



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 – FEBRUARY 26, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, February 26, 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:

Case 176-041 (02-26-2026): Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of **197, 197R & 207 Central St., Hudson, NH** as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

Variance 2– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

The proposed two variance requests are combined and required as shown below:

Variance 3a– to allow an extension of the mixed use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82.F, Time Limit]

Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

VI. REVIEW OF MINUTES: 01/22/26 edited draft Meeting Minutes

VII. OTHER BUSINESS: Continued discussion of proposed ZBA Bylaws amendments: regarding deliberations in §143-9. Decision Process

VIII. ADJOURNMENT:

Ben Witham-Gradert
Associate Planner

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Rebecca E. Gautier and Rebecca Ann Gautier** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for HarborOne Mortgage LLC, and now held by **Federal National Mortgage Association** (the "Mortgagee"), said mortgage dated November 16, 2018, and recorded in the Merrimack Registry of Deeds in Book 3615, Page 1652, (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 **March 24, 2026 at 04:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 5 Marsh Lane, Warner, Merrimack County, NH 03278.

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 Federal National Mortgage Association, c/o R. Scott Luitrull, 5600 Granite Parkway, Plano, TX 75024. 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 January 30, 2026.

Federal National Mortgage Association

By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - Feb. 4, 11, 18)

Legal Notice

Sealed proposals will be received by the Town of Merrimack until **2PM on Friday, March 13, 2026 for Merrimack Public Library Roof Replacement Project**. A mandatory walk through is scheduled for Friday, February 27 at 10AM, located at 470 Daniel Webster Highway, Merrimack, NH 03054. To obtain a related bid package, please contact Purchasing Agent, Sandra Song, at ssong@merrimacknh.gov or (603) 424-7075.
(UL - Feb. 18)

Legal Notice

Precision Towing and Recovery Inc.
1065 Hanover Street
Manchester, NH 03104
March 4, 2026 - 9AM

- 2014 GRAY CHRYSLER 200
VIN: 1C3CCBC9EN199038
- 2006 GRAY HONDA ACCORD
VIN: 1HGCM5686A179288
- 2016 BLACK HYUNDAI SONATA
VIN: 5NPE24AF2GH418163
- 2011 GRAY ACURA TSX
VIN: JH4CU2F66BC001274
- 2013 SILVER INFINITY G37
VIN: JN1CV6GARXDM350607
- 2006 SILVER SCION TC
VIN: JTKDE177060103190
- 2021 BLACK NISSAN ALTIMA
VIN: 1N4BL4EW7MN391070
- 2012 TAN HYUNDAI SANTA FE
VIN: 5XYZGDAB3CG139127
- 2011 BROWN CADILLAC SRX
VIN: 3GYFNAEY7BS626070
- 2018 WHITE KIA FORTE
VIN: 3KPLFA476JE193767
- 2004 BLUE HONDA ACCORD
VIN: 1HGCM5634A150484
- 2014 SILVER NISSAN SENTRA
VIN: 3N1AB7AP5EL690229
- 2014 RED CADILLAC ATS
VIN: 1G6AG5KX4E0105471
- 2007 GOLD CHEVY TAHOE
VIN: 1GNFK13047R133900
- 2003 BLUE CHEVY EXPRESS
VIN: 1GCHG35U131199036
- 2002 BLUE CHEVY EXPRESS
VIN: 1GCHG39R821178592
- 2018 GRAY JEEP CHEROKEE
VIN: 1C4PJMCB5GW236313
- 2011 BLUE MAZDA CX-7
VIN: JM3ER2B5XB0354988
- 2001 WHITE CHEVY EXPRESS

- 1GBFG15R01141508
- 2014 GOLD NISSAN ALTIMA
VIN: 1N4AL3AP2EC162426
- 2021 GRAY KIA SOUL
VIN: KNDJ23AU9M7750351
- 2011 BROWN HONDA CIVIC
VIN: 2HGFA1F56BH522213
- 2003 WHITE TOYOTA CAMRY
VIN: 4T1BE32K73U230122
- 2020 GRAY HONDA ACCORD
VIN: 1HGCV3F43LA005624
- 2012 BLACK VOLVO S60
VIN: YV1622F53C2119222
- 2015 RED CHEVY CRUZE
VIN: 1G1PC5SB2F7219665
- 2008 GOLD LINCOLN MKZ
VIN: 3LNHM26T28R668801
- 2007 BLUE MAZDA 3
VIN: JM1BK344771637487
- 2007 SILVER DODGE GRAND CARAVAN
VIN: 1D4GP24R37B227781
(UL - Feb. 18)

Legal Notice

**State of New Hampshire
3rd Circuit Court -
Probate Division - Ossipee
Docket No.
312-2025-ET-00502
Legal Notice**

Notice to surviving heirs of David L. Hill. You are hereby notified that the will of David L. Hill was proved and allowed by the 3rd Circuit Court - Probate Division - Ossipee on January 16, 2026, and that Sandra MacKay, of Bristol, New Hampshire, was appointed Executor. Heirs shall notify the executor or the court of her/his current address within 30 days of the last date of publication of this notice. Failure to do so shall result in the waiver of further notice requirements. This notice is being published because all potential heirs-at-law of David L. Hill are not known to the family.
(UL - Feb. 11, 18)

Public Notices

Your right to know.

Read them in

New Hampshire

Union Leader

and

New Hampshire

Sunday News

and online at

www.unionleader.com

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Michael A. Basch** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Network, Inc., and now held by **Federal National Mortgage Association** (the "Mortgagee"), said mortgage dated September 24, 2014, and recorded in the Hillsborough Registry of Deeds in Book 8694, Page 104, (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 **April 14, 2026 at 03:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 13 Copeland Dr, Hudson, Hillsborough County, NH 03051.

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 Federal National Mortgage Association, c/o R. Scott Luitrull, 5600 Granite Parkway, Plano, TX 75024. 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 February 17, 2026.

Federal National Mortgage Association
By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - Feb. 18, 25; Mar. 4)

Legal Notice

ADVERTISEMENT FOR BIDS RFB 26-16 - Utility Van

The Pease Development Authority ("PDA") invites sealed Bids for the delivery of the purchase of **One (1) 2026 Utility Van** for the Pease Development Authority. Bids will be received at the office of the PDA, 55 International Drive, Portsmouth, N.H. 03801 until **2:00 P.M. local time, March 3, 2026**, at which time they will be opened publicly. The mailing address is:

Pease Development Authority
Attn: Procurement
55 International Drive
Portsmouth, NH 03801
Bid documents will be available on or after February 13, 2026, by calling Toni-Marie Vaughn at (603) 766-9284 or emailing bids@peasedev.org. Details can also be found on our website at <https://www.peasedev.org/business-3/bids-and-opportunities>.
(UL - Feb. 18)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by **Theresa M. Giguere** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc., as nominee for Regency Mortgage Corporation, its successors and assigns, dated May 3, 2011 and recorded in the Carroll County Registry of Deeds in Book 2929, Page 739 and as affected by a Loan Modification Agreement recorded on October 19, 2016 in said Registry of Deeds in Book 3290, Page 523 (the "Mortgage") of which mortgage the undersigned is present holder by assignment, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purpose of foreclosing same will be sold at:

Public Auction on **March 4, 2026 at 2:00 PM**

Said sale being located on the mortgaged premises and having a present address of **227 Chipmunk Lane, Tamworth, Carroll County, NH**. The premises are more particularly described in the Mortgage.

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 mortgagee's name and address for service of process is Lakeview Loan Servicing, LLC c/o M&T Bank, 1 Fountain Plaza, Buffalo, NY, 14203. The name and address of the mortgagee's agent for service of process is Lakeview Loan Servicing, LLC c/o M&T Bank, 1 Fountain Plaza, Buffalo, NY, 14203. 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".

The foreclosure sale will be made for the purpose of foreclosure of all rights of redemption of the said mortgagor(s) therein possessed by them and any and all persons, firms, corporations, or agencies claiming by, from or under them.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check, or money order will be required to be delivered at or before the time the bid is offered. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Lakeview Loan Servicing, LLC
Present Holder of said Mortgage.
By Its Attorneys,
Orlans Law Group PLLC
PO Box 540540
Waltham, Massachusetts 02454
Phone: (781) 790-7800
(UL - Feb. 11, 18, 25)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **George Skafidas and Jessica Skafidas** (the "Mortgagor") to First Place Bank, and now held by **Wells Fargo Bank, N.A.** (the "Mortgagee"), said mortgage dated November 30, 2011, and recorded in the Merrimack Registry of Deeds in Book 3285, Page 442, as affected by a Loan Modification dated November 22, 2016 and recorded in the Merrimack County Registry of Deeds in Book 3546, Page 2173; as affected by a Loan Modification dated June 18, 2019 and recorded in the Merrimack County Registry of Deeds in Book 3638, Page 679; (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 **March 31, 2026 at 01:00 PM**

Said sale to be held on the mortgaged premises hereinafter

described and having a present address of 21 Dominique Drive, Concord, Merrimack County, NH 03301.

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 January 30, 2026.

Wells Fargo Bank, N.A.

By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - Feb. 4, 11, 18)

Legal Notice

**Public Auction
Queen City Towing LLC
449 Hayward Street
Manchester, NH 03103
February 18, 2026
at 10:00 am**

- 2007 Mitsubishi Endeavor
444MN21597E046270
- 2017 Cadillac CTS
1G6AX5S57H0111753
- 2003 Subaru Forester
JF1ISG65673H761396
- 2003 Mercedes-Benz M-Class
4JGAB57EX3A418699
- 2000 Nissan Sentra
3N1CB51A3YL385261
- 2006 Honda Civic
2HGFA16576H512232
- 2010 Honda Fit
JHMGE8H4AC026981
- 2013 Hyundai SONATA
5NPEC4AC1DH788180
- 2016 Toyota RAV4
2T3BFREV0GW515599
- 2008 Mazda 3
JM1BK344381859980
(UL - Feb. 18)

Legal Notice

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Arthur F. Morrill to CITIFINANCIAL CONSUMER SERVICES, INC.** dated **May 26, 2004** and recorded at the Hillsborough Registry of Deeds in Book **7244**, Page **0713**; said mortgage was then assigned to **CITIFINANCIAL SERVICING, LLC D/B/A CITIFINANCIAL** by virtue of an assignment dated December 12, 2016, and recorded in Book **8930**, Page **0015**; said mortgage was further assigned to **BAYVIEW LOAN SERVICING, LLC** by virtue of an assignment dated December 12, 2016, and recorded in Book **8930**, Page **0016**; said mortgage was further assigned to **CITIBANK, N.A., AS TRUSTEE FOR CMLTI ASSET TRUST** by virtue of an assignment dated October 4, 2022, and recorded in Book **9659**, Page **2112**; said mortgage was further assigned to **GREENWICH REVOLVING TRUST** by virtue of an assignment dated December 5, 2023, and recorded in Book **9748**, Page **688**; said mortgage was further assigned to **U.S. Bank Trust Company, National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R2** by virtue of an assignment dated November 11, 2025, and recorded in Book **9907**, Page **1145**; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at **11:00 AM on March 19, 2026**, on the mortgaged premises. This property has the address of **87 Collins Road, New Ipswich, NH 03071**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

THAT CERTAIN LOT OR PARCEL OF LAND WITH ANY BUILDINGS THEREON, LOCATED IN THE MUNICIPALITY OF NEW IPSWICH, HILLSBOROUGH COUNTY, STATE OF NEW HAMPSHIRE; BOUNDED AND DESCRIBED AS REFERENCED BELOW.

BEING SHOWN AS LOT 56-0

ON A PLAN ENTITLED "SUBDIVISION PLAN OF LAND LOCATED ON OLD COLLINS ROAD, AKA PARMENTER RD, NEW IPSWICH, NH." DATED MARCH 16, 1989" RECORDED WITH THE HILLSBOROUGH REGISTRY OF DEEDS AS PLAN #23947; TO WHICH REFERENCED MAY BE MADE FOR A MORE PARTICULAR DESCRIPTION. SUBJECT TO AND WITH THE BENEFIT OF ANY AND/OR ALL RIGHTS, RESTRICTIONS, COVENANTS AND EASEMENTS OF RECORD, INSOFAR AS THE SAME MAY BE IN FORCE AND APPLICABLE.

FOR TITLE, SEE DEED DATED 3-29-1999 FROM ANNETTE S. MORRILL, TO ARTHUR F. MORRILL, INDIVIDUAL RECORDED IN THE HILLSBOROUGH REGISTRY OF DEEDS BOOK 6084, PAGE 572.

Subject to and with the benefit of easements, reservation, restrictions, valid senior liens, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), 100 Cummings Center, Suite 303C, Beverly, MA 01915, time being of the essence.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

The premises are to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorney, DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within thirty (30) days of said written notice.

If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder.

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 are hereby notified that you have the 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 Fay Servicing, LLC, c/o Corporation Service Company, 10 Ferry Street Suite 313, Concord, NH 03301.

The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DOONAN, GRAVES & LONGORIA, LLC.

RIA, LLC. (hereinafter called the "Escrow Agent") until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, thirty (30) days after the date of sale, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged.

Other terms to be announced at the sale.

Dated: January 9, 2026

U.S. Bank Trust Company,
National Association, not in its individual capacity but solely as Indenture Trustee of CIM Trust 2023-R2
By: Reneau J. Longoria, Esq.
DOONAN, GRAVES & LONGORIA, LLC
100 Cummings Center
Suite 303C
Beverly, MA 01915
(978) 921-2670
(UL - Feb. 18, 25; Mar. 4)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **David E. Nylen and Donna L. Nylen** (the "Mortgagor") to RBS Citizens, N.A., and now held by **Citizens Bank, N.A.** (the "Mortgagee"), said mortgage dated March 27, 2015, and recorded in the Merrimack Registry of Deeds in Book 3474, Page 130, (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 **April 3, 2026 at 03:00 PM**

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 234 Corn Hill Rd, Boscawen, Merrimack County, NH 03303.

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 Rhonda Wells, SVP, 10561 Telegraph Rd., Mail Stop VAM352, Glen Allen, VA 23059. 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 February 6, 2026.

197, 197R, & 207 CENTRAL STREET

CASE # 176-041

STAFF REPORT

February 26, 2026

APPLICANT: Meadows Property, LLC and Posey Investments, LLC

MAP & LOTS: Map 176/Lot 045-000 — 20,912 Sq ft (0.48 Acres) & 0 feet of frontage.

Map 176/Lot 044-000 — 62,489 Sq ft (1.43 Acres) & 94.2 feet of frontage.

Map 176/Lot 041-000 — 1,054,465 Sq ft (24.21 Acres) & 532.4 feet of frontage.

ZONING: Business (B) & General (G)

PROPOSAL: to construct a development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St.

VARIANCES REQUESTED:

1. §334-21 – Table of Permitted Principle Uses: to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024
2. §334-14 – Building Height: to allow for up to three (3) multifamily units within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum of 38 feet would otherwise be required.
3. Two variances related to extension of a prior variance, which must both be granted to be valid.
 - a. §334-82.F – Time Limit: to allow an extension of the mixed use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above.
 - b. §334-10 – Mixed Use: to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. (Case #176-041A).

ATTACHMENTS:

1. Variance Applications & Project Narrative
2. Zoning Determination #26-010
3. Provided Concept, Existing Condition, and Current Proposal Maps
4. Department Comments
5. Notice of Decision #176-041A & B, granted October 24, 2024

APPLICATION TRACKING:

- February 10, 2026 – Variance applications received.
- February 26, 2026 – Public hearings scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The total proposed site is approximately 26.12 acres and is located in the Business (B) and General – One (G-1) zones, and is currently undeveloped. This development is proposed to be serviced by Town water and sewer. The site does contain wetlands along the central, northeastern, and eastern portions of the property. The site currently has one curb cut, and is proposed to be serviced by one for the apartments and one for the retail structures, both on Central Street.

The site currently has two valid variances, granted October 24, 2024 and set to expire October 24, 2026 which are:

#176-041A – *A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multifamily use on the same lot.*

#176-041B - *A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multifamily buildings where multifamily use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. X 300 ft. with 70 units.*

DEPARTMENT COMMENTS

Planning has submitted the following comment:

There are no review comments at this time. However, please note that at the February 11, 2026 Planning Board meeting, the Board did not accept the application and voted to defer the matter to March 11, 2026.

No other department has elected to submit comments.

STAFF COMMENTS

Staff notes that this project was originally granted variances on October 24, 2024. The plan at that time was conceptual in nature, and has since been changed to meet architectural requirements and to fully develop the property. The two variances granted previously were to permit a mixed-use on the parcel (Variance A), and to permit multifamily within the General (G) district where it would otherwise not be allowed (Variance B).

Variance A permitting mixed use remains valid and required for this project. A variance extension request (3b) has been submitted alongside a variance request to hear that extension earlier than would otherwise be allowed (3a). This is being done as the extension window would be this upcoming fall, and extending now would allow for all three required variances to be on the same schedule for expiration.

Variance B permitting multifamily came with specific limits on occupant count and structure count, for which the new proposal now exceeds. Due to §334-29, a non-conforming use may not be expanded or enlarged without a variance; thus, creating the revised variance request from the same ordinance section for which a variance was granted prior. The applicant has requested a total unit count greater than the 108 units proposed, as to leave some buffer should an additional number of units be possible to construct, whilst still establishing an upper bound on total non-conforming use.

In addition to the three variances listed above, the three multifamily structures contained within the General (G) district are proposed to be 42.88 feet (Building B), 44.54 feet (Building C), and 45.05 feet (Building D) in height respectively. These numbers may be subject to change pending final elevations of the structures after revisions are completed during the Planning Board approval process. Thus the applicant has requested additional height beyond the proposed, as to leave some flexibility in the height whilst still maintaining an upper bound approved by the ZBA.

RECOMMENDATION

Staff recommends hearing of the cases in the order listed above. Staff notes that while this is one project, four total variances are requested of the board. While decision sheets are still required, the following draft motion wordings have been provided, as to remove any ambiguity as to the variance granted and any associated stipulations.

MOTION TO GRANT A VARIANCE:

I move to grant a variance from §334-21 – Table of Permitted Principle Uses: to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance shall supersede the variance labeled as #176-041B, granted on October 24, 2024, based on the written and verbal testimony of the applicant, and my own findings of (*writing from Variance Decision Worksheet*):

Public Interest: _____

Spirit of the Ordinance: _____

Substantial Justice: _____

Property Values: _____

Finding of Hardship a OR b: _____

(*Optional*) With the following stipulations: _____

Motion by: _____ Second: _____ Carried/Failed: _____

I move to grant a variance from §334-14 – Building Height to allow the up to three (3) proposed multi-family buildings within the General (G) district to exceed 38 feet in height, where a maximum height of 38 feet would otherwise be required, based on the written and verbal testimony of the applicant, and my own findings of (*writing from Variance Decision Worksheet*):

Public Interest: _____

Spirit of the Ordinance: _____

Substantial Justice: _____

Property Values: _____

Finding of Hardship a OR b: _____

(Optional) With the following stipulations: _____

Motion by: _____ Second: _____ Carried/Failed: _____

I move to grant a variance from §334-82.F – Time Limit: – to allow an extension of the mixed use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above, based on the written and verbal testimony of the applicant, and my own findings of (*writing from Variance Decision Worksheet*):

Public Interest: _____

Spirit of the Ordinance: _____

Substantial Justice: _____

Property Values: _____

Finding of Hardship a OR b: _____

(Optional) With the following stipulations: _____

Motion by: _____ Second: _____ Carried/Failed: _____

I move to grant an extension of the variance labelled #176-041A, granted on October 24, 2024 from §334-10 – Mixed Use: to allow a proposed mixed principal use development with commercial uses and multi-family use on the same lot, to date _____, based on the written and verbal testimony of the applicant, and my own findings of (*writing from Variance Decision Worksheet*):

Public Interest: _____

Spirit of the Ordinance: _____

Substantial Justice: _____

Property Values: _____

Finding of Hardship a OR b: _____

(Optional) With the following stipulations: _____

Motion by: _____ Second: _____ Carried/Failed: _____

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

REQUEST FOR REVIEW/COMMENTS:

Case: 176-041 (02-26-26) (VARIANCES 1, 2, 3a, 3b)
Property Location: 197, 197R, 207 Central

For Town Use

Plan Routing Date: 02/11/2026 Reply requested by: 02/13/2026 ZBA Hearing Date: 02/26/2026

I have no comments I have comments (see below)

BEL Name: BROOKE DUBOWIK Date: _____
(Initials)

DEPT. Town Engineer Fire/Health Department Town Planner

There are no review comments at this time. However, please note that at the February 11, 2026 Planning Board meeting, the Board did not accept the application and voted to defer the matter to March 11, 2026.

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

REQUEST FOR REVIEW/COMMENTS:

Case: 176-041 (02-26-26) (VARIANCES 1, 2, 3a, 3b)

Property Location: 197, 197R, 207 Central

For Town Use

Plan Routing Date: 02/11/2026 Reply requested by: 02/13/2026 ZBA Hearing Date: 02/26/2026

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E Date: 02/11/2026
(Initials)

DEPT.
 Town Engineer Fire/Health Department Town Planner

[Empty box for comments]

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

REQUEST FOR REVIEW/COMMENTS:

Case: 176-041 (02-26-26) (VARIANCES 1, 2, 3a, 3b)
Property Location: 197, 197R, 207 Central

For Town Use

Plan Routing Date: 02/11/2026 Reply requested by: 02/13/2026 ZBA Hearing Date: 02/26/2026

I have no comments I have comments (see below)

DRH Name: David Hebert Date: 02/11/2026
(Initials)

DEPT:
 Town Engineer Fire/Health Department Town Planner

[Empty rectangular box for comments]

FEES:	\$10.69
SURCHARGE:	\$2.00
CASH:	_____

#A43

Hudson Zoning Board



Doc # 240040966 12/10/2024 10:26:04 AM
Book 9823 Page 1560 Page 1 of 1

Mary Ann Crowell
Register of Deeds, Hillsborough County

Send recorded copy to:

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

NOTICE OF DECISION

Map 176 Lots 041-000, 044-000 & 045-000, Zone B (Business) & G (General)

Case # 176-041A

ZBA Decision 10/24/2024

VARIANCE – GRANTED

Property Owners: Don Dumont, Mgr., Posey Investments, LLC, 195R Central Street, Hudson, NH 03051
Dillon Dumont, Mgr., Meadows Property, LLC, 195R Central Street, Hudson, NH 03051

Property Location: **197, 197R & 207 Central Street, Hudson, NH 03051**

Action sought: A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot.

