hearing Date: 01/22/2026



I have no comments



I have comments (see below)

DRH

(Initials)

Name: David Hebert

Date: 12/18/2025

DEPT:



Town Engineer



Fire/Health Department



Town Planner

1

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

REQUEST FOR REVIEW/COMMENTS:

Case: 190-084 (01-22-26) **(VARIANCE)**

Property Location: 6 Joseph Avenue

For Town Use

Plan Routing Date: 12/17/2025 Reply requested by: 12/22/2025 ZBA Hearing Date: 01/22/2026

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

BED Name: Brooke Dubowik Date: 12/18/2025
(Initials)

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

APPLICATION FOR A VARIANCE

DEC 16 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. 190-084(01-22-26)

Date Filed 12/16/25

Name of Applicant ROGER PARADISE Map: 190 Lot: 084 Zoning District: TR

Telephone Number (Home) 603-305-8219 (Work) _____

Mailing Address 6 Joseph Ave

Owner(s) Denise Paradise Roger Paradise

Location of Property 6 Joseph Ave Hudson
(Street Address) 12/16/25

Signature of Applicant Denise Paradise Date 12-16-25

Signature of Property-Owner(s) Denise Paradise Date 12-16-25

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: 12/16/25

COST:

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

Abutter Notice:

10 Direct Abutters x Certified postage rate \$ 6.08 = \$ 60.80

9 Indirect Abutters x First Class postage rate \$ 0.78 = \$ 7.02

Total amount due: \$ 252.82

Add'l \$5.30 - Notice to Direct Abutter.
Receipt # 849,596 (Cash)

Amt. received: \$ 252.82

Receipt No.: 846,839

Check #
241

Received by: TSG

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

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

TOWN OF HUDSON, NH

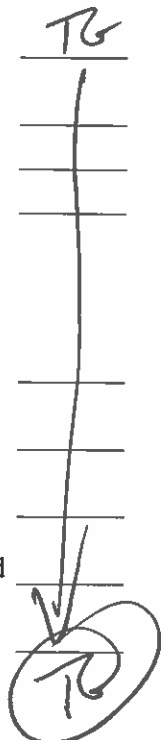
Variance Application Checklist

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

Applicant Initials		Staff Initials
R.P.	Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step.	TG
R.P.	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
R.P.	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
R.P.	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.)	N/A
R.P.	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
R.P.	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
R.P.	Provide a copy of all single sided pages of the assessor's card. (NOTE: these copies are available from the Assessor's Office)	TG
R.P.	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
R.P.	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) R.P. 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. TG
- b) R.P. The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) R.P. The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) R.P. 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) R.P. 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) R.P. 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) R.P. The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.
- h) R.P. The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) R.P. 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.

<u>Rogel Paradise Denise Paradise</u> Signature of Applicant(s)	12/16/25 <u>12-16-25</u> Date
<u>Rogel Paradise</u> Signature of Property Owner(s)	12/16/25 <u>12-16-25</u> Date

Denise Paradise 12/16/25

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 Attached	

All Direct Abutters

Map	Lot	Name Of Property Owner	Mailing Address
190	084	Roger E. Paradise Denise Paradise	6 Joseph Avenue Hudson NH 03051
190	074	Paul E. Provost	4 Joseph Avenue Hudson NH 03051
190	086	Lisa T. Beckwith, TR Beckwith 2021 Living Trust	7 Bungalow Avenue Hudson NH 03051
190	077	Jerry T. Guoy Sarina D. Choun	1 Joseph Avenue Hudson NH 03051
190	083	Randel J. Wyman, TR Roslie Wyman 2019 Trust	4 Magnolia Street Hudson NH 03051
190	085	Area Agency Properties, INC	144 Canal Street Nashua NH 03064
190	065	Brian Carpentier Ashley Carpentier	19 Oban Drive Hudson NH 03051
197	017	Mark Harwood Edith Harwood	23 Oban Hudson NH 03051
197	018	Matthew S. Lavoie Lynne Sayward - Lavoie	21 Oban Drive 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
		<i>See Attached</i>	