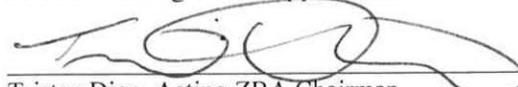
Zoning Ordinance: Article II: General Regulations; §334-10, Mixed or dual use on a lot

Action granted: After consideration of the testimony and recognition that Planning Board review and approval for the lot mergers and Site Plan Review for the development would be required; and after review of the criteria for the granting of a Variance and determining that each of the criteria were satisfied; motion made, seconded and unanimously voted (3:0) to grant the Variance as requested.

NOTES:

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

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances and special exceptions shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment. For variances or special exceptions which require subsequent Planning Board review, and which have gained application acceptance within six (6) months of approval by the Zoning Board of Adjustment, the variance or special exception shall be valid for a period of two (2) years after resolution of the Planning Board application.


Tristan Dion, Acting ZBA Chairman

2024-12-02
Date


Christopher J. Sullivan, Zoning Administrator

12/2/24
Date

FEES:	\$10.69
SURCHARGE:	\$2.00
CASH:	—



Doc # 240040967 12/10/2024 10:26:05 AM
Book 9823 Page 1561 Page 1 of 1

Mary Ann Crowell
Register of Deeds, Hillsborough County

#A43

Hudson Zoning Board

Send recorded copy to:

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

NOTICE OF DECISION

Map 176 Lots 041-000, 044-000 & 045-000, Zone B (Business) & G (General)

Case # 176-041B

ZBA Decision 10/24/2024

VARIANCE – GRANTED

Property Owners: Don Dumont, Mgr., Posey Investments, LLC, 195R Central Street, Hudson, NH 03051
Dillon Dumont, Mgr., Meadows Property, LLC, 195R Central Street, Hudson, NH 03051

Property Location: 197, 197R & 207 Central Street, Hudson, NH 03051

Action sought: A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. x 300 ft. with 70 units.

Zoning Ordinance: Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses

Action granted: After consideration of the testimony and recognition that Planning Board review and approval for the lot mergers and Site Plan Review for the development would be required; and after review of the criteria for the granting of a Variance and determining that each of the criteria were satisfied; motion made, seconded and unanimously voted (3:0) to grant the Variance as requested.

NOTES:

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

(2) In accordance with RSA 674:33 and Hudson Town Code §334-82, variances shall be valid if exercised within two (2) years from the date of approval by the Zoning Board of Adjustment. For variances which require subsequent Planning Board review, and which have gained application acceptance within six (6) months of approval by the Zoning Board of Adjustment, the variance shall be valid for a period of two (2) years after resolution of the Planning Board application.

Tristan Dion, Acting ZBA Chairman

2024-12-02
Date

Christopher J. Sullivan, Zoning Administrator

12/2/24
Date

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

On **02/26/2026**, the Zoning Board of Adjustment heard **Case 176-041**, being a case brought by **Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH** requests a **Variance** for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows:

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and 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** **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.”

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.”

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.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

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

APPLICATION FOR A VARIANCE

Variance 1
Multifamily use

FEB 10 2026

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. 176-041 (02-26-2026)

Date Filed 2/10/26

Name of Applicant Meadows Property LLC & Posey Investments LLC Map: 176 Lot: 41,44,45 Zoning District: B&G

Telephone Number (Home) 603-231-7344 (Work) _____

Mailing Address 195R Central St Hudson NH 03051

Owner Meadows Property LLC & Posey Investments LLC

Location of Property 197,197R, 207 Central St
(Street Address)

Don Dumont Manager [Signature] 2/9/2026
Signature of Applicant Date

Don Dumont Manager [Signature] 2/9/2026
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: 2/10/26

COST:

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

15 Abutter Notice:
Direct Abutters x Certified postage rate \$ 6.08 = \$ 91.20

1 Indirect Abutters x First Class postage rate \$ 0.78 = \$ 0.78

Total amount due: \$ 276.98

VAR. 1 - \$185
Abutter fees - \$91.98
Amt. received: * \$ 831.98

Received by: [Signature] Receipt No.: 854,185
* VARiances 1,2,3a,3b total

Check #
004853

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.

<u> </u> Applicant Initials		Staff Initials
<u> </u> <u> </u>	Please review the completed application with the Zoning Administrator or staff before making copies in next step.	<u> </u> <u> </u>

<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </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> </u> <u> </u>
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<u> </u> <u> </u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? <u>Y</u> or N (circle one). If yes, submit an application to the Planning Board.	<u> </u> <u> </u>
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APP IN HOUSE PB COM COM

APPS in house

CERTIFIED PLOT PLAN:

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

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

- a) DSD 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. TO
- 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.

Don Dumont Manager  2/9/2026
Signature of Applicant(s) _____ Date

Don Dumont Manager  2/9/2026
Signature of Property Owner(s) _____ Date

Dear Board Members

Meadows Property, LLC & Posey Insetments, LLC is here tonight to ask for relief from Hudson zoning ordinance 334-14 relative to building height, 334-10 to allow multi-family in the general zone, 334-82.F to allow an extension to be heard prior to the 90 day period before expiration of a variance and for an extension of a mixed use variance for a proposed residential and mixed-use development located at 207,197, & 197 R Central Street, Tax Map 176, Lots 41, 44, and 45 in Hudson, NH. The project includes three residential apartment buildings within the south-central portion of the property, and one mixed-use building located on the northern portion along Central Street. Two driveway connections to Central Street are proposed, one for the mixed-used building and the other for the residential area. It should be noted that the project also includes two proposed "food truck areas," each being at the two proposed driveway connections along Central Street. It should also be noted that two previous Town Zoning Variances were granted on October 24, 2024. The variances that were granted allow the use of multi-family within the General district and for mixed-use and residential-use on the same parcels. As we were going through the planning process there were issues the architect found with the number of units and the building size, which resulted in fewer units in the front building along central st (building A) and the building in the back (building C). By adding an additional building in the back (building D) to accommodate for lost units in building A and building C this was flagged by staff as a change thus resulting in plans being put on halt and coming backing in front of the ZBA to ask for relief. Through our process, last time around at the ZBA, our conceptual review with the planning board and comments from staff we heard concerns about the architecture and style of the buildings. Our goal from the beginning was to have these buildings have a typical New England style and those comments from ZBA, Planning and staff reinforced that. A major way to do that is to include a pitched roof, but by doing so in increases our building height to 45', which is why we are here today to ask for relief from the ordinance, up to 50'. The height it also critical to allow for adequate use of each floor without having to expand the foot print of each building which could pose an issue with surrounding wetlands and wetland buffers. This building height is currently allowed in same zones in other parts of town. General (G) District and the existing Business (B) District, abutting Lowell Road. (Rte. 3A). The General (G) Zoning District abutting to the north of the Sagamore IP, and known locally as the "Friar Property," having frontage off Friars Drive. The portion of the General-One (G-1) Zoning District located to the south of Sagamore Bridge Road as well as numerous industrial zones with the closest being less than a mile up the road in the industrial park off of Central St. It is for these reasons we believe the relief we are asking for is fair and justified. We believe that this project will have a positive impact on the community and solve multiple needs. The surrounding properties are commercial with the exception of one direct abutter that is a single family home located off of Central St with whom we have spoken to. We are not asking for anything that isn't allowed in town, we are trying to do right by cleaning up a very depressed area, and producing a quality development that all can be happy about while appreciating the way it looks.

Thank you

ALL DIRECT ABUTTERS

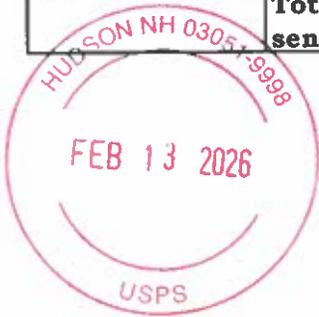
List name(s) and mailing addresses of the owner(s) of record of the property and all direct abutters as of the time of the last assessment of taxation made by the Town of Hudson, including persons whose property adjoins or is directly across the street or stream from the land under consideration. For 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)	
176	041	Meadows Property LLC	195R Central St Hudson, NH 03051
176	024	Keith R. Tessier	52 Greeley St. Hudson, NH 03051
176	028	Mario Plante TR Denyse Plante TR	9 Old Derry Rd. Hudson, NH 03051
176	027	Justine Mary Holdings C/O Don Levesque	214 Central St Hudson, NH 03051
176	025	Hudson Veterinary R.E. LLC	235 W Central St Natick, MA 01760
176	042	203 Central Street Realty LLC	55 Hazlewood Rd. Hudson, NH 03051
176	044	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	047	Derek Realty LLC	195R Central St Hudson, NH 03051
176	046	Don-Ray Property LLC	195R Central St Hudson, NH 03051
176	045	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	048	NSA Property Holdings LLC	8400 E. Prentice Ave Suite 900 Greenwood Village Co 80111
176	048	Sprint Spectrum	po box 85022 Bellevue, WA 98015-8522
176	043	John E Robichaud	201 Central St Hudson, NH 03051
185	040	Town of Hudson	12 School St. Hudson, NH 03051

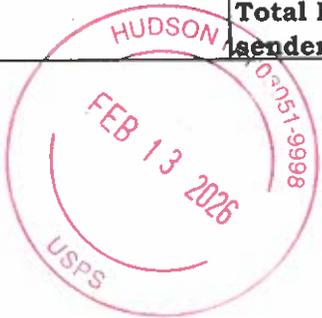
USPS-Verified Mail

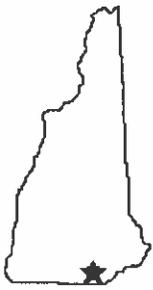
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8794	POSEY INVESTMENTS, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lots 044 & 045
2	7022 1670 0001 4990 8800	MEADOWS PROPERTY, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lot 041-000
3	7022 1670 0001 4990 8817	KEITH R. TESSIER 52 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 8824	MARIO PLANTE., TR; DENYSE PLANTE., TR 9 OLD DERRY ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8831	JUSTINE MARY HOLDINGS; C/O DON LEVESQUE 214 CENTRAL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lots 026, 027
6	7022 1670 0001 4990 8848	HUDSON VETERINARY R.E. LLC 235 W CENTRAL ST., NATICK, MA 01760	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 8855	203 CENTRAL STREET REALTY, LLC 55 HAZELWOOD ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 8862	DEREK REALTY, L.L.C 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 047-000
9	7022 1670 0001 4990 8879	DON-RAY PROPERTY LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 046-000
10	7022 1670 0001 4990 8886	NSA PROPERTY HOLDINGS, LLC 8400 E. PRENTICE AVE., SUITE 900, GREENWOOD VILLAGE, CO 80111	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 10	Total number of pieces rec'vd at Post Office 10	Postmaster (receiving Employee) SG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8893	SPRINT SPECTRUM; ATTN: PROPERTY TAX DEPT PO BOX 85022, BELLEVUE, WA 98015-8522	ABUTTER NOTICE MAILED
2	7022 1670 0001 4990 8909	KLEMM FAMILY, LLC 4 MALL RD, SALEM, NH 03079	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 8916	POSEY INVESTMENTS LLC; 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176, Lot 019-000
4	7022 1670 0001 4990 8923	T & L 2018, LLC 156 LOWELL RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8930	RAMOS, LIVIER & RODRIGUEZ, PEDRO RAMOS; GARCIA, PEDRO ASDRIEL RAMOS 201 CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 8947	BLUEBIRD HUDSON, LLC 125 OCEAN RD., GREENLAND, NH 03640	ABUTTER NOTICE MAILED
7	Mailed First Class	V.S.H. REALTY INC.; VO888 165 FLANDERS RD., WESTBOROUGH, MA 01581	ABUTTER NOTICE MAILED
8	N/C	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	No Charge-Application r'cvd acts as Notice;
9			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) SG





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

February 13, 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, February 26, 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 176-041 (02-26-2026): Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

Variance 2– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

The proposed two variance requests are combined and required as shown below:

Variance 3a– to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit]

Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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,

Ben Witham-Gradert
Associate Planner



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

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The proposed two variance requests are combined and required as shown below:

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Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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 Ben-Witham Gradert, Associate Planner, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: bgradert@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,

Ben Witham-Gradert
Associate Planner

APPLICATION FOR A VARIANCE

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

To allow multi-family in the G zone, 3 Buildings and no more than 116 units

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.”)

This use would not alter the charater of the neighborhood. This is a large parcel with virtually nothing around it. This use would allow for housing which the community is in need of.

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

the proposed mult-family use aligns with the spirit of the ordnace by adhearing to established guidlines and supporting higher density housing.

- 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.)

this would allow the property to be developed in a sucessful manner instead of remaining vacant like it has been for so many years

- 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.)

Any development to this property will only clean up a very depressed area and improve proerty values for all surrounding parcels

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD			PREVIOUS ASSESSMENTS (HISTORY)										
MEADOWS PROPERTY, LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed		
		MC2	Commercial Central St		2025	3900	431,000	2025	3900	431,000	2024	3900	429,100		
		TOPO	UTILITIES												
			Town Water												
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY					
MEADOWS PROPERTY, LLC		9581	338	01-19-2022	U	V	225,000	24	Grantor: BURSEY, FAITH R., Grantor: HUDSON, TOWN OF, Grantor: MEADOWS/TAX DEED Grantor: N/A	Appraised Bldg. Value (Card)				0	
GPR REALTY, LLC		6745	1224	10-28-2002	U	V	350,000	25		Appraised Xf (B) Value (Bldg)				0	
BURSEY, FAITH R.		6745	1220	10-25-2002	U	V	0	35		Appraised Ob (B) Value (Bldg)				0	
HUDSON, TOWN OF		5751	0433	09-11-1996	U	V		38		Appraised Land Value (Bldg)				0	
MEADOWS/TAX DEED		3389	744	10-10-1985	U	V	550,000	38		Appraised Land Value (Bldg)				431,000	
SUPPLEMENTAL DATA		CURRENT ASSESSMENT			Descript		Code	Appraised	Assessed	Special Land Value				0	
Parcel ID 176-041-000		Zoning BD:Business District			LAND		3900	431,000	431,000	Total Appraised Parcel Value				431,000	
Flood Hazard A		Neigh/Abut1			Neigh/Abut2		Neigh/Abut3		Valuation Method		C				
GIS ID 176-041-000		PREV 0020-0013-0000			Assoc Pid#		Total: 431,000		431,000		Total Appraised Parcel Value				431,000

NOTES													VISIT / CHANGE HISTORY			
TAKEN BY TAX DEED 1996 AND REDEEMED FROM TAX DEEDING 10/25/02 = \$250,000 +/- BAC													Date	Id	Cd	Purpost/Result
K TAXES PLUS/CK STATUS FOR 2005, APPROVE													02-13-2025	01	07	Info From Plan
D WETLANDS SPECIAL EXCEPTION/ADJ ACREAGE													03-29-2022	23	10	Vacant Lot
PER 2004 PLAN, 23.344 AC/ON MARKET 2017 & 2018 for \$324,900, KW													09-18-2017	09	18	Hearing - Change
													06-12-2017	09	45	Field Review
													07-26-2016	01	20	Other Change
													02-19-2014	01	28	Abate-Grante
													07-23-2013	01	27	Abate Denied
													05-10-2012	09	45	Field Review

BUILDING PERMIT RECORD												
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments				
2025-00857-1-2025-00857	10-08-2025 09-02-2025	EL TS		5,000 11,000	O O	R & A Langevin Electric Rob		PingThru beverage pod100 amp service PingThru beverage pod				

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	3900	VAC COMMERCIAL LA	Site	2.400 AC	260,000		1.00	E	1.00	MC2	1.50	Contamination		
1	3900	VAC COMMERCIAL LA	Excess	21.807 AC	26,000	0.89	1.00	0	1.00	MC2	1.50	Wet/Low	0.60 0.05	0.70
													WET/ASBESTOS;	393,100 37,900

Total Card Land Units: 24.207 AC Parcel Total Land Area: 24.207 AC Total Land Value: 431,000

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

Property Location: 197 CENTRAL ST
 Vision ID: 2378 Account #: 1872

Parcel ID: 176/ 044/ 000/ 1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:26 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)						
POSEY INVESTMENTS, LLC 195R CENTRAL STREET HUDSON NH 03051	Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
	MC2	Commercial Central St		2025	3900	86,000	2025	3900	86,000	2024	3900	86,000
	TOPO	UTILITIES										
		Town Water										
Access Only				Total		86,000	Total		86,000	Total		86,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY		
POSEY INVESTMENTS, LLC KONIS CORPORATION	8729 0399	02-19-2015	U	V	24,900	24	Grantor: KONIS CORPORATION, Grantor: N/A	Appraised Bldg. Value (Card)	0		
	5206 0486	08-17-1990	Q	V	0	00		Appraised Xf (B) Value (Bldg)	0		
								Appraised Ob (B) Value (Bldg)	0		
								Appraised Land Value (Bldg)	86,000		
								Special Land Value	0		
								Total Appraised Parcel Value	86,000		
								Valuation Method	C		
								Total Appraised Parcel Value	86,000		

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				VISIT / CHANGE HISTORY			
Parcel ID	176-044-000	PREV 0020-0010-0000 Assoc Pid#	Descrpt	Code	Appraised	Assessed	Date	Id	Cd	Purpost/Result	
Zoning	BD:Business District		LAND	3900	86,000	86,000	09-18-2017	09	18	Hearing - Change	
Flood Hazard	B						06-12-2017	09	45	Field Review	
Neigh/Abut1							08-12-2015	01	28	Abate-Grante	
Neigh/Abut2						05-10-2012	09	45	Field Review		
Neigh/Abut3						07-11-2007	09	10	Vacant Lot		
GIS ID	176-044-000					04-09-2007	10	10	Vacant Lot		
				Total:	86,000	86,000	08-05-2005	01	71	Acreage Adjustment From New Map	
							10-17-1990	02	14	Inspected	

NOTES						BUILDING PERMIT RECORD									
VAC-LAND CLEARED & LEVEL 1997 LAND AC ER ROR CORRECTED FROM .27 AC TO 1.435 AC/10 0 X 300 (.689AC) =WET & UN USABLE						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	3900	VAC COMMERCIAL LA	Site	1.000 AC	260,000		1.00	E	1.00	MC2	1.50	Shape	0.70	0.60	SLOPE/SHAPE/wet/as	81,900
1	3900	VAC COMMERCIAL LA	Excess	0.472 AC	26,000		1.00	0	1.00	MC2	1.50	Topo	0.45	0.50		4,100

Total Card Land Units:				1.472 AC	Parcel Total Land Area:				1.472	AC	Total Land Value:				86,000
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Disclaimer: This information is believed to be correct but is subject to change and is not warranted

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg HU/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:									
(Liv) Units									
Exterior Wall 1									
Roof Structure									
Roof Cover									
Frame									
Foundation									
Interior Wall 1									
Interior Floor 1									
Heat Fuel									
Heat Type									
# Heat Systems									
AC Percent									
Total Rooms									
Bedrooms									
Full Baths									
3/4 Baths									
Half Baths									
Extra Fixtures									
Kitchens									
Kitchen Rating									
Bath Rating									
Half Bath Rating									
Bsmt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg HU/FL									
Extra Kitchens									
			COST / MARKET VALUATION						
			Building Value New		0				
			Year Built						
			Effective Year Built		0				
			Depreciation Code						
			Remodel Rating						
			Year Remodeled						
			Depreciation %						
			Functional Obsol						
			External Obsol						
			Trend Factor		1.000				
			Condition						
			Condition %						
			Percent Good						
			RCNLD		0				
			Dep % Ovr						
			Dep Ovr Comment						
			Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Total Liv Area/Gr. Area/Eff Are		0	0	0	Total Value	0			

Property Location: 197 R CENTRAL ST
 Vision ID: 2379 Account #: 1871

Parcel ID: 176/045/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1320
 Print Date: 02-04-2026 3:52:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)							
POSEY INVESTMENTS LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RC	Residential Fair		2025	1320	6,300	2025	1320	6,300	2024	1320	6,300
		TOPO	UTILITIES										
			Access Only										
					Total	6,300	Total	6,300	Total	6,300	Total	6,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS LLC		8613 2663	10-18-2013	U	V	0	40	Grantor: BDK DEVELOPERS, Grantor: DAMON, EARL A. Grantor: N/A	Appraised Bldg. Value (Card)				0
BDK DEVELOPERS		5727 1077	06-19-1996	Q	V	7,500	00		Appraised Xf (B) Value (Bldg)				0
DAMON, EARL A.		2265 0035	12-08-1972	Q	V	0	00		Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				6,300
									Special Land Value				0
									Total Appraised Parcel Value				6,300
									Valuation Method				C
									Total Appraised Parcel Value				6,300

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				Total		
Parcel ID	176-045-000	PREV 0020-0010-0001 Assoc Pid#	Descrpt	Code	Appraised	Assessed			
Zoning	BD:Business District		LAND	1320	6,300	6,300			
Flood Hazard	C								
Neigh/Abut1									
Neigh/Abut2									
Neigh/Abut3									
GIS ID	176-045-000					Total:	6,300	6,300	
Total Appraised Parcel Value									6,300