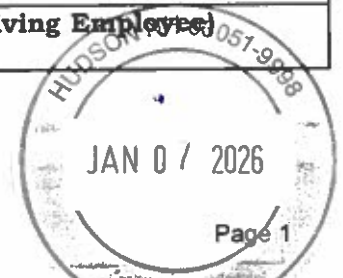
All Indirect Abutters Within 200 Feet

Map	Lot	Name Of Property Owner	Mailing Address
190	087	Leo C. Beranrd	3 Bungalow Avenue Hudson NH 03051
190	091	Heather A. Reidy, TR Reidy Revocable Trust	8 Riverview Street Hudson NH 03051
190	090	Daniel Wojtaszek Stephanie Wojtaszek	6 Riverview Street Hudson NH 03051
190	067	Michael A. Bucynski Jennifer M. Bucynski	15 Oban Drive Hudson NH 03051
190	078	Darlene Kinney	5 Stanley Avenue Hudson NH 03051
190	066	Matthew S. Hudson Kelly A. Hudson	17 Oban Drive Hudson NH 03051
190	092	Kyle Segal, TR Michelle Segal, TR	53 Blossom Road Windham NH 03087
197	015	Nicholas T. Allard Kristine L. Allard	29 Radcliffe Drive Hudson NH 03051
197	016	Edward M. Devito Melissa A. Leibovitz	25 Oban Drive Hudson NH 03051
197	014	Richard J. Pietrowski Margar Pietrowski	16 Riverview Street Hudson NH 03051

USPS-Verified Mail

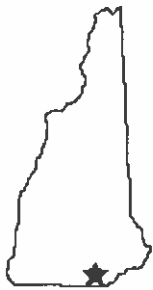
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 190-084 VARIANCE 6 Joseph Ave, Hudson, NH 03051 Map 190, Lot 084, Sublot-000 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	01/22/2026 ZBA Meeting
1	7022 1670 0001 4990 8688	ROGER E. PARADISE; DENISE PARADISE	APPLICANT/OWNER NOTICE MAILED
		6 JOSEPH AVE., HUDSON, NH 03051	
2	7022 1670 0001 4990 8695	PAUL E. PROVOST	ABUTTER NOTICE MAILED
		4 JOSEPH AVE., HUDSON, NH 03051	
3	7022 1670 0001 4990 8701	LISA T. BECKWITH, TR.; BECKWITH 2021 LIVING TRUST	ABUTTER NOTICE MAILED
		7 BUNGALOW AVE., HUDSON, NH 03051	
4	7022 1670 0001 4990 8718	JERRY T. GUOY; SARINA D. CHOUN	ABUTTER NOTICE MAILED
		1 JOSEPH AVE., HUDSON, NH 03051	
5	7022 1670 0001 4990 8725	RANDEL J. WYMAN, TR.; ROSALIE WYMAN 2019 TRUST	ABUTTER NOTICE MAILED
		4 MAGNOLIA ST., HUDSON, NH 03051	
6	7022 1670 0001 4990 8732	AREA AGENCY PROPERTIES, INC. 144 CANAL ST., NASHUA, NH 03064	ABUTTER NOTICE MAILED
		BRIAN CARPENTIER; ASHLEY CARPENTIER	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 8749	19 OBAN DR., HUDSON, NH 03051	
		MARK HARWOOD; EDITH HARWOOD	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 8756	23 OBAN DR., HUDSON, NH 03051	
		MATTHEW S. LAVOIE; LYNNE SAYWARD-LAVOIE	ABUTTER NOTICE MAILED
9	7022 1670 0001 4990 8763	21 OBAN DR., HUDSON, NH 03051	
10	7022 1670 0001 4990 8770	LEO C. BERNARD	ABUTTER NOTICE MAILED
		3 BUNGALOW AVE., HUDSON, NH 03051	
11	7022 1670 0001 4990 8787	MATTHEW S. HUDSON; KELLY A. HUDSON	ABUTTER NOTICE MAILED
		17 OBAN DR., HUDSON, NH 03051	
	Total Number of pieces listed by sender 11	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)

Direct Certified



USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 190-084 VARIANCE 6 Joseph Ave, Hudson, NH 03051 Map 190, Lot 084, Sublot-000 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	01/22/2026 ZBA Meeting
1	Mailed First Class	HEATHER A. REIDY, TR.; REIDY REVOCABLE TRUST 8 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	DANIEL WOJTASZEK; STEPHANIE WOJTASZEK 6 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	MICHAEL A. BUCYNSKI; JENNIFER M. BUCYNSKI 15 OBAN DR., HUDSON, N H 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	DARLENE KINNEY 5 STANLEY AVE., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	KYLE SEGAL, TR.; MICHELLE SEGAL, TR. 53 BLOSSOM ROAD, WINDHAM, NH 03087	ABUTTER NOTICE MAILED
6	Mailed First Class	NICHOLAS T. ALLARD; KRISTINE L. ALLARD 29 RADCLIFFE DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	EDWARD M. DEVITO; MELISSA A. LEIBOVITZ 25 OBAN DR., HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	RICHARD J. PIETROWSKI; MARGARET PIETROWSKI 16 RIVERVIEW ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
9			
10			
11			
	Total Number of pieces listed by sender 8	Total number of pieces rec'd at Post Office	Postmaster (receiving Employee)



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Chairman

Dillon Dumont, Selectmen Liaison

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

January 9, 2026

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, January 22, 2026 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 190-084 (01-22-26): Roger and Denise Paradise, 6 Joseph Ave., Hudson, NH requests a variance to allow the mixed/dual use on a lot for residential use—single family detached dwelling (A.1.) and industrial use—contractor's yard (E.15.) where mixed uses are only allowed in the Business and Industrial districts. The contractor's yard use consisting of parking of two (2) work vehicles and storage is not permitted in the Town Residence (TR) zone. [Map 190, Lot 084, Sublot-000; Zoned Town Residence; HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal 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, 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 _____ of HZO Section(s) _____ in order to permit the following:

See Attached

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.

See Attached

Application For A Variance

This form constitutes a request for a variance from the literal provision of the Hudson Zoning Ordinance Article 334 of HZO Section 10 in order to permit the following:

- We would like to park 2 of our vehicles in the area shown. A Chevy 3500 dump truck and a GMC 3500 dump truck. Both vehicles are below the weight of 13,000 pounds.
1. We are only using the area in question as a place to park / store our vehicles they leave the property almost every day. There are no customers coming to the property to have work done. We are traveling to them.
 2. By granting us this variance it would allow us to be in good standing with the town of Hudson and the zoning of the property.
 3. By allowing us to continue to park our work vehicles we can continue to conduct our business efficiently without the burdens of using a rental space which is very costly.
 4. This will not diminish the value of other properties because the area in question is located on a dead-end street, tucked away and the vehicles are only there overnight.
 5.
 - 1 A. With variance approval, it allows us to continue parking company vehicles with work being done away from the property.
 - 2 A. The area in question is only used for vehicle parking / storage. With these special conditions it would allow for us to have proper zoning for what is trying to be done with the property.



TOWN OF HUDSON

Zoning/Code Enforcement
12 School Street
Hudson, New Hampshire 03051

Chris Sullivan, Zoning Administrator/Code Enforcement Officer
csullivan@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Notice of Complaint Update

October 30, 2025

Mr. and Mrs. Paradise
6 Joseph Ave
Hudson, NH 03051

Re: **Re: 6 Joseph Ave Map 190 Lot 084-000**
District: Town Residence (TR)

Dear Mr. and Mrs. Paradise

Thank you for meeting with me at your property on October 29, 2025. I appreciate the opportunity to discuss the issues involved. Based on our conversation, I have removed some of the violations previously noted from the correspondence.

However, it remains evident that there is still a mix of uses at your property. I commend your efforts and want to acknowledge that you are moving in the right direction toward bringing your property into compliance.

According to the Town of Hudson records, the parcel encompasses approximately 0.041 acres and is designated as zone TR, which is classified for single-family residences. Additionally, the single-family existing structure on this parcel was constructed in 1972.

The first violation that was noticed is what looks to be a contractor's yard of a private residence, which is considered a mixed use per **§334-10, Mixed or Dual Use Lots**, and **§334-21 E (15) Table of Principal Uses**.

- (A.1.) Residential Use — Single-family detached dwelling
- (E.15.) Industrial Use — Contractor's yard

Please be advised that such mixed uses are not permitted within the Town Residence (TR) district. Under the applicable codes, running a contractor's yard constitutes a mixed-use that

requires a variance, per §334-10, **Mixed or Dual Use Lots**, and §334-21 E (15) **Table of Principal Uses**, a contractor's yard is not authorized in the TR zone.

The second item property has been identified as in violation of the relevant municipal code concerning outdoor storage. Specifically, this pertains to the storage of various items on your premises. The following ordinance is being violated:

Article III § 334-13 Junkyards prohibited; outdoor storage.

B. The outdoor storage of any of the following are not permitted in any district:

(2) Any quantity of waste, refuse, junk, or ashes.

(3) Bulk storage of oil or gasoline, other than in standard or approved containers or containment facilities.

While I drove by your home, I noticed the additional driveway on the property. Please note that you are permitted to have a second driveway; however, there are a few issues that require clarification before proceeding.

Additionally, I would like to inform you that we do not currently have a driveway permit on file for this second driveway. To move forward, you will need to obtain the necessary permit from the appropriate authorities.

F. Maximum cumulative DRIVEWAY width of 50 feet, except that a DRIVEWAY may be flared beyond a width of 50 feet, at and near its junction with the HIGHWAY, to accommodate the turning radius of vehicles expected to use the particular DRIVEWAY.