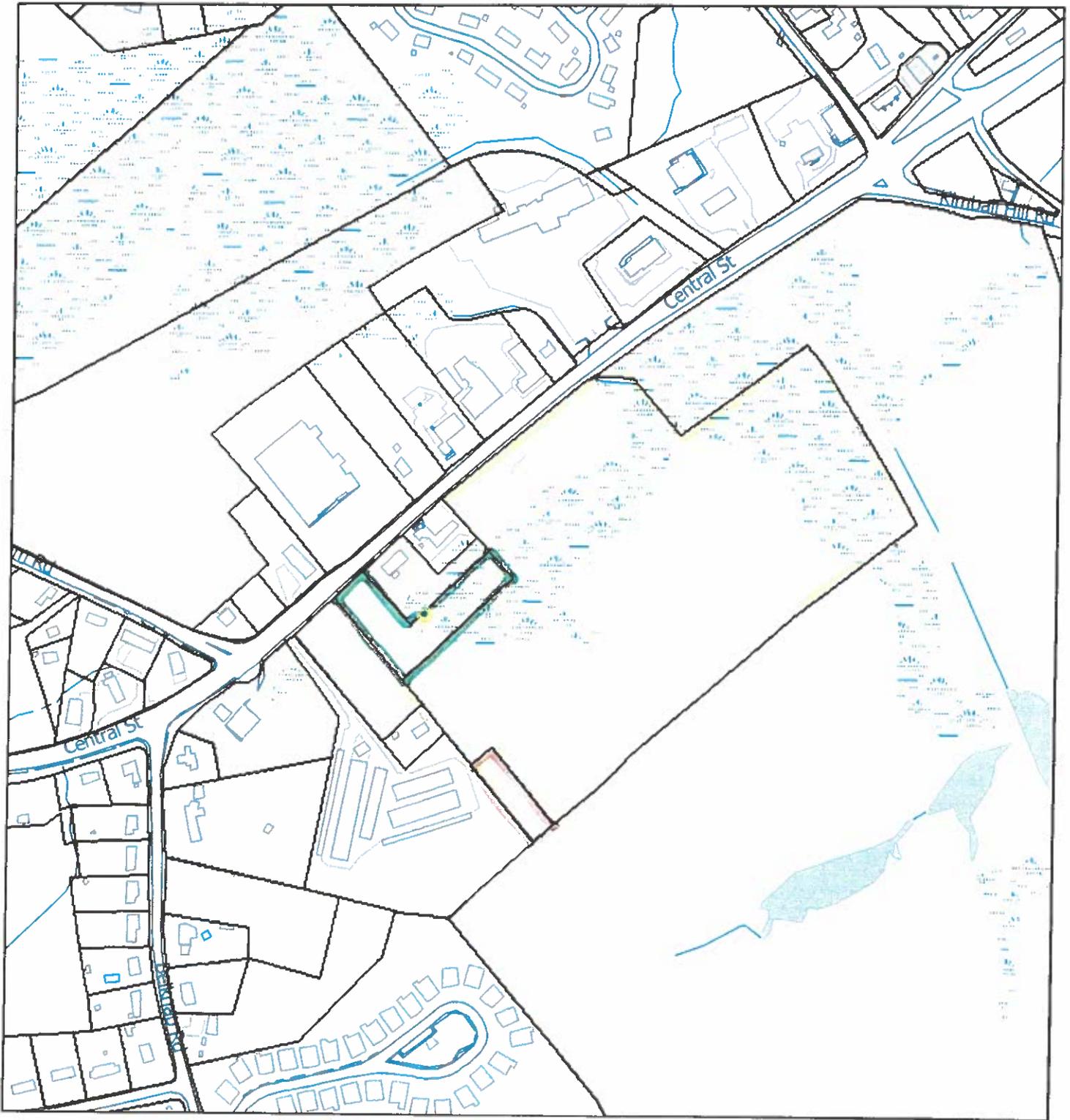
NOTES		VISIT / CHANGE HISTORY			
ROW ACCESS 12 FEET WIDE		Date	Id	Cd	Purpost/Result
		04-09-2007	10	10	Vacant Lot
		08-05-2005	01	71	Acreage Adjustment From New Map
		10-23-1990	02	14	Inspected

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

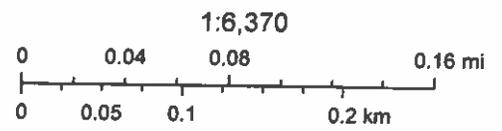
LAND LINE VALUATION SECTION																
B #	Land/Use Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value
1	1320	VAC RES UNDEVEL LA	Site	0.488 AC	170,000		1.67	5	1.00	RC	0.90	Unbuild	0.05		ACC/WET/TOPO;	6,300
Total Card Land Units:				0.488 AC	Parcel Total Land Area:				0.488	AC	Total Land Value:				6,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg Ht/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:									
(Liv) Units									
Exterior Wall 1									
Roof Structure									
Roof Cover									
Frame									
Foundation									
Interior Wall 1									
Interior Floor 1									
Heat Fuel									
Heat Type									
# Heat Systems									
AC Percent									
Total Rooms									
Bedrooms									
Full Baths									
3/4 Baths									
Half Baths									
Extra Fixtures									
Kitchens									
Kitchen Rating									
Bath Rating									
Half Bath Rating									
Bsmt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg Ht/FL									
Extra Kitchens									
			COST / MARKET VALUATION						
			Building Value New		0				
			Year Built						
			Effective Year Built		0				
			Depreciation Code						
			Remodel Rating						
			Year Remodeled						
			Depreciation %						
			Functional Obsol						
			External Obsol						
			Trend Factor		1.000				
			Condition						
			Condition %						
			Percent Good						
			RCNLD		0				
			Dep % Ovr						
			Dep Ovr Comment						
			Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Bilt	Cnd	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
	Total Liv Area/Gr. Area/Eff Are	0	0	0	TotalValue	0			

197, 197R & 207 Central St (Map 176, Lots 044, 045, 041)



2/4/2026





TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-010

February 6, 2025

Re: 197R, 197, & 207 Central Street

Don Dumont
197R Central Street
Hudson, NH 03051

Map 176/Lot 045-000

Map 176/Lot 044-000

Map 176/Lot 041-000

District: Business (B) & General (G)

Dear Mr. Dumont,

Your Request: To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'. (Site Plan dated August 29, 2025, last revised January 23, 2026 provided).

Zoning Review / Determination:

Existing Conditions: These three (3) properties are lots of record, comprised of the following dimensions:

Map 176/Lot 045-000 – 20,912 Sq ft (0.48 Acres) & 0 linear feet of frontage.

Map 176/Lot 044-000 – 62,489 Sq ft (1.43 Acres) & 94.2 linear feet of frontage.

Map 176/Lot 041-000 – 1,001,880 Sq ft (23.13 Acres) & 532.4 linear feet of frontage.

On October 24, 2024 two variances were granted for these properties collectively in a proposal to merge the lots as part of a mixed-use development. (See Attachment A for plan)

1. A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot.
2. A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. X 300 ft. with 70 units.

These variances are not considered vested at this time, and expire on October 24, 2026.

Pertinent Ordinances:

- Article III: General Regulations; §334-10 Mixed or Dual Use Lot.
- Article III: General Regulations; §334-14 Building Height.
- Article III: General Regulations; §334-16.1 Approved Site Plan.
- Article V: Permitted Uses; §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.

- Article VIII: Nonconforming Uses, Structures, and Lots; §334-29 Extension or Enlargement of Nonconforming Uses.
- Article IX: Wetland Conservation District; §334-35 Boundaries.
- Article XV: Enforcement and Miscellaneous Provisions; §334-82.F Time Limit.

Determination:

Based upon the plans provided for review, the following variances are required for the plan to be in compliance with the Zoning Ordinance:

1. Article V: Permitted Uses; §334-21 Table of Permitted Principal Uses

A variance is required to allow for a proposed three (3) lot merger into one (1) lot to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 108 units, where multi-family use is not permitted in the General (G) district.

- a. The proposal includes Building B (24 units), Building C (48 units), and Building D (36 units). Listing a maximum cumulative number of units and maximum number of buildings, in lieu of exact figures per structure is preferable.
- b. This variance, if approved, shall supersede the variance from §334-21 Table of Permitted Principal Uses granted on October 24, 2024 (Case #176-041B).
 - i. A new variance is required pursuant to §334-29 Extension or Enlargement of Nonconforming Uses, which states that a nonconforming use may not be enlarged without a variance. The 2024 variance established distinct limits per structure which may not be exceeded without new approval.

2. Article III: General Regulations; §334-14 Building Height

A variance is required to allow buildings exceeding 38 feet in height, up to a maximum of 50 feet.

- a. The proposed heights are 42.88 feet (Building B), 44.54 feet (Building C), & 45.05 feet (Building D). Granting a variance establishing a maximum allowable height that none shall exceed, rather than exact heights per structure, is preferable.

3. Article III: General Regulations; §334-10 Mixed or Dual Use Lot

A variance is required to allow for a mixed-use development (labelled as Building A on Attachment "C")

- a. This variance was granted on October 24, 2024 and is set to expire on October 24, 2026. Per §334-82.F Time Limit, *"A renewal/extension application shall be made no sooner than 90 days prior to the date of expiration and no later than 30 days prior to the variance or special exception expiration"*
 - i. You may apply for a variance from §334-82.F – Time Limit, to request an extension earlier than 90 days in advance, and to align the expiration date extension date with the other required variances noted above.

In addition, while not requiring a variance, the plans list wetland buffers of 50 feet for the General Zone and 75 feet for the Business Zone. Per §334-35 Boundaries, wetland buffer boundaries are determined by use of the property, not zoning district. This discrepancy should be corrected prior to Planning Board acceptance.

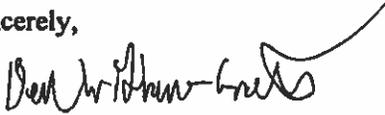
Please revise accordingly or submit the necessary variance applications. If you have any questions, feel free to contact me.

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

Staff Notes:

- *This proposal requires Site Plan approval per §334-16.1. Please contact the Planning Department a 603-886-6008 for more information.*

Sincerely,



Ben-Witham-Gradert
Associate Planner
(603) 886-6008 (ext. 1220)
bgradert@hudsonnh.gov

Attachments:

- Attachment "A" – Multi-family Development Concept Plan, dated July 22, 2024 & Notices of Decision
Attachment "B" – Boundary & Existing Conditions Plan, dated June 26, 2024
Attachment "C" – The Meadows Mixed-Use Development Plan, dated January 23, 2026

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services Director
Jim Michaud, Chief Assessor
Chris Sullivan, Zoning Administrator/Code Enforcement Officer
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.



LAND USE DEPARTMENT
 12 School Street
 Hudson, NH 03051
 (603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 02/04/2026

Property Location 197, 197R & 207 Central St Map: 176 Lots: 41, 44, 45
 Map _____ Lot _____ Sublot _____

Zoning District if known Business and General

Type of Request

Zoning District Determination
 Use Determination
 Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)

To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'

Applicant Contact Information:

Name: Don Dumont

Address: 195R Central St

Phone Number: 603-231-7345

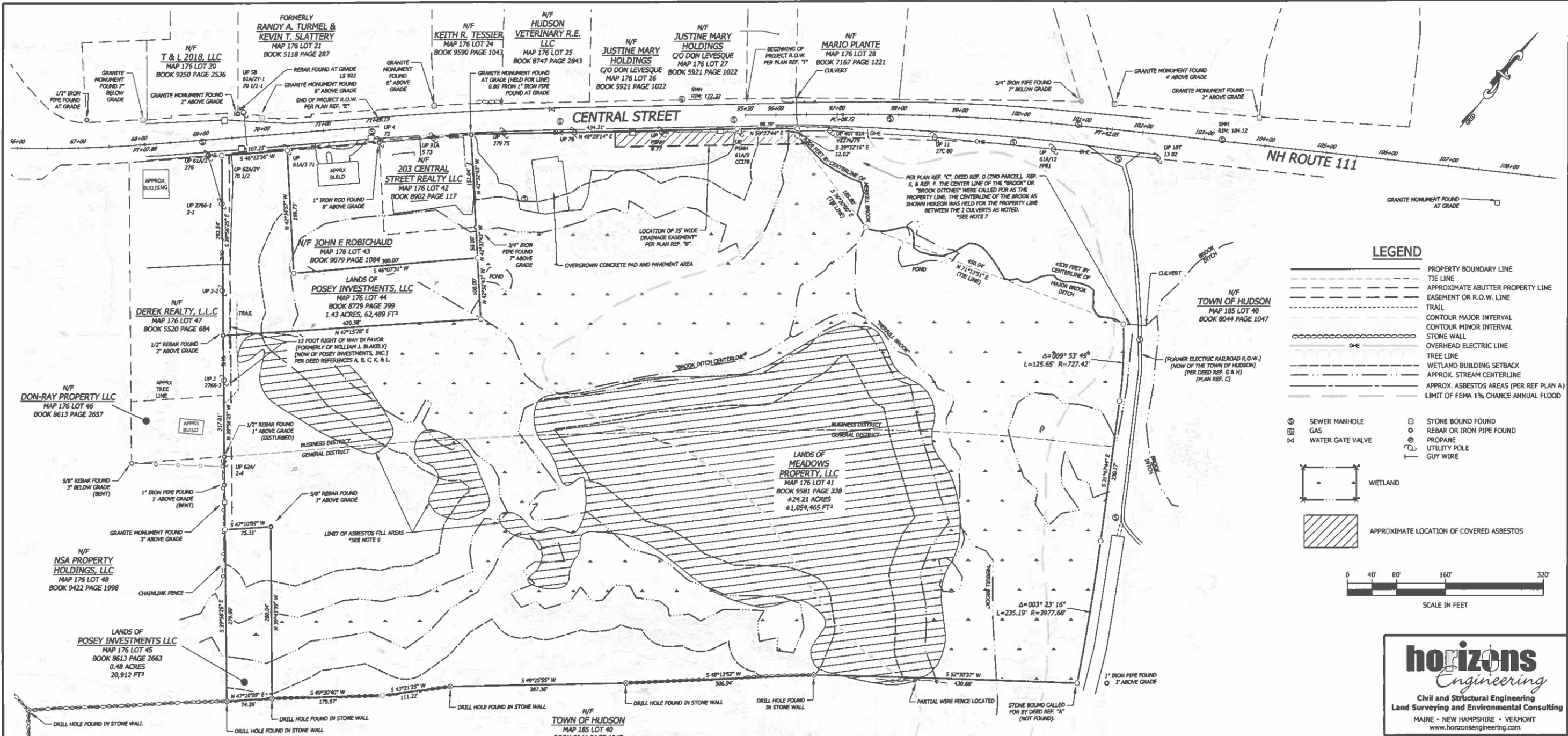
Email: DEREKMANAGEMENT@AOL.COM

For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: _____

ZONING DETERMINATION LETTER SENT DATE: _____



LEGEND

	PROPERTY BOUNDARY LINE
	TIE LINE
	APPROXIMATE ADJUTER PROPERTY LINE
	EASEMENT OR R.O.W. LINE
	TRAIL
	CONTOUR MAJOR INTERVAL
	CONTOUR MINOR INTERVAL
	STONE WALL
	OVERHEAD ELECTRIC LINE
	TREE LINE
	WETLAND BUILDING SETBACK
	APPROX. STREAM CENTERLINE
	APPROX. ASBESTOS AREAS (PER REF PLAN A)
	LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD

	SEWER MANHOLE		STONE BOUND FOUND
	GAS		REBAR OR IRON PIPE FOUND
	WATER GATE VALVE		PROPANE
			UTILITY POLE
			GUY WIRE

	WETLAND
	APPROXIMATE LOCATION OF COVERED ASBESTOS

REFERENCE DEEDS

- "XONIS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
- "BOK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- "GPR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- "HENRY C. BROWN TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 558.
- "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCHER" DATED DECEMBER 30, 1986 AND RECORDED IN THE H.C.R.D. BOOK 2838 PAGE 380.
- "JOSEPH BOULANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- "LEWIS E. MOORE TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHNS-MANVILLE SALES CORPORATION, ET AL." DATED OCTOBER 7, 1993 AND RECORDED IN THE H.C.R.D. BOOK 3479 PAGE 890.
- "XONIS CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 3482 PAGE 1734.
- "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEN" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

REFERENCE PLANS

- "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CREDEE ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR., 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRAGUE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- "PLAN OF LAND OF THE MEADOWS, INC., JOHN WOLLEN, L. J. & R. M. PELLETIER, A. & M. PELLETIER, EVANGELINA DOURIS, PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPALLING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- "R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT M-5229 (003), PROJECT M-5229 (005)", DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, SCALE: 1"=200', N.H. PROJECT #C-2432-B & D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19222.
- "OVERALL CONSOLIDATION & SUBDIVISION PLAN LOT 25 MAP 20 LOT 1-1 MAP 21 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22833.
- "SEWER EASEMENT PLAN LOT 25 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3791-B.
- "PLAN OF PROPOSED FEDERAL AID URBAN PROJECT M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3961.
- "SITE PLAN - MAP 26, LOT 12 'THE SQUARE' CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC. SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

GENERAL NOTES

- OWNERS OF RECORD:

TAX MAP 176 LOT 41 MEADOWS PROPERTY, LLC BOOK 8729 PAGE 338	TAX MAP 176 LOT 44 POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399	TAX MAP 176 LOT 45 POSEY INVESTMENTS, LLC BOOK 8613 PAGE 2663
---	--	---
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON BRX-7 GNSS.
- THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM.
- TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
- THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED); PER FEMA FLOOD MAP NUMBER 3301181518D DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
- AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOWS PROPERTY, LLC. THE BROOK AND WETLANDS WERE IMPASSABLE AT THE TIME OF FIELD SURVEY. ORTHOIMAGERY DATED APRIL 2018 AND LIDAR DATED 2012 WERE USED TO APPROXIMATE THE CENTERLINES OF MERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
- WETLANDS AS SHOWN HEREON WERE DELINEATED BY CATLIN BANASZAK, CHS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
- PER DEED REFERENCES A, C-1, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021), THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED JULY 28, 2022) WHICH AFFECT THE SURVEYED PREMISES:
 - MAXIMUM BUILDING HEIGHT: 38 FEET
 - WETLAND BUFFER: 50 FEET
 - FRONT BUILDING SETBACK: 50 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - SIDE/REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL), 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)

*SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION

horizons Engineering
 Civil and Structural Engineering
 Land Surveying and Environmental Consulting
 MAINE • NEW HAMPSHIRE • VERMONT
 www.horizonsengineering.com

BOUNDARY AND EXISTING CONDITIONS PLAN MADE FOR DONALD DUMONT OF LAND OWNED BY POSEY INVESTMENTS, LLC & MEADOWS PROPERTY, LLC
 197 & 207 CENTRAL STREET
 HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

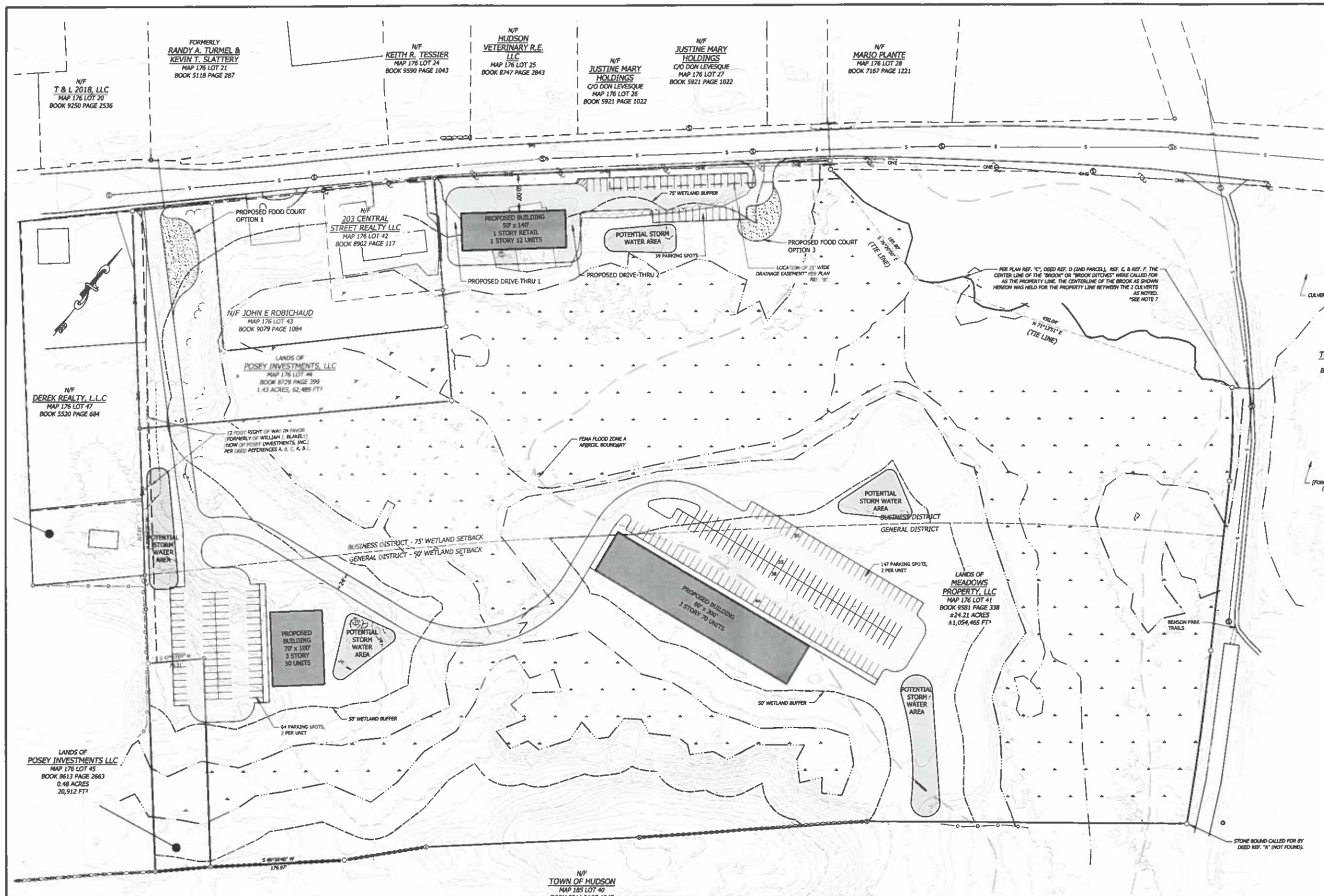
NO.	DATE	REVISION DESCRIPTION	ENG. DWG.

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

Andrew J. Nadeau
 ANDREW J. NADEAU, LLS 947
 DATE: 06/25/2024

	DATE:	JUNE 2024	PROJECT #:	240197
	SURV'D BY:	NJV/JDN	DRAWN BY:	NJV/DHW
	CHECK'D BY:	NJV/AJN	ARCHIVE #:	H
	SHEET 1 OF 1			



LEGEND

---	PROPERTY LINE
- - -	SETBACK LINE
○	MAJOR CONTOUR (10')
○	MINOR CONTOUR (2')
---	FENCE
○	GUARDRAIL
○	OVERHEAD ELECTRIC LINE
○	STONE WALL
---	STREAM
---	SEWER LINE
---	TREELINE
---	WETLAND BUFFER LINE
○	STONE BOUND FOUND
○	REBAR OR IRON PIPE FOUND
○	CALCULATED CORNER
○	GAS FILL
○	GATE VALVE
○	SEWER MANHOLE
○	UTILITY POLE
○	WETLAND FLAG
---	APPROXIMATE LOCATION OF COVERED ASBESTOS
---	EXISTING CONCRETE
---	EXISTING PAVEMENT
---	PROPOSED PAVEMENT
---	WETLAND

WETLAND NOTES

- STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, AITUN BANASZAK CWS NO. 311 ON APRIL 18, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:
- N.H. CODE OF ADMINISTRATIVE RULES (ENR-WT 301.00) WITH THE TECHNIQUE(S) OUTLINED IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-87-1.
- U.S. ARMY CORPS OF ENGINEERS 2012 "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER ENVIRONMENTAL LABORATORY ERDC/EL TR-08-19"
- U.S. ARMY CORPS OF ENGINEERS 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS, NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY"
- N.H. CODE OF ADMINISTRATIVE RULES (ENR-WT 301.00) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FW-08B-79-01 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COWARD ET AL., 1979"
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE 2020 VERSION 4 "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND" NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE 2018 "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2" L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS) USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS



CONCEPT PLAN

DATE OF PRINT
DECEMBER 23 2024
HORIZONS ENGINEERING



horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

DON DUMONT
MULTI-FAMILY DEVELOPMENT
HUDSON, NEW HAMPSHIRE

CONCEPT PLAN

NO.	DATE	REVISION DESCRIPTION	ENG.	DWS

DATE: SEPT. 2024	PROJECT #: 240197
ENGINEER BY: RJH	DRAWN BY: DRW
CHECKED BY: JOX	ARCHIVE #: H

SHEET 1 OF 1

Z:\proj_2024\0410197 Dumont - Central Street, Hudson, NH\Internal\CivilConcepts\240197 CONCEPT-01.dwg, CONCEPT 2, 12/23/2024 3:51:35 PM, Andrew Godfrey

Printed
2/10/2026
2:55PM
Created
2/10/2026
2:44 PM

Transaction Receipt

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

Receipt# 854,185
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	197, 197R, 207 Central Street Zoning Applications-2/26/26 ZBA Mtg Map 176, Lots 044, 045, 041			
	Variance 1 - multifamily	0.00	185.0000	0.00
	Variance 2 - Bldg. height	0.00	185.0000	0.00
	Variance 3 - time limit	0.00	185.0000	0.00
	Variance 4 - mixed use - extension	0.00	185.0000	0.00
	Abutter Notices	0.00	91.9800	0.00
			Total:	831.98

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Dumont Realty & Development LLC	CHECK	CHECK# 004853	831.98	0.00	831.98

Total Due: 831.98
Total Tendered: 831.98
Total Change: 0.00
Net Paid: 831.98

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

On **02/26/2026**, the Zoning Board of Adjustment heard **Case 176-041**, being a case brought by **Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH** requests a **Variance** for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows:

Variance 2- to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G); HZO Article III: General Regulations; §334-14 Building height]

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.”

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.”

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.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

(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: _____

FEB 10 2026
LAND USE DIVISION
ZONING DEPT.

APPLICATION FOR A VARIANCE

Variance 2
Bldg. height >38 ft

To: Zoning Board of Adjustment
Town of Hudson

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

Case No. 176-041 (02-26-2026)
Date Filed 2/10/26

Name of Applicant Meadows Property LLC & Posey Investments LLC Map: 176 Lot: 41,44,45 Zoning District: B&G

Telephone Number (Home) 603-231-7344 (Work) _____

Mailing Address 195R Central St Hudson NH 03051

Owner Meadows Property LLC & Posey Investments LLC

Location of Property 197,197R, 207 Central St
(Street Address)

Don Dumont Manager [Signature] 2/9/2026
Signature of Applicant Date

Don Dumont Manager [Signature] 2/9/2026
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: 2/10/26

COST:

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

15 Abutter Notice:
Direct Abutters x Certified postage rate \$ N/A = \$ N/A

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

Total amount due: \$ 185

VAR. 2 - \$185

Amt. received: * \$ 831.98

Receipt No.: 854,185

Check #
004853

Received by: (TSG)

* Variances 1, 2, 3a, 3b total

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

Engineering Fire Dept. Health Officer Planner Other

TOWN OF HUDSON, NH

Variance Application Checklist

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

- | Applicant
Initials | | Staff
Initials |
|-----------------------|---|-------------------|
| <u>TRB</u> | Please review the completed application with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| <u>TRB</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>TRB</u> | A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson. | <u>TG</u> |
| <u>N/A</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s).
(NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | <u>N/A</u> |
| <u>TRB</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>TRB</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>TRB</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>TRB</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> |

APP IN HOUSE
P/B COMM
COMM

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.

APPS IN HOUSE

Dear Board Members

Meadows Property, LLC & Posey Insetments, LLC is here tonight to ask for relief from Hudson zoning ordinance 334-14 relative to building height, 334-10 to allow multi-family in the general zone, 334-82.F to allow an extension to be heard prior to the 90 day period before expiration of a variance and for an extension of a mixed use variance for a proposed residential and mixed-use development located at 207,197, & 197 R Central Street, Tax Map 176, Lots 41, 44, and 45 in Hudson, NH. The project includes three residential apartment buildings within the south-central portion of the property, and one mixed-use building located on the northern portion along Central Street. Two driveway connections to Central Street are proposed, one for the mixed-used building and the other for the residential area. It should be noted that the project also includes two proposed "food truck areas," each being at the two proposed driveway connections along Central Street. It should also be noted that two previous Town Zoning Variances were granted on October 24, 2024. The variances that were granted allow the use of multi-family within the General district and for mixed-use and residential-use on the same parcels. As we were going through the planning process there were issues the architect found with the number of units and the building size, which resulted in fewer units in the front building along central st (building A) and the building in the back (building C). By adding an additional building in the back (building D) to accommodate for lost units in building A and building C this was flagged by staff as a change thus resulting in plans being put on halt and coming backing in front of the ZBA to ask for relief. Through our process, last time around at the ZBA, our conceptual review with the planning board and comments from staff we heard concerns about the architecture and style of the buildings. Our goal from the beginning was to have these buildings have a typical New England style and those comments from ZBA, Planning and staff reinforced that. A major way to do that is to include a pitched roof, but by doing so it increases our building height to 45', which is why we are here today to ask for relief from the ordinance, up to 50'. The height is also critical to allow for adequate use of each floor without having to expand the foot print of each building which could pose an issue with surrounding wetlands and wetland buffers. This building height is currently allowed in some zones in other parts of town. General (G) District and the existing Business (B) District, abutting Lowell Road. (Rte. 3A). The General (G) Zoning District abutting to the north of the Sagamore IP, and known locally as the "Friar Property," having frontage off Friars Drive. The portion of the General-One (G-1) Zoning District located to the south of Sagamore Bridge Road as well as numerous industrial zones with the closest being less than a mile up the road in the industrial park off of Central St. It is for these reasons we believe the relief we are asking for is fair and justified. We believe that this project will have a positive impact on the community and solve multiple needs. The surrounding properties are commercial with the exception of one direct abutter that is a single family home located off of Central St with whom we have spoken to. We are not asking for anything that isn't allowed in town, we are trying to do right by cleaning up a very depressed area, and producing a quality development that all can be happy about while appreciating the way it looks.

Thank you

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)	
176	041	Meadows Property LLC	195R Central St Hudson, NH 03051
176	024	Keith R. Tessier	52 Greeley St. Hudson, NH 03051
176	028	Mario Plante TR Denyse Plante TR	9 Old Derry Rd. Hudson, NH 03051
176	027	Justine Mary Holdings C/O Don Levesque	214 Central St Hudson, NH 03051
176	025	Hudson Veterinary R.E. LLC	235 W Central St Natick, MA 01760
176	042	203 Central Street Realty LLC	55 Hazlewood Rd. Hudson, NH 03051
176	044	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	047	Derek Realty LLC	195R Central St Hudson, NH 03051
176	046	Don-Ray Property LLC	195R Central St Hudson, NH 03051
176	045	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	048	NSA Property Holdings LLC	8400 E. Prentice Ave Suite 900 Greenwood Village Co 80111
176	048	Sprint Spectrum	po box 85022 Bellevue, WA 98015-8522
176	043	John E Robichaud	201 Central St Hudson, NH 03051
185	040	Town of Hudson	12 School St. Hudson, NH 03051

USPS-Verified Mail

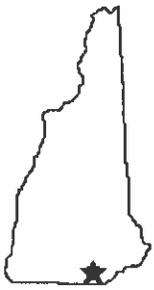
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8794	POSEY INVESTMENTS, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lots 044 & 045
2	7022 1670 0001 4990 8800	MEADOWS PROPERTY, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lot 041-000
3	7022 1670 0001 4990 8817	KEITH R. TESSIER 52 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 8824	MARIO PLANTE., TR; DENYSE PLANTE., TR 9 OLD DERRY ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8831	JUSTINE MARY HOLDINGS; C/O DON LEVESQUE 214 CENTRAL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lots 026, 027
6	7022 1670 0001 4990 8848	HUDSON VETERINARY R.E. LLC 235 W CENTRAL ST., NATICK, MA 01760	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 8855	203 CENTRAL STREET REALTY, LLC 55 HAZELWOOD ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 8862	DEREK REALTY, L.L.C 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 047-000
9	7022 1670 0001 4990 8879	DON-RAY PROPERTY LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 046-000
10	7022 1670 0001 4990 8886	NSA PROPERTY HOLDINGS, LLC 8400 E. PRENTICE AVE., SUITE 900, GREENWOOD VILLAGE, CO 80111	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 10	Total number of pieces rec'vd at Post Office 10	Postmaster (receiving Employee) SG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8893	SPRINT SPECTRUM; ATTN: PROPERTY TAX DEPT PO BOX 85022, BELLEVUE, WA 98015-8522	ABUTTER NOTICE MAILED
2	7022 1670 0001 4990 8909	KLEMM FAMILY, LLC 4 MALL RD, SALEM, NH 03079	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 8916	POSEY INVESTMENTS LLC; 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176, Lot 019-000
4	7022 1670 0001 4990 8923	T & L 2018, LLC 156 LOWELL RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8930	RAMOS, LIVIER & RODRIGUEZ, PEDRO RAMOS; GARCIA, PEDRO ASDRIEL RAMOS 201 CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 8947	BLUEBIRD HUDSON, LLC 125 OCEAN RD., GREENLAND, NH 03640	ABUTTER NOTICE MAILED
7	Mailed First Class	V.S.H. REALTY INC.; VO888 165 FLANDERS RD., WESTBOROUGH, MA 01581	ABUTTER NOTICE MAILED
8	N/C	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	No Charge-Application r'cvd acts as Notice;
9			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) SG





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

February 13, 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, February 26, 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 176-041 (02-26-2026): Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

Variance 2– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

The proposed two variance requests are combined and required as shown below:

Variance 3a– to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit]

Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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,

Ben Witham-Gradert
Associate Planner



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

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Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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 Ben-Witham Gradert, Associate Planner, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: bgradert@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,

Ben Witham-Gradert
Associate Planner

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article 334 _____ of HZO Section(s) 14 _____ in order to permit the following:

To allow buildings exceeding 38 feet in height, up to a maximum of 50'

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.”)

This use would not alter the charater of the neighborhood. This is a large parcel with virtually nothing around it. This use would allow for housing which the community is in need of.

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

the propped mult-family use aligns with the spirit of the ordinace by adhearing to established guidlines and supporting higher density housing.

- 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.)

this would allow the property to be developed in a sucessful manner instead of remaining vacant like it has been for so many years

- 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.)

Any development to this property will only clean up a very depressed area and improve proerty values for all surrounding parcels

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***

A building limited to the current ordinance would yield insufficient usable interior space for the intended reasonable use which is multi-family housing. This allows for adequate ceiling heights for modern HVAC, utilities, and accessibility. The proposed building height allows for adequate space without increasing the building footprint any further increase to the buildings footprint would impose greater impacts to the surrounding wetland and buffers. By allowing the higher pitched roof the building will conform better with similar architecture throughout Hudson

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

The proposed building height is reasonable because similar and taller heights are allowed elsewhere in Hudson in the same zones. This property is negatively impacted by the ordinance the town of Hudson has imposed where taller heights are allowed in the same zones in different locations across Hudson. The wetland on the property creates unique and special conditions limiting the available building area. Without granting relief from the ordinance the buildings footprints would increase and would pose a greater impact on the wetlands and buffers.

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.

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)								
MEADOWS PROPERTY, LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		MC2	Commercial Central St	2025	3900	431,000	2025	3900	431,000	2024	3900	429,100
		TOPO	UTILITIES									
			Town Water									
Access Only				Total		431,000	Total		431,000	Total		429,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
MEADOWS PROPERTY, LLC		9581 338	01-19-2022	U	V	225,000	24	Grantor: BURSEY, FAITH R. Grantor: HUDSON, TOWN OF Grantor: MEADOWS/TAX DEED Grantor: N/A	Appraised Bldg. Value (Card)			0
GPR REALTY, LLC		6745 1224	10-28-2002	U	V	350,000	25		Appraised Xf (B) Value (Bldg)			0
BURSEY, FAITH R.		6745 1220	10-25-2002	U	V	0	35		Appraised Ob (B) Value (Bldg)			0
HUDSON, TOWN OF		5751 0433	09-11-1996	U	V		38		Appraised Land Value (Bldg)			431,000
MEADOWS/TAX DEED		3389 744	10-10-1985	U	V	550,000	38		Special Land Value			0
Total:									Total Appraised Parcel Value			431,000

SUPPLEMENTAL DATA		CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY	
Parcel ID	176-041-000	Descript	Code	Appraised	Assessed	Valuation Method	
Zoning	BD:Business District	LAND	3900	431,000	431,000	C	
Flood Hazard	A						
Neigh/Abut1							
Neigh/Abut2							
Neigh/Abut3	PREV 0020-0013-0000						
GIS ID	176-041-000	Assoc Pid#					
Total:				431,000	431,000	Total Appraised Parcel Value	

NOTES		VISIT / CHANGE HISTORY			
TAKEN BY TAX DEED 1996 AND REDEEMED FROM TAX DEEDING 10/25/02 = \$250,000 +/- BAC K TAXES PLUS/CK STATUS FOR 2005, APPROVE D WETLANDS SPECIAL EXCEPTION/ADJ ACREAGE PER 2004 PLAN, 23.344 AC/ON MARKET 2017 & 2018 for \$324,900, KW		Date	Id	Cd	Purpost/Result
		02-13-2025	01	07	Info From Plan
		03-29-2022	23	10	Vacant Lot
		09-18-2017	09	18	Hearing - Change
		06-12-2017	09	45	Field Review
		07-26-2016	01	20	Other Change
		02-19-2014	01	28	Abate-Grante
		07-23-2013	01	27	Abate Denied
05-10-2012	09	45	Field Review		

BUILDING PERMIT RECORD							
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft
2025-00857-1-	10-08-2025	EL		5,000	O	R & A Langevin Electric Rob	PingThru beverage pod 100 amp service PingThru beverage pod
2025-00857	09-02-2025	TS		11,000	O		

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	3900	VAC COMMERCIAL LA	Site	2.400 AC	260,000		1.00	E	1.00	MC2	1.50	Contamination	0.60		393,100
1	3900	VAC COMMERCIAL LA	Excess	21.807 AC	26,000	0.89	1.00	0	1.00	MC2	1.50	Wet/Low	0.05	0.70	37,900
Total Card Land Units:				24.207 AC	Parcel Total Land Area:				24.207	AC	Total Land Value:		431,000		

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

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:02 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg Ht/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:									
(Liv) Units									
Exterior Wall 1									
Roof Structure									
Roof Cover									
Frame									
Foundation									
Interior Wall 1									
Interior Floor 1									
Heat Fuel									
Heat Type									
# Heat Systems									
AC Percent									
Total Rooms									
Bedrooms									
Full Baths									
3/4 Baths									
Half Baths									
Extra Fixtures									
Kitchens									
Kitchen Rating									
Bath Rating									
Half Bath Rating									
Bsmt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg Ht/FL									
Extra Kitchens									
			COST / MARKET VALUATION						
			Building Value New		0				
			Year Built						
			Effective Year Built		0				
			Depreciation Code						
			Remodel Rating						
			Year Remodeled						
			Depreciation %						
			Functional Obsol						
			External Obsol						
			Trend Factor		1.000				
			Condition						
			Condition %						
			Percent Good						
			RCNLD		0				
			Dep % Ovr						
			Dep Ovr Comment						
			Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
	Total Liv Area/Gr. Area/Eff Are	0	0	0	Total Value	0			

Property Location: 197 CENTRAL ST
 Vision ID: 2378 Account #: 1872

Parcel ID: 176/044/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:26 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
POSEY INVESTMENTS, LLC 195R CENTRAL STREET HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		MC2	Commercial Central St			2025	3900	86,000	2025	3900	86,000	2024	3900	86,000
		TOPO	UTILITIES											
			Town Water											
		Access Only				Total	86,000			Total	86,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	VI	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS, LLC KONIS CORPORATION		8729 0399 5206 0486	02-19-2015 08-17-1990	U Q	V V	24,900 0	24 00	Grantor: KONIS CORPORATION, Grantor: N/A	Appraised Bldg. Value (Card)				0
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				86,000
									Special Land Value				0
									Total Appraised Parcel Value				86,000
									Valuation Method				C

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY					
Parcel ID	176-044-000		Descript	Code		Appraised	Assessed	Total Appraised Parcel Value				
Zoning	BD:Business District		LAND	3900		86,000	86,000	Valuation Method				
Flood Hazard	B							Total Appraised Parcel Value				
Neigh/Abut1								Total Appraised Parcel Value				
Neigh/Abut2								Total Appraised Parcel Value				
Neigh/Abut3		PREV 0020-0010-0000						Total Appraised Parcel Value				
GIS ID	176-044-000	Assoc Pid#				Total:	86,000	86,000	Total Appraised Parcel Value			

NOTES				VISIT / CHANGE HISTORY			
VAC-LAND CLEARED & LEVEL 1997 LAND AC ER ROR CORRECTED FROM .27 AC TO 1.435 AC/10 0 X 300 (.689AC) =WET & UN USABLE				Date	Id	Cd	Purpost/Result
				09-18-2017	09	18	Hearing - Change
				06-12-2017	09	45	Field Review
				08-12-2015	01	28	Abate-Grante
				05-10-2012	09	45	Field Review
				07-11-2007	09	10	Vacant Lot
				04-09-2007	10	10	Vacant Lot
				08-05-2005	01	71	Acreage Adjustment From New Map
				10-17-1990	02	14	Inspected

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	3900	VAC COMMERCIAL LA	Site	1.000	AC	260,000	1.00	E	1.00	MC2	1.50	Shape	0.70	0.60	SLOPE/SHAPE/wet/as	81,900
1	3900	VAC COMMERCIAL LA	Excess	0.472	AC	26,000	1.00	0	1.00	MC2	1.50	Topo	0.45	0.50		4,100
Total Card Land Units:				1.472 AC		Parcel Total Land Area:				1.472	AC	Total Land Value:			86,000	

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

Property Location: 197 R CENTRAL ST
 Vision ID: 2379 Account #: 1871

Parcel ID: 176/ 045/ 000/ 1
 Bldg #: 1

Card Address: Card #: 1 of 1

LUC: 1320
 Print Date: 02-04-2026 3:52:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
POSEY INVESTMENTS LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RC	Residential Fair			2025	1320	6,300	2025	1320	6,300	2024	1320	6,300
		TOPO	UTILITIES											
			Access Only											
						Total		6,300	Total		6,300	Total		6,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS LLC BDK DEVELOPERS DAMON, EARLA.		8613 2663	10-18-2013	U	V	0	40	Grantor: BDK DEVELOPERS, Grantor: DAMON, EARLA. Grantor: N/A	Appraised Bldg. Value (Card)				0
		5727 1077	06-19-1996	Q	V	7,500	00		Appraised Xf (B) Value (Bldg)				0
		2265 0035	12-08-1972	Q	V	0	00		Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				6,300
									Special Land Value				0
									Total Appraised Parcel Value				6,300
									Valuation Method				C
									Total Appraised Parcel Value				6,300