G. Up to two DRIVEWAYS per parcel having adequate frontage, as required by **Chapter 334**, Zoning, is allowed. A Driveway permit is required for new second driveways.

H. Side and rear setbacks of no less than five feet from property bounds to DRIVEWAYS and ACCESSORY DRIVEWAYS, unless a shared ACCESS is required by the PLANNING BOARD.

ABATEMENT ORDER: Please contact me promptly to confirm the intended use of your property. Currently, you are required to obtain approvals from the Zoning Board of Adjustment and the Planning Board. You will also require a site plan from a licensed New Hampshire Land Surveyor. This will be needed for the Zoning Board of Adjustment and the Planning Board

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

Please notify me of your compliance or your intended course of action by January 18, 2026. This matter must be treated with the utmost urgency to avoid further action.

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 the prevailing party.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Sullivan', with a stylized, flowing script.

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

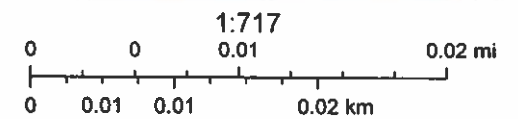
cc. Brooke Dubowik (Town Planner)
Elvis Dhima, Town Engineer
Jim Michaud
Inspectional Services
owner
File

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

6 Joseph Ave (Map 190, Lot 084, Sublot 000)



12/16/2025



Property Location: 6 JOSEPH AVE
Vision ID: 6100 Account #: 3568

Parcel ID: 190/084/000//
Bldg #: 1

Card Address:
Card #: 1 of 1

LUC: 1010
Print Date: 10-30-2025 9:22:20 A

CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)							
PARADISE, ROGER E. PARADISE, DENISE 6 JOSEPH AVENUE HUDSON NH 03051	Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
	RE	Residential Average	2025	1010	259,400	2025	1010	259,400	2024	1010	259,400
	TOPO	UTILITIES		1010	134,600		1010	134,600		1010	134,600
	Level	Town Water		1010	2,200		1010	2,200		1010	2,200
		Town Sewer									
			Total		396,200	Total		396,200	Total		396,200

RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY	
PARADISE, ROGER E.			9501	1906	06-30-2021	U	I	0	38	Grantor: PARADISE, ROGER E.,	Appraised Bldg. Value (Card)	259,400
PARADISE, ROGER E.			8037	1679	11-26-2008	U	I	0	39	Grantor: PARADISE, ROGER E.,	Appraised Xf (B) Value (Bldg)	0
PARADISE, ROGER E.			6152	1101	08-30-1999	Q	I	129,900	00	Grantor: LACOURSE, ANTHONY/SHAR	Appraised Ob (B) Value (Bldg)	2,200
											Appraised Land Value (Bldg)	134,600
											Special Land Value	0
											Total Appraised Parcel Value	396,200
											Valuation Method	C
											Total Appraised Parcel Value	396,200

SUPPLEMENTAL DATA				CURRENT ASSESSMENT			
Parcel ID	190-084-000	PREV 0045-0016-0000	Assoc Pid#	Descript	Code	Appraised	Assessed
Zoning	TR:Town Residential			BLDG	1010	259,400	259,400
Flood Hazard	C			LAND	1010	134,600	134,600
Neigh/Abut1				OB	1010	2,200	2,200
Neigh/Abut2							
Neigh/Abut3							
GIS ID	190-084-000			Total:		396,200	396,200

NOTES				VISIT / CHANGE HISTORY			
6/19 EXT AVG TEMP CARPORT=NV//2021-new g ar add/no siding, est 80% compl//remove nc=4 for 22				Date	Id	Cd	Purpost/Result
				07-13-2022	26	45	Field Review
				06-09-2022	21	39	Check Bp Progress From Previous Y
				04-15-2021	21	15	Permit Visit
				06-19-2019	19	02	Measured
				06-26-2013	15	02	Measured
				08-07-2007	10	02	Measured
				11-24-2004	01	20	Other Change
				03-14-2001	00	02	Measured

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2020-00351	09-22-2020	GA	Garage	30,000	C				
2020-00351-1	06-25-2020	FD	Foundation		C				

LAND LINE VALUATION SECTION																			
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment					Notes	Land Value	
1	1010	SINGLE FAMILY RES	Site	0.410	AC	170,000		1.93	5	1.00	RE	1.00						134,600	
Total Card Land Units:			0.410 AC			Parcel Total Land Area:			0.410		AC							Total Land Value:	134,600