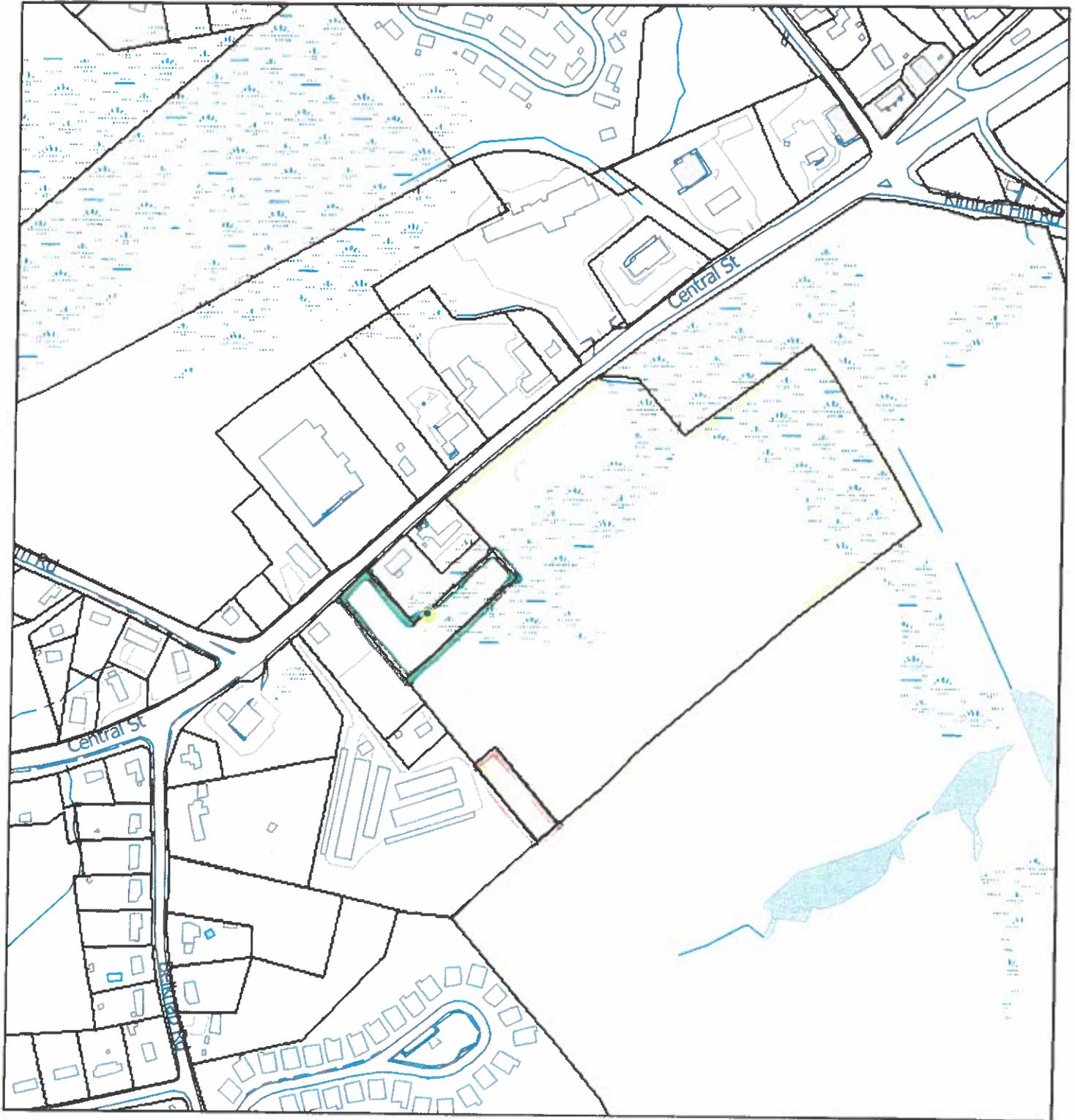
SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES			
Parcel ID	176-045-000			Descrpt	Code	Appraised	Assessed				
Zoning	BD:Business District			LAND	1320	6,300	6,300				
Flood Hazard	C										
Neigh/Abut1								Total: 6,300 6,300			
Neigh/Abut2								Total Appraised Parcel Value 6,300			
Neigh/Abut3								Valuation Method C			
GIS ID	176-045-000	PREV 0020-0010-0001	Assoc Pid#					Total Appraised Parcel Value 6,300			

NOTES				VISIT / CHANGE HISTORY			
ROW ACCESS 12 FEET WIDE				Date	Id	Cd	Purpos/Result
				04-09-2007	10	10	Vacant Lot
				08-05-2005	01	71	Acreage Adjustment From New Map
				10-23-1990	02	14	Inspected

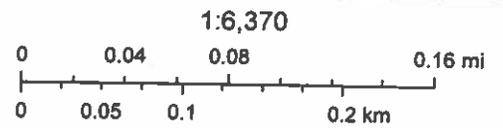
BUILDING PERMIT RECORD								
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments

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	1320	VAC RES UNDEVEL LA	Site	0.488 AC	170,000		1.67	5	1.00	RC	0.90	Unbuild	0.05		ACCWET/TOPO;	6,300
Total Card Land Units:				0.488 AC	Parcel Total Land Area:				0.488	AC	Total Land Value:			6,300		

197, 197R & 207 Central St (Map 176, Lots 044, 045, 041)



2/4/2026





TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-010

February 6, 2025

Re: 197R, 197, & 207 Central Street

Don Dumont
197R Central Street
Hudson, NH 03051

Map 176/Lot 045-000

Map 176/Lot 044-000

Map 176/Lot 041-000

District: Business (B) & General (G)

Dear Mr. Dumont,

Your Request: To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'. (Site Plan dated August 29, 2025, last revised January 23, 2026 provided).

Zoning Review / Determination:

Existing Conditions: These three (3) properties are lots of record, comprised of the following dimensions:

Map 176/Lot 045-000 – 20,912 Sq ft (0.48 Acres) & 0 linear feet of frontage.

Map 176/Lot 044-000 – 62,489 Sq ft (1.43 Acres) & 94.2 linear feet of frontage.

Map 176/Lot 041-000 – 1,001,880 Sq ft (23.13 Acres) & 532.4 linear feet of frontage.

On October 24, 2024 two variances were granted for these properties collectively in a proposal to merge the lots as part of a mixed-use development. (See Attachment A for plan)

1. A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot.
2. A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. X 300 ft. with 70 units.

These variances are not considered vested at this time, and expire on October 24, 2026.

Pertinent Ordinances:

- Article III: General Regulations; §334-10 Mixed or Dual Use Lot.
- Article III: General Regulations; §334-14 Building Height.
- Article III: General Regulations; §334-16.1 Approved Site Plan.
- Article V: Permitted Uses; §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.

- Article VIII: Nonconforming Uses, Structures, and Lots; §334-29 Extension or Enlargement of Nonconforming Uses.
- Article IX: Wetland Conservation District; §334-35 Boundaries.
- Article XV: Enforcement and Miscellaneous Provisions; §334-82.F Time Limit.

Determination:

Based upon the plans provided for review, the following variances are required for the plan to be in compliance with the Zoning Ordinance:

1. Article V: Permitted Uses; §334-21 Table of Permitted Principal Uses

A variance is required to allow for a proposed three (3) lot merger into one (1) lot to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 108 units, where multi-family use is not permitted in the General (G) district.

- The proposal includes Building B (24 units), Building C (48 units), and Building D (36 units). Listing a maximum cumulative number of units and maximum number of buildings, in lieu of exact figures per structure is preferable.
- This variance, if approved, shall supersede the variance from §334-21 Table of Permitted Principal Uses granted on October 24, 2024 (Case #176-041B).
 - A new variance is required pursuant to §334-29 Extension or Enlargement of Nonconforming Uses, which states that a nonconforming use may not be enlarged without a variance. The 2024 variance established distinct limits per structure which may not be exceeded without new approval.

2. Article III: General Regulations; §334-14 Building Height

A variance is required to allow buildings exceeding 38 feet in height, up to a maximum of 50 feet.

- The proposed heights are 42.88 feet (Building B), 44.54 feet (Building C), & 45.05 feet (Building D). Granting a variance establishing a maximum allowable height that none shall exceed, rather than exact heights per structure, is preferable.

3. Article III: General Regulations; §334-10 Mixed or Dual Use Lot

A variance is required to allow for a mixed-use development (labelled as Building A on Attachment "C")

- This variance was granted on October 24, 2024 and is set to expire on October 24, 2026. Per §334-82.F Time Limit, *"A renewal/extension application shall be made no sooner than 90 days prior to the date of expiration and no later than 30 days prior to the variance or special exception expiration"*
 - You may apply for a variance from §334-82.F – Time Limit, to request an extension earlier than 90 days in advance, and to align the expiration date extension date with the other required variances noted above.

In addition, while not requiring a variance, the plans list wetland buffers of 50 feet for the General Zone and 75 feet for the Business Zone. Per §334-35 Boundaries, wetland buffer boundaries are determined by use of the property, not zoning district. This discrepancy should be corrected prior to Planning Board acceptance.

Please revise accordingly or submit the necessary variance applications. If you have any questions, feel free to contact me.

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

Staff Notes:

- *This proposal requires Site Plan approval per §334-16.1. Please contact the Planning Department a 603-886-6008 for more information.*

Sincerely,



Ben-Witham-Gradert
Associate Planner
(603) 886-6008 (ext. 1220)
bgradert@hudsonnh.gov

Attachments:

- Attachment "A" – Multi-family Development Concept Plan, dated July 22, 2024 & Notices of Decision
Attachment "B" – Boundary & Existing Conditions Plan, dated June 26, 2024
Attachment "C" – The Meadows Mixed-Use Development Plan, dated January 23, 2026

cc: **Brooke Dubowik, Town Planner**
Elvis Dhima, Development Services Director
Jim Michaud, Chief Assessor
Chris Sullivan, Zoning Administrator/Code Enforcement Officer
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.



LAND USE DEPARTMENT

12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 02/04/2026

Property Location 197, 197R & 207 Central St Map: 176 Lots: 41, 44, 45

Map _____ Lot _____ Sublot _____

Zoning District if known Business and General

Type of Request

- Zoning District Determination
- Use Determination
- Set-Back Requirements
- Process for Subdivision/ Site Plan if required
- Other

Description of request / determination: (Please attach all relevant documentation)

To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'

Applicant Contact Information:

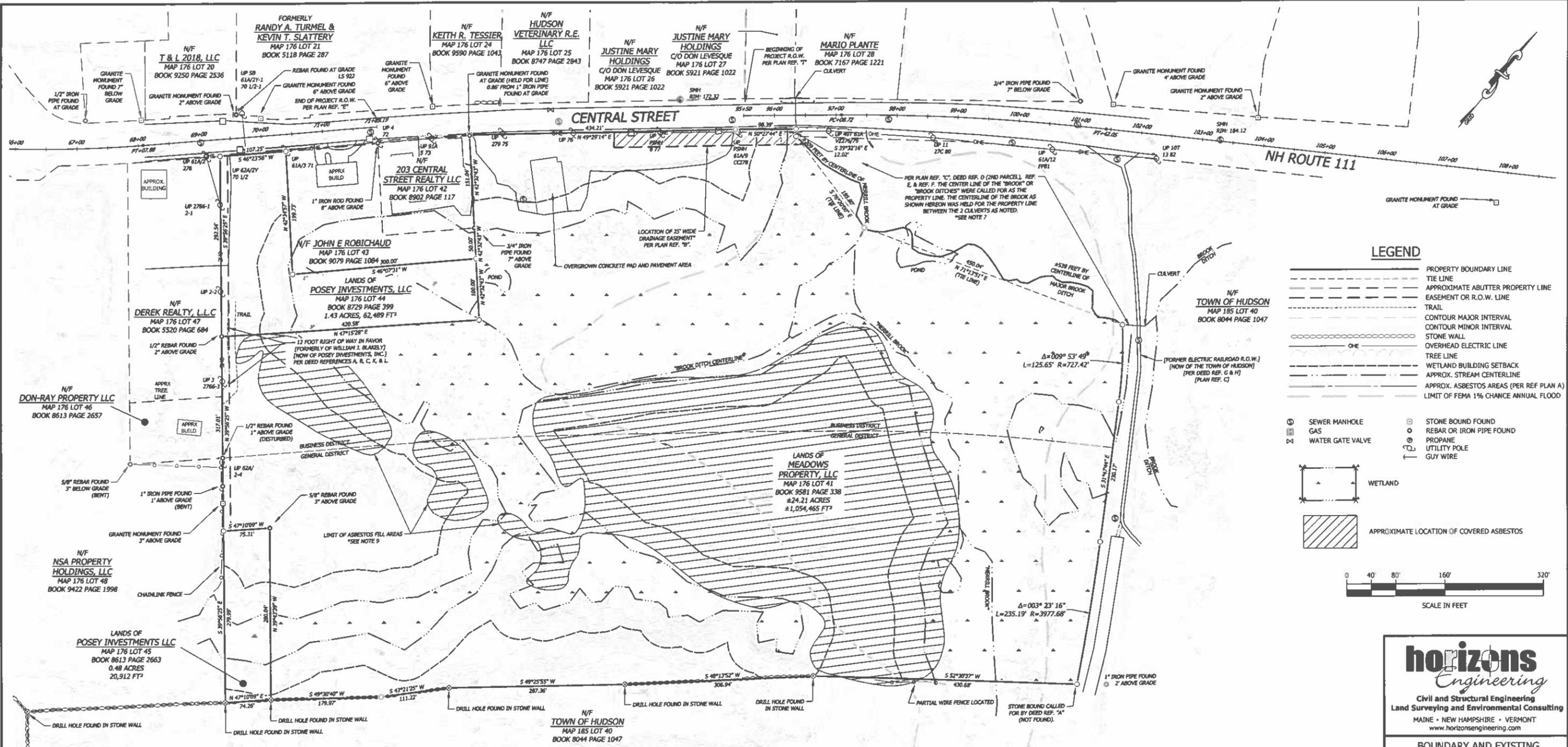
Name: Don Dumont
Address: 195R Central St
Phone Number: 603-231-7345
Email: DEREKMANAGEMENT@AOL.COM

For Office use

ATTACHMENTS: TAX CARD || GIS || _____

NOTES: _____

ZONING DETERMINATION LETTER SENT || DATE: _____

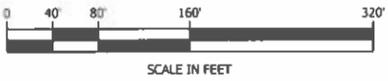


LEGEND

	PROPERTY BOUNDARY LINE
	TIE LINE
	APPROXIMATE ABUTTER PROPERTY LINE
	EASEMENT OR R.O.W. LINE
	TRAIL
	CONTOUR MAJOR INTERVAL
	CONTOUR MINOR INTERVAL
	STONE WALL
	OVERHEAD ELECTRIC LINE
	TREE LINE
	WETLAND BUILDING SETBACK
	APPROX. STREAM CENTERLINE
	APPROX. ASBESTOS AREAS (PER REF PLAN A)
	LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD

	SEWER MANHOLE		STONE BOUND FOUND
	GAS		REBAR OR IRON PIPE FOUND
	WATER GATE VALVE		PROPANE
			UTILITY POLE
			GUY WIRE

	WETLAND
	APPROXIMATE LOCATION OF COVERED ASBESTOS



REFERENCE DEEDS

- A. "KONIS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8129 PAGE 399.
- B. "BOK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- C. "GR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- D. "HENRY C. BROWN TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 538.
- E. "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCHER" DATED DECEMBER 30, 1966 AND RECORDED IN THE H.C.R.D. BOOK 2858 PAGE 380.
- F. "JOSEPH BOULANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- G. "LEWIS E. MOORE TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- H. "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- I. "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHN-MANVILLE SALES CORPORATION, ET AL." DATED OCTOBER 2, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5479 PAGE 890.
- J. "KONIS CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5482 PAGE 1734.
- K. "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- L. "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEN" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

REFERENCE PLANS

- A. "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CREDEAR ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- B. "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR. - 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRIAGLE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- C. "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- D. "PLAN OF LAND OF THE MEADOWS, INC., JOHN WOLLEN, L. J. & R. H. PELLETIER, A. & M. PELLETIER, EVANGELIA COURTES, PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPAULDING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- E. "R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT # M-5229 (003), PROJECT # M-5229 (005)", DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, SCALE: 1"=20', N.H. PROJECT #C-2432 & B, D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19322.
- F. "OVERALL CONSOLIDATION & SUBDIVISION PLAN LOT 25 MAP 20 (LOT 1-1) MAP 21 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200' AND RECORDED AT THE H.C.R.D. PLAN BOOK #22833.
- G. "SEWER EASEMENT PLAN LOT 23 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- H. "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S 3791-B.
- I. "PLAN OF PROPOSED FEDERAL AID URBAN PROJECT #M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER S-3961.
- J. "SITE PLAN - MAP 20/LOT 12 'TIME SQUARE' CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

GENERAL NOTES

1. OWNERS OF RECORD: TAX MAP 176 LOT 41 MEADOWS PROPERTY, LLC BOOK 8581 PAGE 338; TAX MAP 176 LOT 44 POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399; TAX MAP 176 LOT 45 POSEY INVESTMENTS, LLC BOOK 8613 PAGE 2663.
2. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CAULSON BRK-7 GNSS DATUM.
3. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.
4. TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2011.
5. THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD MAP NUMBER 3301100518D DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
6. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
7. AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOWS PROPERTY, LLC. THE BROOK AND WETLANDS WERE IMPASSABLE AT THE TIME OF FIELD SURVEY. ORTHOPHOTOGRAPHY DATED APRIL 2018 AND LIDAR DATED 2012 WERE USED TO APPROXIMATE THE CENTERLINE OF MERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
8. WETLANDS AS SHOWN HEREON WERE DELINEATED BY CATTILAN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
9. PER DEED REFERENCES A, C, I, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
10. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
11. PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021) THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED July 26, 2022) WHICH AFFECT THE SURVEYED PREMISES:
 - MAXIMUM BUILDING HEIGHT: 30 FEET
 - WETLAND BUFFER: 50 FEET
 - FRONT BUILDING SETBACK: 50 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL), 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)
- *SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

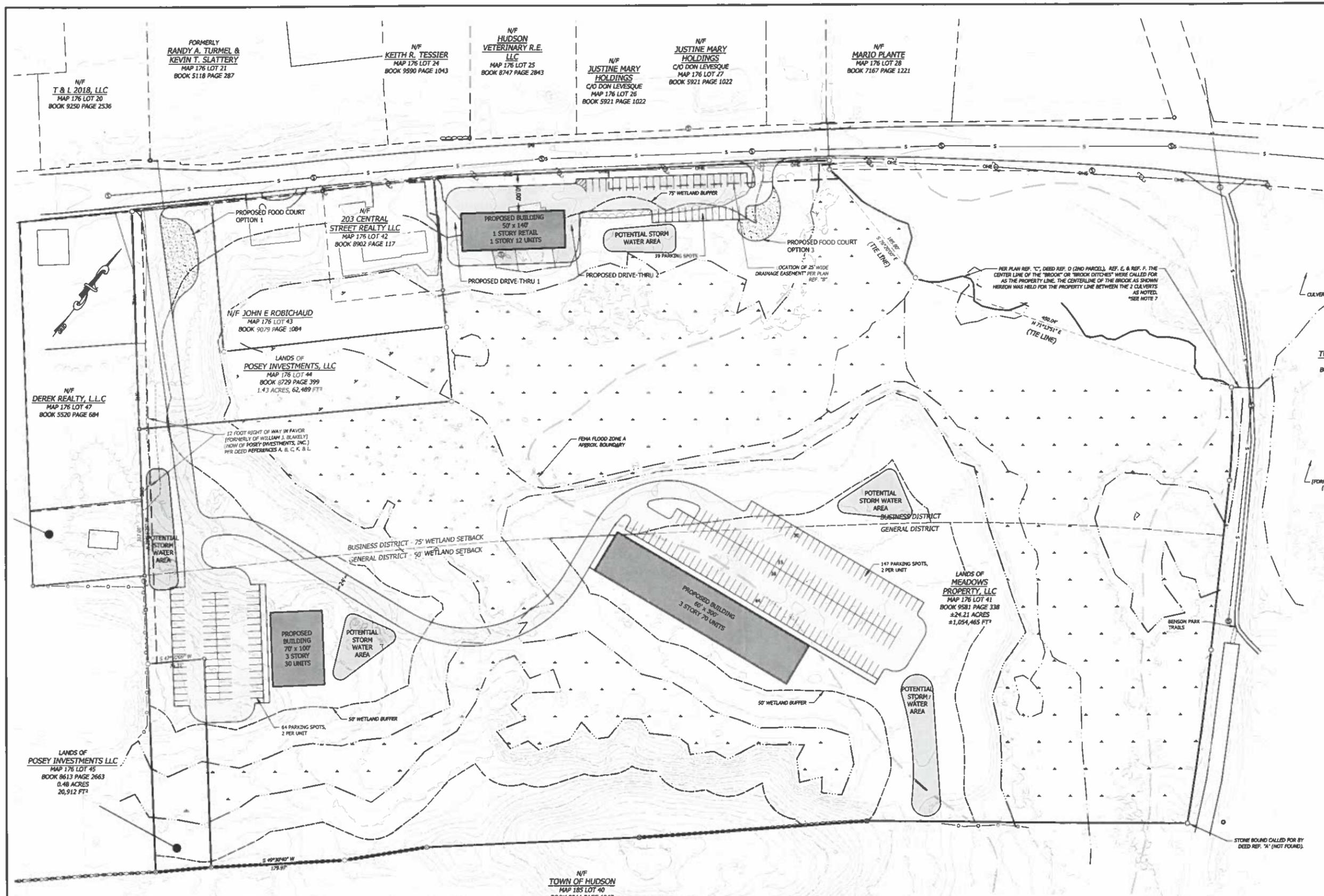
ANDREW J. NADEAU, LLS 947
 DATE: 06/25/2024

horizons Engineering
 Civil and Structural Engineering
 Land Surveying and Environmental Consulting
 MAINE • NEW HAMPSHIRE • VERMONT
 www.horizonsengineering.com

BOUNDARY AND EXISTING CONDITIONS PLAN MADE FOR DONALD DUMONT
 OF LAND OWNED BY
POSEY INVESTMENTS, LLC & MEADOWS PROPERTY, LLC
 197 & 207 CENTRAL STREET
 HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: JUNE 2024	PROJECT #: 240197
SURV'D BY: ANDREW NADEAU	DRAWN BY: NJV/DWM
CHK'D BY: ARCHIVE #:	NJV/AJN
DATE OF PRINT: JUNE 26 2024	HORIZONS ENGINEERING



LEGEND

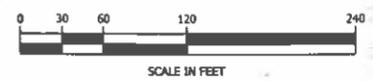
---	PROPERTY LINE
- - -	SETBACK LINE
---	MAJOR CONTOUR (10')
---	MINOR CONTOUR (2')
---	FENCE
---	GUARDRAIL
---	OVERHEAD ELECTRIC LINE
---	STONE WALL
---	STREAM
---	SEWER LINE
---	TREELINE
---	WETLAND BUFFER LINE
---	STONE BOUND FOUND
---	REBAR OR IRON PIPE FOUND
---	CALCULATED CORNER
---	GAS FILL
---	GATE VALVE
---	SEWER MANHOLE
---	UTILITY POLE
---	WETLAND FLAG
---	APPROXIMATE LOCATION OF COVERED ASBESTOS
---	EXISTING CONCRETE
---	EXISTING PAVEMENT
---	PROPOSED PAVEMENT
---	WETLAND

Z:\proj_2024\240197 Dumont - Central Street, Hudson, NH\Internal\Concepts\240197 CONCEPT-01.dwg, CONCEPT 2, 12/23/2024 3:51:35 PM, Andrew Godfrey

WETLAND NOTES

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, CAITLIN BANASZAK CWS NO. 311 ON APRIL 18, 2024. WETLANDS MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

- N.H. CODE OF ADMINISTRATIVE RULES (ENR-WT 301.01) WITH THE TECHNIQUES OUTLINED IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT Y-47-11
- U.S. ARMY CORPS OF ENGINEERS 2012 "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTH-EAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERO-CEL TR-08-13"
- U.S. ARMY CORPS OF ENGINEERS 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTH-EAST REGION, U.S. ARMY CORPS OF ENGINEERS RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY"
- N.H. CODE OF ADMINISTRATIVE RULES (ENR-WT 301.02) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/11 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COMARROW ET AL. 1979"
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE 2020 VERSION 4 "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND: NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA"
- U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE 2018 "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2," L.M. VASILAS, G.W. HURT, AND C.V. NOBLE (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS



CONCEPT PLAN

DATE OF PRINT
DECEMBER 23 2024
HORIZONS ENGINEERING



horizons
Engineering

Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

DON DUMONT

MULTI-FAMILY DEVELOPMENT

HUDSON, NEW HAMPSHIRE

CONCEPT PLAN

NO.	DATE	REVISION DESCRIPTION	ENG.	DWG.

DATE: SEPT 2024	PROJECT #: 240197
ENGIN'D BY: RJH	DRAWN BY: DMW
CHECK'D BY: JOX	ARCHIVE #: H-

SHEET 1 OF 1

Printed
2/10/2026
2:54PM
Created
2/10/2026
2:44 PM

Transaction Receipt

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

Receipt# 854,185
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>
1.00	197, 197R, 207 Central Street Zoning Applications-2/26/26 ZBA Mtg Map 176, Lots 044, 045, 041			
	Variance 1 - <i>multifamily</i>	0.00	185.0000	0.00
	Variance 2 - <i>Bldg. height</i>	0.00	185.0000	0.00
	Variance 3 - <i>Time Limit.</i>	0.00	185.0000	0.00
	Variance 4 - <i>Mixed use - extension</i>	0.00	185.0000	0.00
	Abutter Notices	0.00	91.9800	0.00
			Total:	831.98

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Dumont Realty & Development LLC	CHECK	CHECK# 004853	831.98	0.00	831.98
				Total Due:	831.98
				Total Tendered:	831.98
				Total Change:	0.00
				Net Paid:	831.98

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

On **02/26/2026**, the Zoning Board of Adjustment heard **Case 176-041**, being a case brought by **Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH** requests a **Variance** for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows:

Variance 3a- to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2. [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G); HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit]

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.”

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.”

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.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

(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

FEB 10 2026
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. 176-041 (02-26-2026)
Date Filed 2/10/26

Name of Applicant Meadows Property LLC & Posey Investments LLC Map: 176 Lot: 41,44,45 Zoning District: B&G

Telephone Number (Home) 603-231-7344 (Work) _____

Mailing Address 195R Central St Hudson NH 03051

Owner Meadows Property LLC & Posey Investments LLC

Location of Property 197,197R, 207 Central St
(Street Address)

Don Dumont Manager [Signature] 2/9/2026
Signature of Applicant _____ Date _____

Don Dumont Manager [Signature] 2/9/2026
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: 2/10/26

COST:

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

15 Abutter Notice:
Direct Abutters x Certified postage rate \$ N/A = \$ N/A
1 Indirect Abutters x First Class postage rate \$ N/A = \$ N/A
Total amount due: \$ 185.00

Var 3a - \$185 Amt. received: * \$ 831.98

Receipt No.: 854,185

Received by: [Signature]

* Variances 1, 2, 3a, 3b total

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

Engineering Fire Dept. Health Officer _____ Planner Other _____

Check #
004853

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>DED</u>	Please review the completed application with the Zoning Administrator or staff before making copies in next step.	<u>TG</u>
<u>DTB</u>	The applicant must provide the original (with wet signatures) of the complete filled-out application form and all required attachments listed below together with thirteen (13) single-sided copies of the assembled application packet. (Paper clips, no staples)	<u>TG</u>
<u>DTB</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>N/A</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>DTB</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>DTB</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>DTB</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>DTB</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>DTB</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? <u>Y</u> or N (circle one). If yes, submit an application to the Planning Board.	<u>APPS in-house</u>

APP. IN-HOUSE
P/B COMM
COMM

CERTIFIED PLOT PLAN:

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

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

- a) _____ The plot plan shall be drawn to scale on an 8 ½” x 11” or 11” x 17” sheet with a North pointing arrow shown on the plan.
- b) _____ The plot plan shall be up-to date and dated, and shall be no more than three years old.
- c) _____ The plot plan shall have the signature and the name of the preparer, with his/her/their seal.
- d) _____ The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.
(NOTE: A copy of the GIS map can be obtained by visiting the town website: <https://www.hudsonnh.gov/community-development/page/gis-public-use>)
- e) _____ The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.)
- f) _____ The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.
- g) _____ The plot plan shall include all proposed buildings, structures, or additions, marked as “PROPOSED,” together with all applicable dimensions and encroachments.
- h) _____ The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.
- i) _____ The plot plan shall indicate all parking spaces and lanes, with dimensions.



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

Don Dumont Manager 
Signature of Applicant(s)

2/9/2026
Date

Don Dumont Manager 
Signature of Property Owner(s)

2/9/2026
Date

Dear Board Members

Meadows Property, LLC & Posey Insetments, LLC is here tonight to ask for relief from Hudson zoning ordinance 334-14 relative to building height, 334-10 to allow multi-family in the general zone, 334-82.F to allow an extension to be heard prior to the 90 day period before expiration of a variance and for an extension of a mixed use variance for a proposed residential and mixed-use development located at 207,197, & 197 R Central Street, Tax Map 176, Lots 41, 44, and 45 in Hudson, NH. The project includes three residential apartment buildings within the south-central portion of the property, and one mixed-use building located on the northern portion along Central Street. Two driveway connections to Central Street are proposed, one for the mixed-used building and the other for the residential area. It should be noted that the project also includes two proposed "food truck areas," each being at the two proposed driveway connections along Central Street. It should also be noted that two previous Town Zoning Variances were granted on October 24, 2024. The variances that were granted allow the use of multi-family within the General district and for mixed-use and residential-use on the same parcels. As we were going through the planning process there were issues the architect found with the number of units and the building size, which resulted in fewer units in the front building along central st (building A) and the building in the back (building C). By adding an additional building in the back (building D) to accommodate for lost units in building A and building C this was flagged by staff as a change thus resulting in plans being put on halt and coming backing in front of the ZBA to ask for relief. Through our process, last time around at the ZBA, our conceptual review with the planning board and comments from staff we heard concerns about the architecture and style of the buildings. Our goal from the beginning was to have these buildings have a typical New England style and those comments from ZBA, Planning and staff reinforced that. A major way to do that is to include a pitched roof, but by doing so it increases our building height to 45', which is why we are here today to ask for relief from the ordinance, up to 50'. The height is also critical to allow for adequate use of each floor without having to expand the foot print of each building which could pose an issue with surrounding wetlands and wetland buffers. This building height is currently allowed in some zones in other parts of town. General (G) District and the existing Business (B) District, abutting Lowell Road. (Rte. 3A). The General (G) Zoning District abutting to the north of the Sagamore IP, and known locally as the "Friar Property," having frontage off Friars Drive. The portion of the General-One (G-1) Zoning District located to the south of Sagamore Bridge Road as well as numerous industrial zones with the closest being less than a mile up the road in the industrial park off of Central St. It is for these reasons we believe the relief we are asking for is fair and justified. We believe that this project will have a positive impact on the community and solve multiple needs. The surrounding properties are commercial with the exception of one direct abutter that is a single family home located off of Central St with whom we have spoken to. We are not asking for anything that isn't allowed in town, we are trying to do right by cleaning up a very depressed area, and producing a quality development that all can be happy about while appreciating the way it looks.

Thank you

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)	
176	041	Meadows Property LLC	195R Central St Hudson, NH 03051
176	024	Keith R. Tessier	52 Greeley St. Hudson, NH 03051
176	028	Mario Plante TR Denyse Plante TR	9 Old Derry Rd. Hudson, NH 03051
176	027	Justine Mary Holdings C/O Don Levesque	214 Central St Hudson, NH 03051
176	025	Hudson Veterinary R.E. LLC	235 W Central St Natick, MA 01760
176	042	203 Central Street Realty LLC	55 Hazlewood Rd. Hudson, NH 03051
176	044	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	047	Derek Realty LLC	195R Central St Hudson, NH 03051
176	046	Don-Ray Property LLC	195R Central St Hudson, NH 03051
176	045	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	048	NSA Property Holdings LLC	8400 E Prentice Ave Suite 900 Greenwood Village Co 80111
176	048	Sprint Spectrum	po box 85022 Bellevue, WA 98015-8522
176	043	John E Robichaud	201 Central St Hudson, NH 03051
185	040	Town of Hudson	12 School St. Hudson, NH 03051

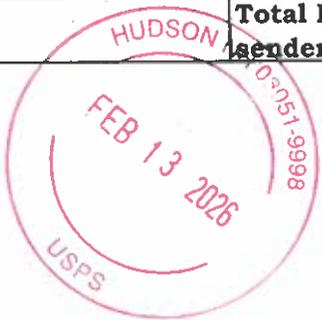
USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8794	POSEY INVESTMENTS, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lots 044 & 045
2	7022 1670 0001 4990 8800	MEADOWS PROPERTY, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lot 041-000
3	7022 1670 0001 4990 8817	KEITH R. TESSIER 52 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 8824	MARIO PLANTE., TR; DENYSE PLANTE., TR 9 OLD DERRY ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8831	JUSTINE MARY HOLDINGS; C/O DON LEVESQUE 214 CENTRAL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lots 026, 027
6	7022 1670 0001 4990 8848	HUDSON VETERINARY R.E. LLC 235 W CENTRAL ST., NATICK, MA 01760	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 8855	203 CENTRAL STREET REALTY, LLC 55 HAZELWOOD ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 8862	DEREK REALTY, L.L.C 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 047-000
9	7022 1670 0001 4990 8879	DON-RAY PROPERTY LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 046-000
10	7022 1670 0001 4990 8886	NSA PROPERTY HOLDINGS, LLC 8400 E. PRENTICE AVE., SUITE 900, GREENWOOD VILLAGE, CO 80111	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 10	Total number of pieces rec'vd at Post Office 10	Postmaster (receiving Employee) SG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8893	SPRINT SPECTRUM; ATTN: PROPERTY TAX DEPT PO BOX 85022, BELLEVUE, WA 98015-8522	ABUTTER NOTICE MAILED
2	7022 1670 0001 4990 8909	KLEMM FAMILY, LLC 4 MALL RD, SALEM, NH 03079	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 8916	POSEY INVESTMENTS LLC; 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176, Lot 019-000
4	7022 1670 0001 4990 8923	T & L 2018, LLC 156 LOWELL RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8930	RAMOS, LIVIER & RODRIGUEZ, PEDRO RAMOS; GARCIA, PEDRO ASDRIEL RAMOS 201 CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 8947	BLUEBIRD HUDSON, LLC 125 OCEAN RD., GREENLAND, NH 03640	ABUTTER NOTICE MAILED
7	Mailed First Class	V.S.H. REALTY INC.; VO888 165 FLANDERS RD., WESTBOROUGH, MA 01581	ABUTTER NOTICE MAILED
8	N/C	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	No Charge-Application r'cvd acts as Notice;
9			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) SG





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

February 13, 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, February 26, 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 176-041 (02-26-2026): Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

Variance 2– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

The proposed two variance requests are combined and required as shown below:

Variance 3a– to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit]

Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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,

Ben Witham-Gradert
Associate Planner



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

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Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

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Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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 Ben-Witham Gradert, Associate Planner, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: bgradert@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,

Ben Witham-Gradert
Associate Planner

APPLICATION FOR A VARIANCE

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article 334 of HZO Section(s) 82.F in order to permit the following:

To allow for an application to be heard sooner than 90 days before expiration of 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.”)

Hearing the application two months earlier than permitted is not contrary to the public interest

- 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.”)

By hearing the extension now, the spirit of the ordinance is preserved by appropriately managing the timeline for all the required variances for the property in accordance with the standard lifespan of the granted variance.

- 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.)

Granting the variance would do justice by not forcing the applicant to return before the board in such a short time span for the same project. The public is also benefited by this in being presented the full scope of the project at once

- 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.)

Granting an extension early does not affect proerty values

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)									
MEADOWS PROPERTY, LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed		
		MC2	Commercial Central St		2025	3900	431,000	2025	3900	431,000	2024	3900	429,100		
		TOPO	UTILITIES												
			Town Water												
RECORD OF OWNERSHIP		Access Only				Total		Total		Total		Total			
		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES		Total		431,000	Total	429,100

RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES		APPRAISED VALUE SUMMARY		
MEADOWS PROPERTY, LLC		9581	338	01-19-2022	U	V	225,000	24	Grantor: BURSEY, FAITH R. Grantor: HUDSON, TOWN OF Grantor: MEADOWS/TAX DEED Grantor: N/A		Appraised Bldg. Value (Card)		0
GPR REALTY, LLC		6745	1224	10-28-2002	U	V	350,000	25			Appraised Xf (B) Value (Bldg)		0
BURSEY, FAITH R.		6745	1220	10-25-2002	U	V	0	35			Appraised Ob (B) Value (Bldg)		0
HUDSON, TOWN OF		5751	0433	09-11-1996	U	V		38			Appraised Land Value (Bldg)		431,000
MEADOWS/TAX DEED		3389	744	10-10-1985	U	V	550,000	38			Special Land Value		0
				Total:			431,000		Total Appraised Parcel Value		431,000		

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY			
Parcel ID	176-041-000	Descrpt	Code	Appraised		Assessed		Total Appraised Parcel Value		Valuation Method	
Zoning	BD:Business District	LAND	3900	431,000		431,000		431,000		C	
Flood Hazard	A			Total:		431,000		Total Appraised Parcel Value		431,000	
Neigh/Abut1											
Neigh/Abut2											
Neigh/Abut3											
GIS ID	176-041-000	PREV 0020-0013-0000									
		Assoc Pid#									

NOTES				VISIT / CHANGE HISTORY			
TAKEN BY TAX DEED 1996 AND REDEEMED FROM TAX DEEDING 10/25/02 = \$250,000 +/- BAC K TAXES PLUS/CK STATUS FOR 2005, APPROVE D WETLANDS SPECIAL EXCEPTION/ADJ ACREAGE PER 2004 PLAN, 23.344 AC/ON MARKET 2017 & 2018 for \$324,900, KW				Date	Id	Cd	Purpost/Result
				02-13-2025	01	07	Info From Plan
				03-29-2022	23	10	Vacant Lot
				09-18-2017	09	18	Hearing - Change
				06-12-2017	09	45	Field Review
				07-26-2016	01	20	Other Change
				02-19-2014	01	28	Abate-Grante
07-23-2013	01	27	Abate Denied				
05-10-2012	09	45	Field Review				

BUILDING PERMIT RECORD								Comments	
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft		
2025-00857-1-2025-00857	10-08-2025 09-02-2025	EL TS		5,000 11,000	O O	R & A Langevin Electric Rob		PingThru beverage pod100 amp service PingThru beverage pod	

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	3900	VAC COMMERCIAL LA	Site Excess	2.400 AC	260,000		1.00	E	1.00	MC2	1.50	Contamination	0.60			
1	3900	VAC COMMERCIAL LA	Site Excess	21.807 AC	26,000	0.89	1.00	0	1.00	MC2	1.50	Wet/Low	0.05	0.70		
Total Card Land Units:															24.207 AC	

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:02 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg Ht/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:									
(Liv) Units									
Exterior Wall 1									
Roof Structure									
Roof Cover									
Frame									
Foundation									
Interior Wall 1									
Interior Floor 1									
Heat Fuel									
Heat Type									
# Heat Systems									
AC Percent									
Total Rooms									
Bedrooms									
Full Baths									
3/4 Baths									
Half Baths									
Extra Fixtures									
Kitchens									
Kitchen Rating									
Bath Rating									
Half Bath Rating									
Bsmt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg Ht/FL									
Extra Kitchens									
COST / MARKET VALUATION									
			Building Value New		0				
			Year Built						
			Effective Year Built		0				
			Depreciation Code						
			Remodel Rating						
			Year Remodeled						
			Depreciation %						
			Functional Obsol						
			External Obsol						
			Trend Factor		1.000				
			Condition						
			Condition %						
			Percent Good						
			RCNLD		0				
			Dep % Ovr						
			Dep Ovr Comment						
			Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
	Total Liv Area/Gr. Area/Eff Are	0	0	0	Total Value	0			

Property Location: 197 CENTRAL ST
 Vision ID: 2378 Account #: 1872

Parcel ID: 176/ 044/ 000/ 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:26 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
POSEY INVESTMENTS, LLC 195R CENTRAL STREET HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed	
		MC2	Commercial Central St		2025	3900	86,000	2025	3900	86,000	2024	3900	86,000	
		TOPO	UTILITIES											
			Town Water											
		Access Only				Total	86,000		Total	86,000		Total	86,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS, LLC		8729 0399	02-19-2015	U	V	24,900	24	Grantor: KONIS CORPORATION, Grantor: N/A	Appraised Bldg. Value (Card)				0
KONIS CORPORATION		5206 0486	08-17-1990	Q	V	0	00		Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				86,000
									Special Land Value				0
									Total Appraised Parcel Value				86,000
									Valuation Method				C
									Total Appraised Parcel Value				86,000

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				Total:		Total Appraised Parcel Value	
Parcel ID	176-044-000		Descript	Code	Appraised	Assessed	86,000	86,000	86,000	
Zoning	BD:Business District		LAND	3900	86,000	86,000				
Flood Hazard	B									
Neigh/Abut1										
Neigh/Abut2										
Neigh/Abut3		PREV 0020-0010-0000								
GIS ID	176-044-000	Assoc Pid#								

NOTES		VISIT / CHANGE HISTORY			
VAC-LAND CLEARED & LEVEL 1997 LAND AC ER ROR CORRECTED FROM .27 AC TO 1.435 AC/10 0 X 300 (.689AC) =WET & UN USABLE		Date	Id	Cd	Purpost/Result
		09-18-2017	09	18	Hearing - Change
		06-12-2017	09	45	Field Review
		08-12-2015	01	28	Abate-Grante
		05-10-2012	09	45	Field Review
		07-11-2007	09	10	Vacant Lot
		04-09-2007	10	10	Vacant Lot
		08-05-2005	01	71	Acreage Adjustment From New Map
		10-17-1990	02	14	Inspected

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	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value	
1	3900	VAC COMMERCIAL LA	Site	1.000	AC	260,000		1.00	E	1.00	MC2	1.50	Shape	0.70	0.60	SLOPE/SHAPE/wet/as	81,900
1	3900	VAC COMMERCIAL LA	Excess	0.472	AC	26,000		1.00	0	1.00	MC2	1.50	Topo	0.45	0.50		4,100

Property Location: 197 CENTRAL ST
 Vision ID: 2378 Account #: 1872

Parcel ID: 170/044/0001/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:27 P

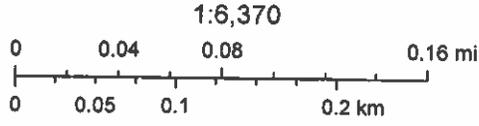
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO									
Element	Cd	Description	Element	Cd	Description										
Model	00	Vacant	Avg Ht/FL			No Sketch									
Stories:	99	Vacant Land	Extra Kitchens												
Style:			Add Kitchen Ra												
Grade:															
(Liv) Units															
Exterior Wall 1															
Roof Structure															
Roof Cover															
Frame															
Foundation															
Interior Wall 1															
Interior Floor 1															
Heat Fuel															
Heat Type															
# Heat Systems															
AC Percent															
Total Rooms															
Bedrooms															
Full Baths															
3/4 Baths															
Half Baths															
Extra Fixtures															
Kitchens															
Kitchen Rating															
Bath Rating															
Half Bath Rating															
Bsmt Garage															
Fireplace(s)															
Fireplace Rating															
WS Flues															
Color															
Avg Ht/FL															
Extra Kitchens															
COST / MARKET VALUATION															
			Building Value New										0		
			Year Built												
			Effective Year Built										0		
			Depreciation Code												
			Remodel Rating												
			Year Remodeled												
			Depreciation %												
			Functional Obsol												
			External Obsol												
			Trend Factor										1.000		
			Condition												
			Condition %												
			Percent Good												
			RCNLD										0		
			Dep % Ovr												
			Dep Ovr Comment												
			Misc Imp Ovr												
			Misc Imp Ovr Comment												
			Cost to Cure Ovr												
			Cost to Cure Ovr Comment												
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)															
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value						
BUILDING SUB-AREA SUMMARY SECTION															
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value									
Total Liv Area/Gr. Area/Eff Are		0	0	0	Total Value	0									

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg H/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:			COST / MARKET VALUATION						
(Liv) Units			Building Value New		0				
Exterior Wall 1			Year Built						
Roof Structure			Effective Year Built		0				
Roof Cover			Depreciation Code						
Frame			Remodel Rating						
Foundation			Year Remodeled						
Interior Wall 1			Depreciation %						
Interior Floor 1			Functional Obsol						
Heat Fuel			External Obsol						
Heat Type			Trend Factor		1.000				
# Heat Systems			Condition						
AC Percent			Condition %						
Total Rooms			Percent Good						
Bedrooms			RCNLD		0				
Full Baths			Dep % Ovr						
3/4 Baths			Dep Ovr Comment						
Half Baths			Misc Imp Ovr						
Extra Fixtures			Misc Imp Ovr Comment						
Kitchens			Cost to Cure Ovr						
Kitchen Rating			Cost to Cure Ovr Comment						
Bath Rating									
Half Bath Rating									
Bsmt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg H/FL									
Extra Kitchens									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Bit	Cnd.	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
Total Liv Area/Gr. Area/Eff Are		0	0	0	Total Value	0			

197, 197R & 207 Central St (Map 176, Lots 044, 045, 041)



2/4/2026





TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-010

February 6, 2025

Re: 197R, 197, & 207 Central Street

Don Dumont
197R Central Street
Hudson, NH 03051

Map 176/Lot 045-000

Map 176/Lot 044-000

Map 176/Lot 041-000

District: Business (B) & General (G)

Dear Mr. Dumont,

Your Request: To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'. (Site Plan dated August 29, 2025, last revised January 23, 2026 provided).