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

Property Location: 6 JOSEPH AVE
 Vision ID: 6100 Account #: 3568

Parcel ID: 190/084/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

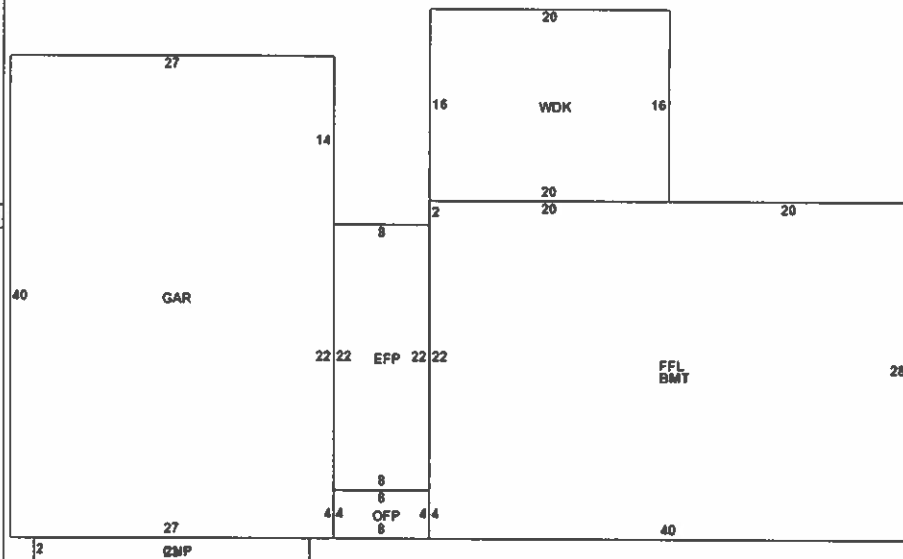
LUC: 1010
 Print Date: 10-30-2025 9:22:20 A

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	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	01	Oil			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	100				
Total Rooms	6				
Bedrooms	3				
Full Baths	1				
3/4 Baths	0				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	0				
Color	GREY				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION

Building Value New	294,805
Year Built	1972
Effective Year Built	2010
Depreciation Code	GD
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
RCNLD	259,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

SKETCH / PRIMARY PHOTO



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd	% G	Assd. Value
SHEDWD	Shed-Wood	L	120	UNITS	31.02	1972	AV	60	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	1,120	280	37.83	42,374
CNP	Canopy	0	46	9	29.61	1,362
FFP	Encl. Porch, Finished	0	176	123	105.76	18,614
FFL	First Floor, Finished	1,120	1,120	1,120	151.34	169,498
GAR	Garage	0	1,080	378	52.97	57,205
OFP	Open Frame Porch	0	32	6	28.38	908
WDK	Wood Deck, or Composite Dk	0	320	32	15.13	4,843
Total Liv Area/Gr. Area/Eff Are		1,120	3,894	1,948	Total Value	294,804



VICINITY MAP
SCALE: 1"=500'

The map shows the Merrimack River on the left, with the Hudson and Nashua rivers flowing into it. The site is located on the north side of the river, near the intersection of Riverview St and Joseph Ave. A callout box labeled "SITE" points to a shaded area on Joseph Ave. Other streets shown include Watersedge Dr, Bungalow Ave, Magnolia St, Stanley Ave, Porter Ave, Riverside Dr, Andrews Ave, Charles St, Cross St, Winn Ave, Oban Dr, Sunrise Dr, Winhaven Dr, Cedar St, and Birch St.