Zoning Review / Determination:

Existing Conditions: These three (3) properties are lots of record, comprised of the following dimensions:

Map 176/Lot 045-000 – 20,912 Sq ft (0.48 Acres) & 0 linear feet of frontage.

Map 176/Lot 044-000 – 62,489 Sq ft (1.43 Acres) & 94.2 linear feet of frontage.

Map 176/Lot 041-000 – 1,001,880 Sq ft (23.13 Acres) & 532.4 linear feet of frontage.

On October 24, 2024 two variances were granted for these properties collectively in a proposal to merge the lots as part of a mixed-use development. (See Attachment A for plan)

1. A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot.
2. A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. X 300 ft. with 70 units.

These variances are not considered vested at this time, and expire on October 24, 2026.

Pertinent Ordinances:

- Article III: General Regulations; §334-10 Mixed or Dual Use Lot.
- Article III: General Regulations; §334-14 Building Height.
- Article III: General Regulations; §334-16.1 Approved Site Plan.
- Article V: Permitted Uses; §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.

- Article VIII: Nonconforming Uses, Structures, and Lots; §334-29 Extension or Enlargement of Nonconforming Uses.
- Article IX: Wetland Conservation District; §334-35 Boundaries.
- Article XV: Enforcement and Miscellaneous Provisions; §334-82.F Time Limit.

Determination:

Based upon the plans provided for review, the following variances are required for the plan to be in compliance with the Zoning Ordinance:

1. Article V: Permitted Uses; §334-21 Table of Permitted Principal Uses

A variance is required to allow for a proposed three (3) lot merger into one (1) lot to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 108 units, where multi-family use is not permitted in the General (G) district.

- a. The proposal includes Building B (24 units), Building C (48 units), and Building D (36 units). Listing a maximum cumulative number of units and maximum number of buildings, in lieu of exact figures per structure is preferable.
- b. This variance, if approved, shall supersede the variance from §334-21 Table of Permitted Principal Uses granted on October 24, 2024 (Case #176-041B).
 - i. A new variance is required pursuant to §334-29 Extension or Enlargement of Nonconforming Uses, which states that a nonconforming use may not be enlarged without a variance. The 2024 variance established distinct limits per structure which may not be exceeded without new approval.

2. Article III: General Regulations; §334-14 Building Height

A variance is required to allow buildings exceeding 38 feet in height, up to a maximum of 50 feet.

- a. The proposed heights are 42.88 feet (Building B), 44.54 feet (Building C), & 45.05 feet (Building D). Granting a variance establishing a maximum allowable height that none shall exceed, rather than exact heights per structure, is preferable.

3. Article III: General Regulations; §334-10 Mixed or Dual Use Lot

A variance is required to allow for a mixed-use development (labelled as Building A on Attachment "C")

- a. This variance was granted on October 24, 2024 and is set to expire on October 24, 2026. Per §334-82.F Time Limit, *"A renewal/extension application shall be made no sooner than 90 days prior to the date of expiration and no later than 30 days prior to the variance or special exception expiration"*
 - i. You may apply for a variance from §334-82.F – Time Limit, to request an extension earlier than 90 days in advance, and to align the expiration date extension date with the other required variances noted above.

In addition, while not requiring a variance, the plans list wetland buffers of 50 feet for the General Zone and 75 feet for the Business Zone. Per §334-35 Boundaries, wetland buffer boundaries are determined by use of the property, not zoning district. This discrepancy should be corrected prior to Planning Board acceptance.

Please revise accordingly or submit the necessary variance applications. If you have any questions, feel free to contact me.

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

Staff Notes:

- *This proposal requires Site Plan approval per §334-16.1. Please contact the Planning Department a 603-886-6008 for more information.*

Sincerely,



Ben-Witham-Gradert
Associate Planner
(603) 886-6008 (ext. 1220)
bgradert@hudsonnh.gov

Attachments:

Attachment "A" – Multi-family Development Concept Plan, dated July 22, 2024 & Notices of Decision
Attachment "B" – Boundary & Existing Conditions Plan, dated June 26, 2024
Attachment "C" – The Meadows Mixed-Use Development Plan, dated January 23, 2026

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services Director
Jim Michaud, Chief Assessor
Chris Sullivan, Zoning Administrator/Code Enforcement Officer
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.



LAND USE DEPARTMENT

12 School Street
Hudson, NH 03051
(603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 02/04/2026

Property Location 197, 197R & 207 Central St Map: 176 Lots: 41, 44, 45
 Map _____ Lot _____ Sublot _____

Zoning District if known Business and General

Type of Request

Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)

To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'

Applicant Contact Information:

Name: Don Dumont

Address: 195R Central St

Phone Number: 603-231-7345

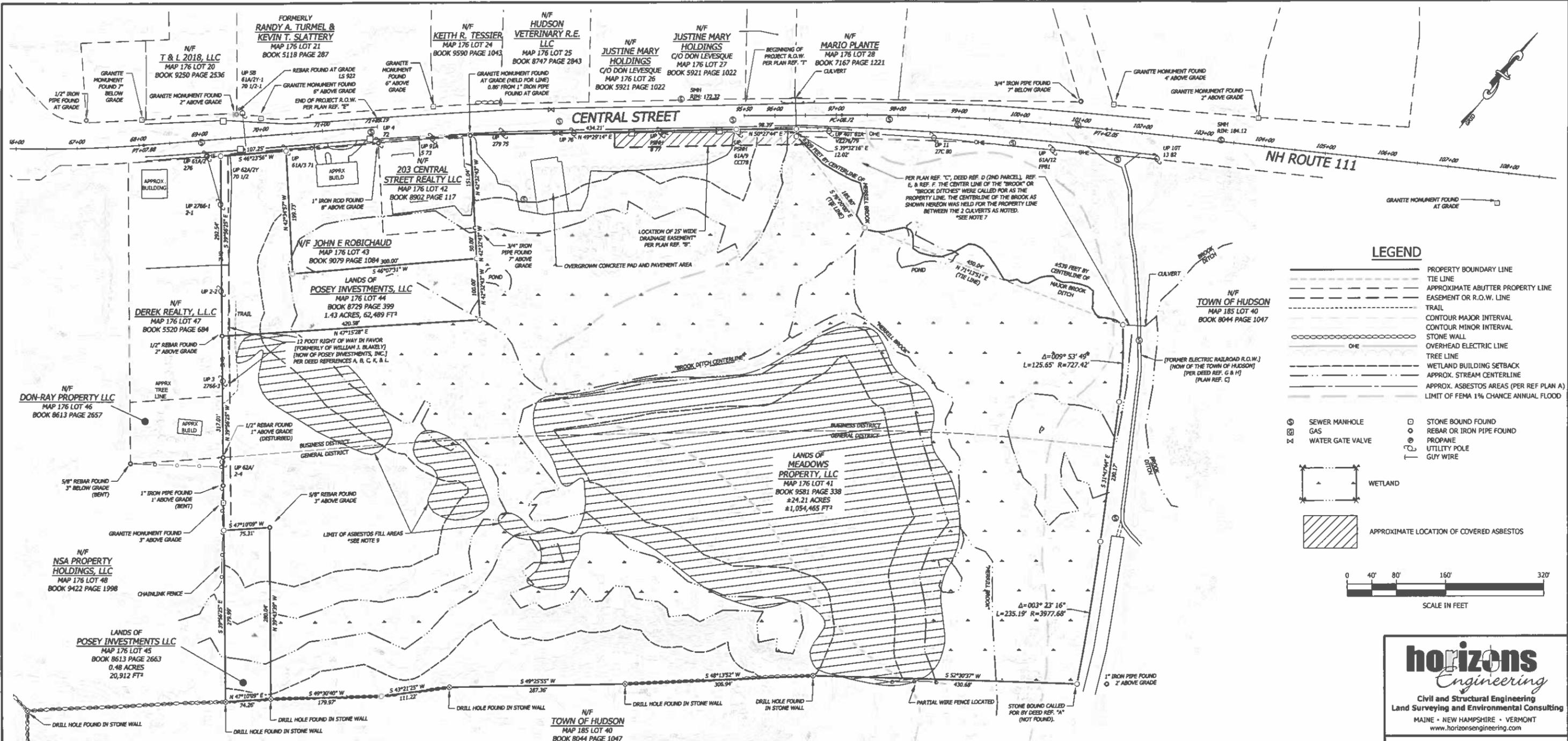
Email: DEREKMANAGEMENT@AOL.COM

For Office use

ATTACHMENTS: TAX CARD | GIS | _____

NOTES: _____

ZONING DETERMINATION LETTER SENT || DATE: _____



LEGEND

- PROPERTY BOUNDARY LINE
- TIE LINE
- APPROXIMATE ABUTTER PROPERTY LINE
- EASEMENT OR R.O.W. LINE
- TRAIL
- CONTOUR MAJOR INTERVAL
- CONTOUR MINOR INTERVAL
- STONE WALL
- OVERHEAD ELECTRIC LINE
- TREE LINE
- WETLAND BUILDING SETBACK
- APPROX. STREAM CENTERLINE
- APPROX. ASBESTOS AREAS (PER REF PLAN A)
- LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD

- SEWER MANHOLE
- GAS
- WATER GATE VALVE
- STONE BOUND FOUND
- REBAR OR IRON PIPE FOUND
- PROPANE
- UTILITY POLE
- GUY WIRE

WETLAND

APPROXIMATE LOCATION OF COVERED ASBESTOS

0 40' 80' 160' 320'

SCALE IN FEET

REFERENCE DEEDS

- A. "KONES CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
- B. "BOK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- C. "GFR REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- D. "HENRY C. BROWN TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 538.
- E. "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCHER" DATED DECEMBER 30, 1986 AND RECORDED IN THE H.C.R.D. BOOK 2858 PAGE 380.
- F. "JOSEPH BOLLANGER TO JOHN WOLLEY" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- G. "LEWIS E. MOORE TO JOHN T. BENSON & WINIFRED V. GRIFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- H. "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 5, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- I. "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHNS-MANVILLE SALES CORPORATION, ET AL." DATED OCTOBER 7, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5479 PAGE 890.
- J. "KONES CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5482 PAGE 1734.
- K. "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- L. "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEY" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

REFERENCE PLANS

- A. "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CREBERE ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- B. "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR. - 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRAGUE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- C. "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- D. "PLAN OF LAND OF THE MEADOWS, INC.; JOHN WOLLEY, L. J. & R. H. PELLETIER, A. & B. PELLETIER; EVANGELIA DOURIS, PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPALDING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- E. "R.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT M-5229 (003), PROJECT M-5229 (005), DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERGENDOFF, SCALE: 1"=20', N.H. PROJECT #C-24322 & B, D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19322.
- F. "OVERALL CONSOLIDATION & SUBDIVISION PLAN LOT 25 MAP 20 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22833.
- G. "SEWER EASEMENT PLAN LOT 25 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- H. "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 5 3791-B.
- I. "PLAN OF PROPOSED FEDERAL AID URBAN PROJECT M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 5-3961.
- J. "SITE PLAN - MAP 20/L2/12 'TIME SQUARE' CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

GENERAL NOTES

1. OWNERS OF RECORD: TAX MAP 176 LOT 41: POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399. TAX MAP 176 LOT 44: POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399. TAX MAP 176 LOT 45: POSEY INVESTMENTS, LLC BOOK 8613 PAGE 2663.
 2. THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON B7X-7 GNSS.
 3. THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD83 VERTICAL DATUM.
 4. TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
 5. THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD MAP NUMBER 33011C05180 DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
 6. ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
 7. AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOWS PROPERTY, LLC. THE BROOK AND WETLANDS WERE IMPASSABLE AT THE TIME OF FIELD SURVEY. ORTHOPHOTOGRAPHY DATED APRIL 2018 AND LIDAR DATED 2012 WERE USED TO APPROXIMATE THE CENTERLINES OF HERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
 8. WETLANDS AS SHOWN HEREON WERE DELINEATED BY CATHLIN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
 9. PER DEED REFERENCES A, C, I, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
 10. THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
 11. PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021) THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED July 28, 2022) WHICH AFFECT THE SURVEYED PREMISES:
 - MAXIMUM BUILDING HEIGHT: 38 FEET
 - WETLAND BUFFER: 50 FEET
 - FRONT BUILDING SETBACK: 30 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - SIDE/REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL); 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)
- *SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION

CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ANDREW J. NADEAU, LLS 947 DATE 06/25/2024

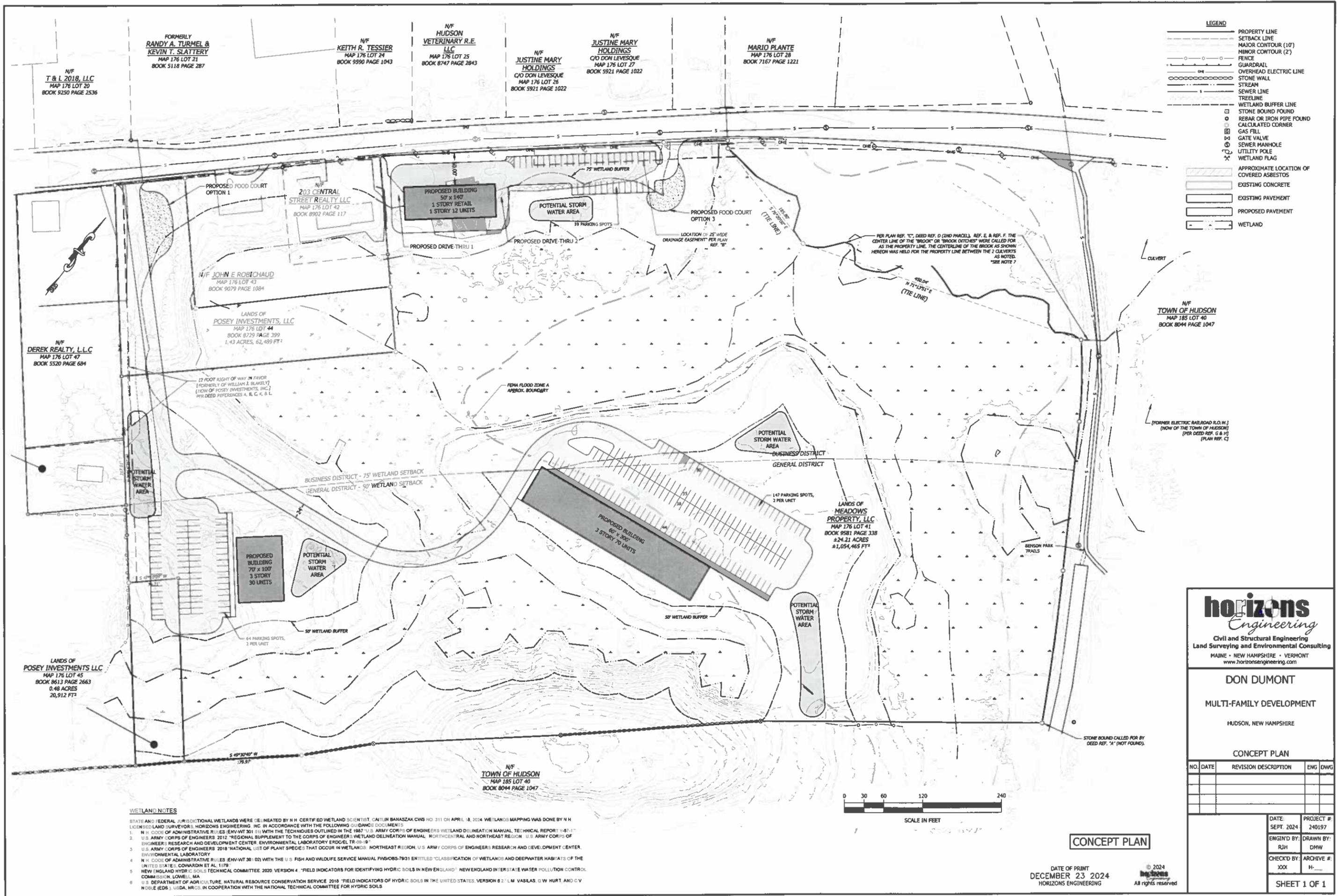
horizons Engineering
Civil and Structural Engineering
Land Surveying and Environmental Consulting
MAINE • NEW HAMPSHIRE • VERMONT
www.horizonsengineering.com

BOUNDARY AND EXISTING CONDITIONS PLAN MADE FOR DONALD DUMONT OF LAND OWNED BY

POSEY INVESTMENTS, LLC & MEADOWS PROPERTY, LLC
197 & 207 CENTRAL STREET
HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: JUNE 2024	PROJECT #: 240197
SURV'D BY: NFN/JDN	DRAWN BY: NJV/DMW
CHECK'D BY: ANDREW NADEAU	ARCHIVE #: NJV/AJN
	H



LEGEND

---	PROPERTY LINE
- - - -	SETBACK LINE
○	MAJOR CONTOUR (10')
○	MINOR CONTOUR (2')
—○—○—	FENCE
—○—○—	GUARDRAIL
—○—○—	OVERHEAD ELECTRIC LINE
—○—○—	STONE WALL
—○—○—	STREAM
—○—○—	SEWER LINE
—○—○—	TREELINE
—○—○—	WETLAND BUFFER LINE
□	STONE BOUND FOUND
○	REBAR OR IRON PIPE FOUND
○	CALCULATED CORNER
□	GAS FILL
□	GATE VALVE
○	SEWER MANHOLE
○	UTILITY POLE
×	WETLAND FLAG
□	APPROXIMATE LOCATION OF COVERED ASBESTOS
□	EXISTING CONCRETE
□	EXISTING PAVEMENT
□	PROPOSED PAVEMENT
□	WETLAND

WETLAND NOTES

STATE AND FEDERAL JURISDICTIONAL WETLANDS WERE DELINEATED BY N.H. CERTIFIED WETLAND SCIENTIST, CAITLIN BANASZAK CWS NO. 311 ON APRIL 18, 2024. WETLAND MAPPING WAS DONE BY N.H. LICENSED LAND SURVEYORS, HORIZONS ENGINEERING, INC. IN ACCORDANCE WITH THE FOLLOWING GUIDANCE DOCUMENTS:

- N.H. CODE OF ADMINISTRATIVE RULES: ENV-WT 301 (1) WITH THE TECHNIQUES OUTLINED IN THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 1-47.
- U.S. ARMY CORPS OF ENGINEERS' 2012 "REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS' WETLAND DELINEATION MANUAL, NORTH-CENTRAL AND NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS' RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY ERDC/EL TR-08-19."
- U.S. ARMY CORPS OF ENGINEERS' 2018 "NATIONAL LIST OF PLANT SPECIES THAT OCCUR IN WETLANDS: NORTHEAST REGION, U.S. ARMY CORPS OF ENGINEERS' RESEARCH AND DEVELOPMENT CENTER, ENVIRONMENTAL LABORATORY."
- N.H. CODE OF ADMINISTRATIVE RULES: ENV-WT 301 (2) WITH THE U.S. FISH AND WILDLIFE SERVICE MANUAL FWS/OBS-79/01 ENTITLED "CLASSIFICATION OF WETLANDS AND DEEPWATER HABITATS OF THE UNITED STATES, COMARIN ET AL. 1979."
- NEW ENGLAND HYDRIC SOILS TECHNICAL COMMITTEE, 2020, VERSION 4, "FIELD INDICATORS FOR IDENTIFYING HYDRIC SOILS IN NEW ENGLAND," NEW ENGLAND INTERSTATE WATER POLLUTION CONTROL COMMISSION, LOWELL, MA.
- U.S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE, 2018, "FIELD INDICATORS OF HYDRIC SOILS IN THE UNITED STATES, VERSION 8.2," L.M. VASLAS, G.W. HURT, AND C.V. NOBLE (EDS.), USDA, NRCS, IN COOPERATION WITH THE NATIONAL TECHNICAL COMMITTEE FOR HYDRIC SOILS.

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Civil and Structural Engineering
Land Surveying and Environmental Consulting
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www.horizonsengineering.com

DON DUMONT
MULTI-FAMILY DEVELOPMENT
HUDSON, NEW HAMPSHIRE

CONCEPT PLAN

NO.	DATE	REVISION DESCRIPTION	ENG	DWG

DATE: SEPT. 2024	PROJECT #: 240197
ENGINE'D BY: RJH	DRAWN BY: DMW
CHECK'D BY: XXX	ARCHIVE #: H-...