REV. 2			BY:
REV. 1	VARIANCE, PARKING AREA	11/7/25	BY: GRJ

DEED REF: BK. 8037 PG. 1679
PLAN REF.: HCRD PL. 508
PLAN SCALE: 1"=30'
DATE: MAY 2020
JOB REF.: 019-013-PARA

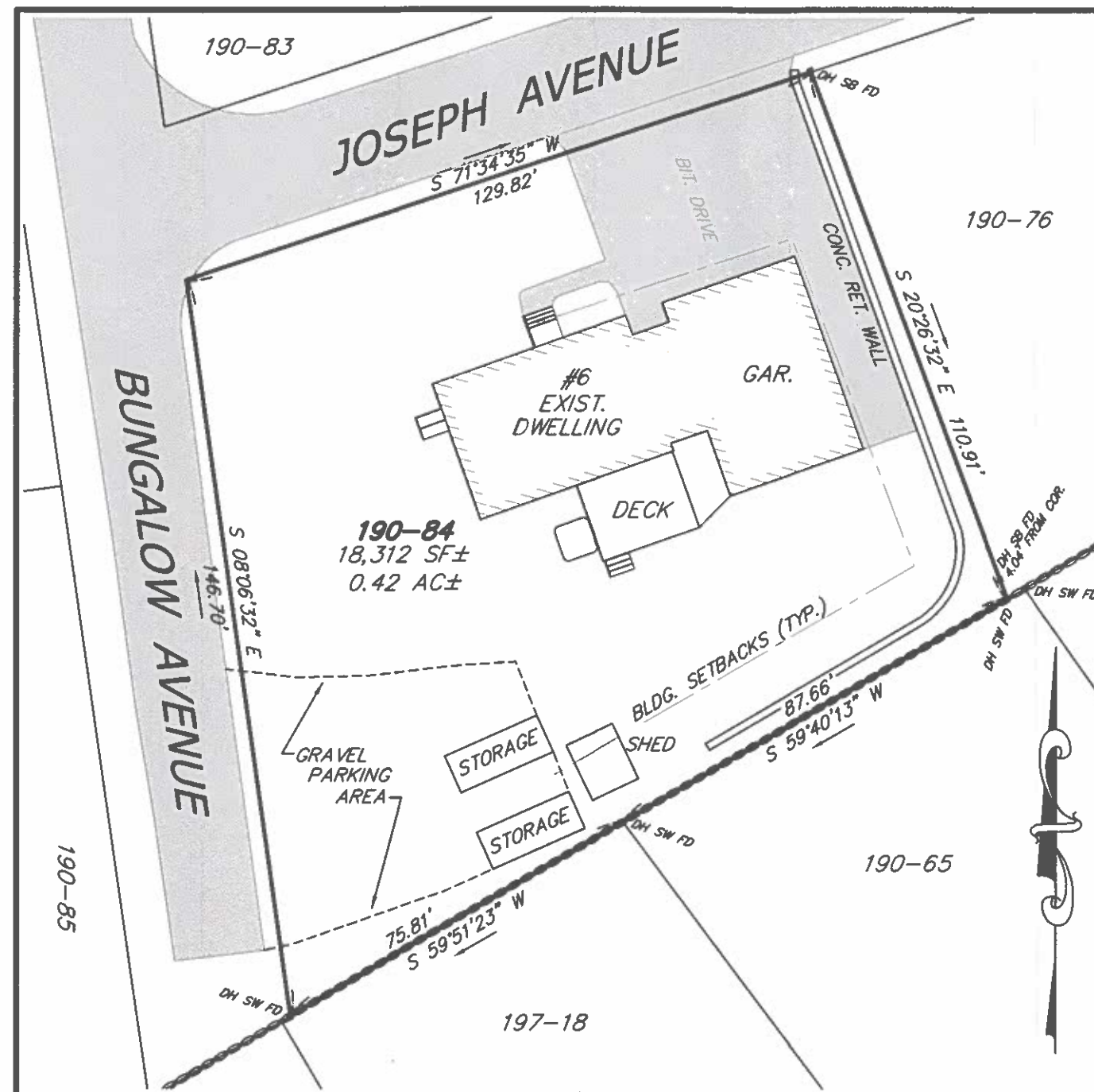
THAT THIS PLAN IS THE RESULT
OF AN INSTRUMENT SURVEY
AND THAT ALL MEASUREMENTS
HEREON ARE TO BE CONSIDERED
TRUE AND ACCURATE.



JEFFREY LAND SURVEY, LLC

1 BURGESS DRIVE, LITCHFIELD, NH 03052
(603) 424-4089

1.) PURPOSE OF THIS PLAN IS TO ILLUSTRATE
THE EXISTING CONDITIONS AT HUDSON
TAX MAP 190 LOT 84.



TOWN OF HUDSON
New Hampshire
03051

DEC 16 2025
LAND USE DIVISION
ZONING DEPT.



Printed
12/16/2025
1:23PM
Created
12/16/2025
1:20 PM

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

Receipt# 846,839
tgoodwyn

Description		Current Invoice	Payment	Balance Due	
1.00	Zoning Application-1/22/2026 ZBA Mtg 6 Joseph Ave Map 190, Lot 084-000 Zone-TR Variance	0.00	252.8200	0.00	
			Total:	252.82	
Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Mow Mow Landscaping/Roger Paradise	CHECK	CHECK #241	252.82	0.00	252.82
			Total Due:	252.82	
			Total Tendered:	252.82	
			Total Change:	0.00	
			Net Paid:	252.82	

Printed
1/06/2026
3:46PM
Created
1/06/2026
3:43 PM

Transaction Receipt

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

Receipt# 849,596
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	6 Joseph Ave-ZBA case 190-084 (01-22-26) Add'tl Certified Abutter Notice Certifed NTC fee	0.00	5.3000	0.00
			Total:	5.30

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Roger Paradise	CSH	CASH-TG	5.30	0.00	5.30

Total Due:	5.30
Total Tendered:	5.30
Total Change:	0.00
Net Paid:	5.30

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

On **01/22/2026**, the Zoning Board of Adjustment heard **Case 190-084**, being a case brought by **Roger and Denise Paradise, 6 Joseph Ave., Hudson, NH** requests a **variance** to allow the mixed/dual use on a lot for residential use—single family detached dwelling (A.1.) and industrial use— contractor’s yard (E.15.) where mixed uses are only allowed in the Business and Industrial districts. The contractor’s yard use consisting of parking of two (2) work vehicles and storage is not permitted in the Town Residence (TR) zone. [Map 190, Lot 084, Sublot-000; Zoned Town Residence; HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot and 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: _____

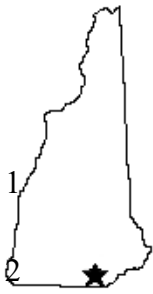
Signed: _____

Sitting member of the Hudson ZBA

_____ Date

Print name: _____

Stipulations: _____



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Chairman Dillon Dumont, Selectmen Liaison

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

MEETING MINUTES – DECEMBER 11, 2025 – edited DRAFT

I. CALL TO ORDER

Mr. Dion called the meeting to order at 7:00 PM.

II. PLEDGE OF ALLEGIANCE

Mr. Dion invited all to participate in the Pledge of Allegiance and read through the Chairperson's introduction/order of business and cited housekeeping items.

III. ROLL CALL - ATTENDANCE

Mr. Dion asked the Clerk to call for attendance.

Full members present were: Tristan Dion, Dean Sakati, Tim Lanphear, Timothy Lyko, Todd Boyer, ~~Dillon Dumont (Selectman Liaison)~~

Alternate members present were: Zachary McDonough ~~(Clerk)~~, and Brendon Sullivan.

Others present were: Chris Sullivan – Town Liaison, Dillon Dumont–Selectman Liaison
Remote attendance: Kristan Patenaude – Recorder

IV. SEATING OF ALTERNATES: None

V. REVIEW OF MINUTES:

10/23/2025 edited draft Meeting Minutes

Mr. Lanphear moved to approve the meeting minutes of 10/23/2025, duly seconded by Mr. Lyko.

Vote: 5-0-0.

VI. COMMUNICATIONS/OTHER BUSINESS:

1. Discuss recent changes to the state laws regarding Accessory Dwelling Units (ADUs). These legislative modifications are intended to streamline the approval process, enhance flexibility in usage, and promote affordable housing options within our community.

The Board reviewed the changes to the Accessory Dwelling Unit (ADU) section, including a maximum size of 950 s.f. and that the ADU cannot be larger than the primary house.

2. Inform about the proposed five amendments to the Zoning Ordinance that have been formally forwarded to the Planning Board. These amendments have been submitted for consideration and approval as part of the ongoing zoning review process.

Not Official until reviewed, approved and signed.

As edited [TG, CS, DS]

Mr. Dion explained that these five amendments will be submitted to the Planning Board for review and approval. Mr. Dumont noted that the first two items are to comply with State law. Mr. Dion explained that the second amendment is to comply with the recently changed State law that home daycares are allowed by-right. Previously, this proposed use within a home would need to come before the ZBA. This does not cover large commercial-style daycare centers.

Mr. Sullivan stated that ZORC discussed and made proposed changes to the setbacks in the TR Zone. Another of the proposed amendments is to add 'data center' to the allowable uses in the Industrial Zone. This change will also include a definition for the use. Mr. Dion stated that the Planning Board discussed this item at its meeting and there was a suggestion to change it from a Permitted use to a Special Exemption. Thus, applications for this type of use would come before the ZBA for a Special Exemption.

Mr. Sakati asked how the definition for 'data center' was determined. Mr. Dion stated that this was part of the discussion with the Planning Board.

Mr. Sullivan stated that the fifth item is to amend Section 334-110 Growth Management - Findings, by replacing outdated language with "Growth management practices and findings of fact shall be in accordance with the most recently adopted Master Plan".

Mr. Dumont stated that the proposed amendments will go through a public hearing process, carried out by the Planning Board, and then forwarded to the Warrant.

3. Review and discussion of Zoning Board of Adjustment bylaws.

Mr. Sullivan discussed Board recusals. If a Board member lives in close proximity to a proposed project, they should likely recuse themselves. Mr. Dion stated that Section E of the bylaws lists out a number of items that Board members should consider in terms of a recusal. Mr. McDonough stated that he believes it is also important for there to be a check-and-balance system on the Board to hold members accountable if there is a perceived need for recusal.

Mr. Dion discussed the process of Board deliberation, especially regarding Alternates. Once discussion on an item is complete, the Chair is supposed to bring the matter before the Board for final deliberation. It is clearly laid out that Alternates cannot be part of the deliberation process. He stated that he believes there is some value in alternates being allowed to speak during the deliberation process, especially in situations where there are Board member recusals and an alternate is seated. Mr. Lyko agreed that allowing Alternates to participate in discussions is a productive way to acclimate them to the process. Mr. Dumont stated that the Alternate position is sometimes used as a training ground and is a valid position. During deliberations, Alternates should be able to participate in the process. Mr. Sakati agreed that input from Alternates is often useful and valuable.

Mr. Sullivan suggested allowing the Zoning Administrator to draft amended language to allow the Selectman Liaison, Alternates, and Zoning Administrator to participate during deliberations.

Mr. Lanphear moved to allow the Zoning Administrator to draft amended bylaw language allowing Alternates, the Selectman Liaison, and the Zoning Administrator to aid in

92 **deliberations for presentation to the Board at the next meeting, duly seconded by Mr.**
93 **Sakati.**

94 **Vote: 5-0-0.**

95
96 Mr. Sullivan stated that he listened to a previous ZBA meeting and heard discussion that would
97 be better handled at the Planning Board level. The ZBA should focus on its own responsibilities.
98 Mr. Dumont agreed that the ZBA should narrowly tailor discussions to its criteria.
99

100 **VII. REMINDERS:**

- 101 • Thursday, January 8, 2026 – ZBA Training Workshop: ZBA Decision Making Process.
102 Jonathan Cowal, Legal Services Counsel from the NH Municipal Association will be
103 presenting.
- 104 • **Mr. Dion confirmed with Chris Sullivan that the meeting will be held in the Buxton**
105 **Conference room beginning at 6:00 PM. Chris stated he will send out a reminder email.**
 - 106 • Next ZBA regularly scheduled meeting – Thursday, January 22, 2026 at 7:00 PM.

107
108 **VIII. ADJOURNMENT:**

109
110 **Motion made by Mr. Lyko, duly seconded by Mr. Lanphear and unanimously voted to**
111 **adjourn the 12/11/2025 ZBA Meeting at 8:06 PM.**
112

113
114 Respectfully submitted,
115 Kristan Patenaude, Recording Secretary
116

117
118
119
120

Tristan Dion, ZBA Chairman
121

ZONING BOARD OF ADJUSTMENT ELECTION OF NEW OFFICERS CALENDAR YEAR 2026

Per the Town of Hudson, New Hampshire ZBA Bylaws, Chapter 143 of the Town Code, § 143-5. A., B., & C regarding Officers: A Chairperson, Vice-Chairperson and Clerk shall be elected annually by a majority vote of the Board at the first meeting in the month of January...All officers shall serve for one year and shall be eligible for re-election.

The Chairperson, shall address the need to elect new officers per the ZBA Bylaw stated above, and shall first ask for a nomination for the position of Chairperson, followed by Vice-Chairperson and Clerk.

DRAFT MOTIONS FOR ELECTION OF OFFICERS:

1. MOTION FOR CHAIRPERSON:

I move to nominate _____ to be Chairperson.

Motion by: _____ Second: _____ Motion carried/failed: _____.

If there are no other nominations for this office, the next motion is:

2. MOTION FOR VICE-CHAIRPERSON:

I move to nominate _____ to be Vice-Chairperson.

Motion by: _____ Second: _____ Motion carried/failed: _____.

If there are no other nominations for this office, the next motion is:

3. MOTION FOR CLERK:

I move to nominate _____ to be Clerk.

Motion by: _____ Second: _____ Motion carried/failed: _____.

Zoning Board of Adjustment Bylaw Amendment

§ 143-9. Decision Process.

- ~~A. Before deliberations begin, the Chairperson shall allow non-sitting alternates, the Selectboard's Liaison, if present, and the Zoning Administrator or his/her replacement to ask questions and give input, if they so desire~~
- A. During deliberations, the Chairperson shall permit non-sitting alternates, the Selectboard Liaison (if present), and the Zoning Administrator, or his or her designee, to ask questions and provide input, should they wish to do so.