CONCEPT PLAN

DATE OF PRINT: DECEMBER 23, 2024
HORIZONS ENGINEERING

2024
All rights reserved

SHEET 1 OF 1

Z:\proj_2024\240197 Dumont - Central Street, Hudson, NH\Internal\CivilConcepts\240197 CONCEPT-01.dwg, CONCEPT 2, 12/23/2024, 3:51:35 PM, Andrew Godfrey

Printed
2/10/2026
2:54PM
Created
2/10/2026
2:44 PM

Transaction Receipt

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

Receipt# 854,185
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	197, 197R, 207 Central Street Zoning Applications-2/26/26 ZBA Mtg Map 176, Lots 044, 045, 041			
	Variance 1 - <i>multifamily</i>	0.00	185.0000	0.00
	Variance 2 - <i>Bldg. height</i>	0.00	185.0000	0.00
	Variance 3 - <i>Time Limit</i>	0.00	185.0000	0.00
	Variance 4 - <i>Mixed use-extension</i>	0.00	185.0000	0.00
	Abutter Notices	0.00	91.9800	0.00
			Total:	831.98

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Dumont Realty & Development LLC	CHECK	CHECK# 004853	831.98	0.00	831.98
Total Due:					831.98
Total Tendered:					831.98
Total Change:					0.00
Net Paid:					831.98

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

On **02/26/2026**, the Zoning Board of Adjustment heard **Case 176-041**, being a case brought by **Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH** requests a **Variance** for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows:

Variance 3b– to extend the variance granted **October 24, 2024** to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G); HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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.”

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.”

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.

Y **N** **4.** The proposed use will not diminish the values of surrounding properties.

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

Variance 3b Mixed use extension

APPLICATION FOR A VARIANCE

FEB 10 2026
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. 176-041 (02-26-2026)

Date Filed 2/10/26

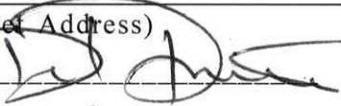
Name of Applicant Meadows Property LLC & Posey Investments LLC Map: 176 Lot: 41,44,45 Zoning District: B&G

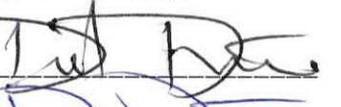
Telephone Number (Home) 603-231-7344 (Work) _____

Mailing Address 195R Central St Hudson NH 03051

Owner Meadows Property LLC & Posey Investments LLC

Location of Property 197,197R, 207 Central St
(Street Address)

Don Dumont Manager  2/9/2026
Signature of Applicant Date

Don Dumont Manager  2/9/2026
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: 2/10/26

COST:

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

Abutter Notice:

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

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

Total amount due: \$ 185

Var. 3b - \$185

Amt. received: \$ 831.98

Receipt No.: 854,185

Check#
004853

Received by: TSG

* Variances 1, 2, 3a, 3b total

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

Engineering Fire Dept. Health Officer Planner Other

TOWN OF HUDSON, NH

Variance Application Checklist

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

- | Applicant
Initials | | Staff
Initials |
|-----------------------|---|-------------------|
| <u>TRD</u> | Please review the completed application with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| <u>TRD</u> | The applicant must provide the original (with wet signatures) of the complete filled-out application form and all required attachments listed below together with thirteen (13) single-sided copies of the assembled application packet. (Paper clips, no staples) | <u>TG</u> |
| <u>TRD</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>NA</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s).
(NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | <u>N/A</u> |
| <u>TRD</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>TRD</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>TRD</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>TRD</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> |

APP. INHOUSE
P/B COMM
COMM

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.

APPS in-house

CERTIFIED PLOT PLAN:

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

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

- a) 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. TG
- b) The plot plan shall be up-to date and dated, and shall be no more than three years old. TG
- c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal. TG
- 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>) TG
- 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.) TG
- 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. TG
- g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. TG
- h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. TG
- i) The plot plan shall indicate all parking spaces and lanes, with dimensions. TG

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

<u>Don Dumont Manager</u> 	<u>2/9/2026</u>
Signature of Applicant(s)	Date
<u>Don Dumont Manager</u> 	<u>2/9/2026</u>
Signature of Property Owner(s)	Date

Dear Board Members

Meadows Property, LLC & Posey Insetments, LLC is here tonight to ask for relief from Hudson zoning ordinance 334-14 relative to building height, 334-10 to allow multi-family in the general zone, 334-82.F to allow an extension to be heard prior to the 90 day period before expiration of a variance and for an extension of a mixed use variance for a proposed residential and mixed-use development located at 207,197, & 197 R Central Street, Tax Map 176, Lots 41, 44, and 45 in Hudson, NH. The project includes three residential apartment buildings within the south-central portion of the property, and one mixed-use building located on the northern portion along Central Street. Two driveway connections to Central Street are proposed, one for the mixed-used building and the other for the residential area. It should be noted that the project also includes two proposed "food truck areas," each being at the two proposed driveway connections along Central Street. It should also be noted that two previous Town Zoning Variances were granted on October 24, 2024. The variances that were granted allow the use of multi-family within the General district and for mixed-use and residential-use on the same parcels. As we were going through the planning process there were issues the architect found with the number of units and the building size, which resulted in fewer units in the front building along central st (building A) and the building in the back (building C). By adding an additional building in the back (building D) to accommodate for lost units in building A and building C this was flagged by staff as a change thus resulting in plans being put on halt and coming backing in front of the ZBA to ask for relief. Through our process, last time around at the ZBA, our conceptual review with the planning board and comments from staff we heard concerns about the architecture and style of the buildings. Our goal from the beginning was to have these buildings have a typical New England style and those comments from ZBA, Planning and staff reinforced that. A major way to do that is to include a pitched roof, but by doing so in increases our building height to 45', which is why we are here today to ask for relief from the ordinance, up to 50'. The height it also critical to allow for adequate use of each floor without having to expand the foot print of each building which could pose an issue with surrounding wetlands and wetland buffers. This building height is currently allowed in same zones in other parts of town. General (G) District and the existing Business (B) District, abutting Lowell Road. (Rte. 3A). The General (G) Zoning District abutting to the north of the Sagamore IP, and known locally as the "Friar Property," having frontage off Friars Drive. The portion of the General-One (G-1) Zoning District located to the south of Sagamore Bridge Road as well as numerous industrial zones with the closest being less than a mile up the road in the industrial park off of Central St. It is for these reasons we believe the relief we are asking for is fair and justified. We believe that this project will have a positive impact on the community and solve multiple needs. The surrounding properties are commercial with the exception of one direct abutter that is a single family home located off of Central St with whom we have spoken to. We are not asking for anything that isn't allowed in town, we are trying to do right by cleaning up a very depressed area, and producing a quality development that all can be happy about while appreciating the way it looks.

Thank you

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)	
176	041	Meadows Property LLC	195R Central St Hudson, NH 03051
176	024	Keith R. Tessier	52 Greeley St. Hudson, NH 03051
176	028	Mario Plante TR Denyse Plante TR	9 Old Derry Rd. Hudson, NH 03051
176	027	Justine Mary Holdings C/O Don Levesque	214 Central St Hudson, NH 03051
176	025	Hudson Veterinary R.E. LLC	235 W Central St Natick, MA 01760
176	042	203 Central Street Realty LLC	55 Hazlewood Rd. Hudson, NH 03051
176	044	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	047	Derek Realty LLC	195R Central St Hudson, NH 03051
176	046	Don-Ray Property LLC	195R Central St Hudson, NH 03051
176	045	Posey Investments LLC.	195R Central St Hudson, NH 03051
176	048	NSA Property Holdings LLC	8400 E. Prentice Ave Suite 900 Greenwood Village Co 80111
176	048	Sprint Spectrum	po box 85022 Bellevue, WA 98015-8522
176	043	John E Robichaud	201 Central St Hudson, NH 03051
185	040	Town of Hudson	12 School St. Hudson, NH 03051

USPS-Verified Mail

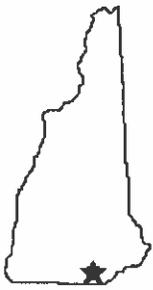
SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8794	POSEY INVESTMENTS, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lots 044 & 045
2	7022 1670 0001 4990 8800	MEADOWS PROPERTY, LLC 195R CENTRAL ST., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED: RE: Map 176, Lot 041-000
3	7022 1670 0001 4990 8817	KEITH R. TESSIER 52 GREELEY ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
4	7022 1670 0001 4990 8824	MARIO PLANTE., TR; DENYSE PLANTE., TR 9 OLD DERRY ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8831	JUSTINE MARY HOLDINGS; C/O DON LEVESQUE 214 CENTRAL STREET, HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lots 026, 027
6	7022 1670 0001 4990 8848	HUDSON VETERINARY R.E. LLC 235 W CENTRAL ST., NATICK, MA 01760	ABUTTER NOTICE MAILED
7	7022 1670 0001 4990 8855	203 CENTRAL STREET REALTY, LLC 55 HAZELWOOD ROAD, HUDSON, NH 03051	ABUTTER NOTICE MAILED
8	7022 1670 0001 4990 8862	DEREK REALTY, L.L.C 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 047-000
9	7022 1670 0001 4990 8879	DON-RAY PROPERTY LLC 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176 Lot 046-000
10	7022 1670 0001 4990 8886	NSA PROPERTY HOLDINGS, LLC 8400 E. PRENTICE AVE., SUITE 900, GREENWOOD VILLAGE, CO 80111	ABUTTER NOTICE MAILED
	Total Number of pieces listed by sender 10	Total number of pieces rec'vd at Post Office 10	Postmaster (receiving Employee) SG



USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 176-041 VARIANCES 1, 2, 3a, 3b 197,197R,207 Central St., Hudson, NH Map 176, Lots 044,045,041 (1 of 1)
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	02/26/2026 ZBA Meeting
1	7022 1670 0001 4990 8893	SPRINT SPECTRUM; ATTN: PROPERTY TAX DEPT PO BOX 85022, BELLEVUE, WA 98015-8522	ABUTTER NOTICE MAILED
2	7022 1670 0001 4990 8909	KLEMM FAMILY, LLC 4 MALL RD, SALEM, NH 03079	ABUTTER NOTICE MAILED
3	7022 1670 0001 4990 8916	POSEY INVESTMENTS LLC; 195R CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED: RE: Map 176, Lot 019-000
4	7022 1670 0001 4990 8923	T & L 2018, LLC 156 LOWELL RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED
5	7022 1670 0001 4990 8930	RAMOS, LIVIER & RODRIGUEZ, PEDRO RAMOS; GARCIA, PEDRO ASDRIEL RAMOS 201 CENTRAL ST., HUDSON, NH 03051	ABUTTER NOTICE MAILED
6	7022 1670 0001 4990 8947	BLUEBIRD HUDSON, LLC 125 OCEAN RD., GREENLAND, NH 03640	ABUTTER NOTICE MAILED
7	Mailed First Class	V.S.H. REALTY INC.; VO888 165 FLANDERS RD., WESTBOROUGH, MA 01581	ABUTTER NOTICE MAILED
8	N/C	TOWN OF HUDSON 12 SCHOOL STREET, HUDSON, NH 03051	No Charge-Application r'cvd acts as Notice;
9			
	Total Number of pieces listed by sender 7	Total number of pieces rec'vd at Post Office 7	Postmaster (receiving Employee) SG





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

February 13, 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, February 26, 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 176-041 (02-26-2026): Meadows Property, LLC and Posey Investments, LLC, 195 R Central St., Hudson, NH requests four (4) Variances for a proposed mixed-use development of commercial & multifamily containing up to the three lots of 197, 197R & 207 Central St., Hudson, NH as follows: [Map 176, Lots 044, 045 & 041, Sublots-000; Zoned Business (B) & General (G)]

Variance 1– to accommodate up to three (3) proposed multifamily buildings with a cumulative total of 116 units within the General (G) district, where multifamily use is not permitted in the General (G) district. This variance, if approved, shall supersede the variance granted on October 24, 2024 (Case #176-041 B). [Hudson Zoning Ordinance (HZO), Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses, and Article VIII: Nonconforming Uses, Structures and Lots; §334-29 Extension or enlargement of nonconforming uses]

Variance 2– to allow the up to three (3) proposed multifamily buildings within the General (G) district to exceed 38 feet in height up to a maximum of 50 feet, where a maximum height of 38 feet would otherwise be required. [HZO Article III: General Regulations; §334-14 Building height]

The proposed two variance requests are combined and required as shown below:

Variance 3a– to allow an extension of the mixed-use variance granted on October 24, 2024 (Case #176-041 A) earlier than 90 days in advance, and to align with the expiration date of variances 1 and 2 noted above. [HZO Article XV: Enforcement and Miscellaneous Provisions; §334-82. F, Time Limit]

Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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,

Ben Witham-Gradert
Associate Planner



TOWN OF HUDSON

Zoning Board of Adjustment



Tristan Dion, Chairman Dillon Dumont, Selectmen Liaison

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Variance 3b– to extend the variance granted October 24, 2024 to allow a proposed mixed principal use development with commercial uses and multifamily use on the same lot. [HZO Article III: General Regulations; §334-10, Mixed or dual use on a lot]

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 Ben-Witham Gradert, Associate Planner, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: bgradert@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,

Ben Witham-Gradert
Associate Planner

APPLICATION FOR A VARIANCE

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

Extension of Dual Use variance granted October 24th, 2024

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.”)

This use would not alter the character of the neighborhood. This is a large parcel with virtually nothing around it. This use would allow for housing which the community is in need of.

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

the proposed multi-family use aligns with the spirit of the ordinance by adhering to established guidelines and supporting higher density housing.

- 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.)

this would allow the property to be developed in a successful manner instead of remaining vacant like it has been for so many years

- 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.)

Any development to this property will only clean up a very depressed area and improve property values for all surrounding parcels

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
MEADOWS PROPERTY, LLC 195R CENTRAL ST.		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		MC2	Commercial Central St			2025	3900	431,000	2025	3900	431,000	2024	3900	429,100
		TOPO	UTILITIES											
			Town Water											
HUDSON NH 03051		Access Only				Total	431,000		Total	431,000		Total	429,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
MEADOWS PROPERTY, LLC		9581 338	01-19-2022	U	V	225,000	24	Grantor: BURSEY, FAITH R. Grantor: HUDSON, TOWN OF. Grantor: MEADOWS/TAX DEED Grantor: N/A	Appraised Bldg. Value (Card)				0
GPR REALTY, LLC		6745 1224	10-28-2002	U	V	350,000	25		Appraised Xf (B) Value (Bldg)				0
BURSEY, FAITH R.		6745 1220	10-25-2002	U	V	0	35		Appraised Ob (B) Value (Bldg)				0
HUDSON, TOWN OF		5751 0433	09-11-1996	U	V		38		Appraised Land Value (Bldg)				431,000
MEADOWS/TAX DEED		3389 744	10-10-1985	U	V	550,000	38		Special Land Value				0
								Total Appraised Parcel Value				431,000	
								Valuation Method				C	
								Total Appraised Parcel Value				431,000	

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES			
Parcel ID	176-041-000	Descript	Code	Appraised	Assessed	TAKEN BY TAX DEED 1996 AND REDEEMED FROM TAX DEEDING 10/25/02 = \$250,000 +/- BAC K TAXES PLUS/CK STATUS FOR 2005, APPROVE D WETLANDS SPECIAL EXCEPTION/ADJ ACREAGE PER 2004 PLAN, 23.344 AC/ON MARKET 2017 & 2018 for \$324,900, KW					
Zoning	BD:Business District	LAND	3900	431,000	431,000						
Flood Hazard	A										
Neigh/Abut1											
Neigh/Abut2											
Neigh/Abut3						PREV 0020-0013-0000 Assoc Pid#					
GIS ID	176-041-000			Total:	431,000	431,000	Total Appraised Parcel Value				431,000

BUILDING PERMIT RECORD				VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments
2025-00857-1	10-08-2025	EL		5,000	O	R & A Langevin Electric Rob		PingThru beverage pod 100 amp service
2025-00857	09-02-2025	TS		11,000	O			PingThru beverage pod

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	3900	VAC COMMERCIAL LA	Site	2.400	AC	260,000	1.00	E	1.00	MC2	1.50	Contamination	0.60		
1	3900	VAC COMMERCIAL LA	Excess	21.807	AC	26,000	0.89	0	1.00	MC2	1.50	Wet/Low	0.05	0.70	393,100
															37,900
Total Card Land Units:				24.207 AC		Parcel Total Land Area:				24.207 AC		Total Land Value:			

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

Property Location: 207 CENTRAL ST
 Vision ID: 2382 Account #: 1883

Parcel ID: 176/041/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:02 P

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			SKETCH / PRIMARY PHOTO			
Element	Cd	Description	Element	Cd	Description				
Model	00	Vacant	Avg Ht/FL			No Sketch			
Stories:	99	Vacant Land	Extra Kitchens						
Style:			Add Kitchen Ra						
Grade:									
(Liv) Units									
Exterior Wall 1									
Roof Structure									
Roof Cover									
Frame									
Foundation									
Interior Wall 1									
Interior Floor 1									
Heat Fuel									
Heat Type									
# Heat Systems									
AC Percent									
Total Rooms									
Bedrooms									
Full Baths									
3/4 Baths									
Half Baths									
Extra Fixtures									
Kitchens									
Kitchen Rating									
Bath Rating									
Half Bath Rating									
Bsmnt Garage									
Fireplace(s)									
Fireplace Rating									
WS Flues									
Color									
Avg Ht/FL									
Extra Kitchens									
			COST / MARKET VALUATION						
			Building Value New		0				
			Year Built						
			Effective Year Built		0				
			Depreciation Code						
			Remodel Rating						
			Year Remodeled						
			Depreciation %						
			Functional Obsol						
			External Obsol						
			Trend Factor		1.000				
			Condition						
			Condition %						
			Percent Good						
			RCNLD		0				
			Dep % Ovr						
			Dep Ovr Comment						
			Misc Imp Ovr						
			Misc Imp Ovr Comment						
			Cost to Cure Ovr						
			Cost to Cure Ovr Comment						
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value			
	Total Liv Area/Gr. Area/Eff Are	0	0	0	Total Value	0			

Property Location: 197 CENTRAL ST
 Vision ID: 2378 Account #: 1872

Parcel ID: 176/044/000/1
 Bldg #: 1

Card Address: Card #: 1 of 1

LUC: 3900
 Print Date: 02-04-2026 3:51:26 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
POSEY INVESTMENTS, LLC 195R CENTRAL STREET HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		MC2	Commercial Central St			2025	3900	86,000	2025	3900	86,000	2024	3900	86,000
		TOPO	UTILITIES											
			Town Water											
		Access Only				Total		86,000	Total		86,000	Total		86,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS, LLC KONIS CORPORATION		8729 0399 5206 0486	02-19-2015 08-17-1990	U Q	V V	24,900 0	24 00	Grantor: KONIS CORPORATION, Grantor: N/A	Appraised Bldg. Value (Card)				0
									Appraised Xf (B) Value (Bldg)				0
									Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				86,000
									Special Land Value				0
									Total Appraised Parcel Value				86,000
									Valuation Method				C
									Total Appraised Parcel Value				86,000

SUPPLEMENTAL DATA			CURRENT ASSESSMENT				APPRAISED VALUE SUMMARY						
Parcel ID	176-044-000		Descript	Code		Appraised	Assessed						
Zoning	BD:Business District		LAND	3900		86,000	86,000						
Flood Hazard	B												
Neigh/Abut1													
Neigh/Abut2													
Neigh/Abut3		PREV 0020-0010-0000											
GIS ID	176-044-000	Assoc Pid#				Total:	86,000	86,000	Total Appraised Parcel Value				86,000

NOTES				VISIT / CHANGE HISTORY			
VAC-LAND CLEARED & LEVEL 1997 LAND AC ER ROR CORRECTED FROM .27 AC TO 1.435 AC/10 0 X 300 (.689AC) =WET & UN USABLE				Date	Id	Cd	Purpost/Result
				09-18-2017	09	18	Hearing - Change
				06-12-2017	09	45	Field Review
				08-12-2015	01	28	Abate-Grante
				05-10-2012	09	45	Field Review
				07-11-2007	09	10	Vacant Lot
				04-09-2007	10	10	Vacant Lot
				08-05-2005	01	71	Acreage Adjustment From New Map
	10-17-1990	02	14	Inspected			

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	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value	
1	3900	VAC COMMERCIAL LA	Site	1.000 AC	260,000		1.00	E	1.00	MC2	1.50	Shape	0.70		0.60	SLOPE/SHAPE/wet/as	81,900
1	3900	VAC COMMERCIAL LA	Excess	0.472 AC	26,000		1.00	0	1.00	MC2	1.50	Topo	0.45		0.50		4,100
Total Card Land Units:				1.472 AC	Parcel Total Land Area:				1.472	AC	Total Land Value:			86,000			

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

Property Location: 197 R CENTRAL ST
 Vision ID: 2379 Account #: 1871

Parcel ID: 176/ 045/ 000/ 1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1320
 Print Date: 02-04-2026 3:52:01 P

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)								
POSEY INVESTMENTS LLC 195R CENTRAL ST. HUDSON NH 03051		Nbhd	Nbhd Name			Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RC	Residential Fair			2025	1320	6,300	2025	1320	6,300	2024	1320	6,300
		TOPO	UTILITIES											
			Access Only											
						Total	6,300		Total	6,300		Total	6,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY				
POSEY INVESTMENTS LLC BDK DEVELOPERS DAMON, EARLA.		8613 2663	10-18-2013	U	V	0	40	Grantor: BDK DEVELOPERS, Grantor: DAMON, EARLA. Grantor: N/A	Appraised Bldg. Value (Card)				0
		5727 1077	06-19-1996	Q	V	7,500	00		Appraised Xf (B) Value (Bldg)				0
		2265 0035	12-08-1972	Q	V	0	00		Appraised Ob (B) Value (Bldg)				0
									Appraised Land Value (Bldg)				6,300
									Special Land Value				0
									Total Appraised Parcel Value				6,300
									Valuation Method				C
						Total:	6,300	6,300	Total Appraised Parcel Value				6,300

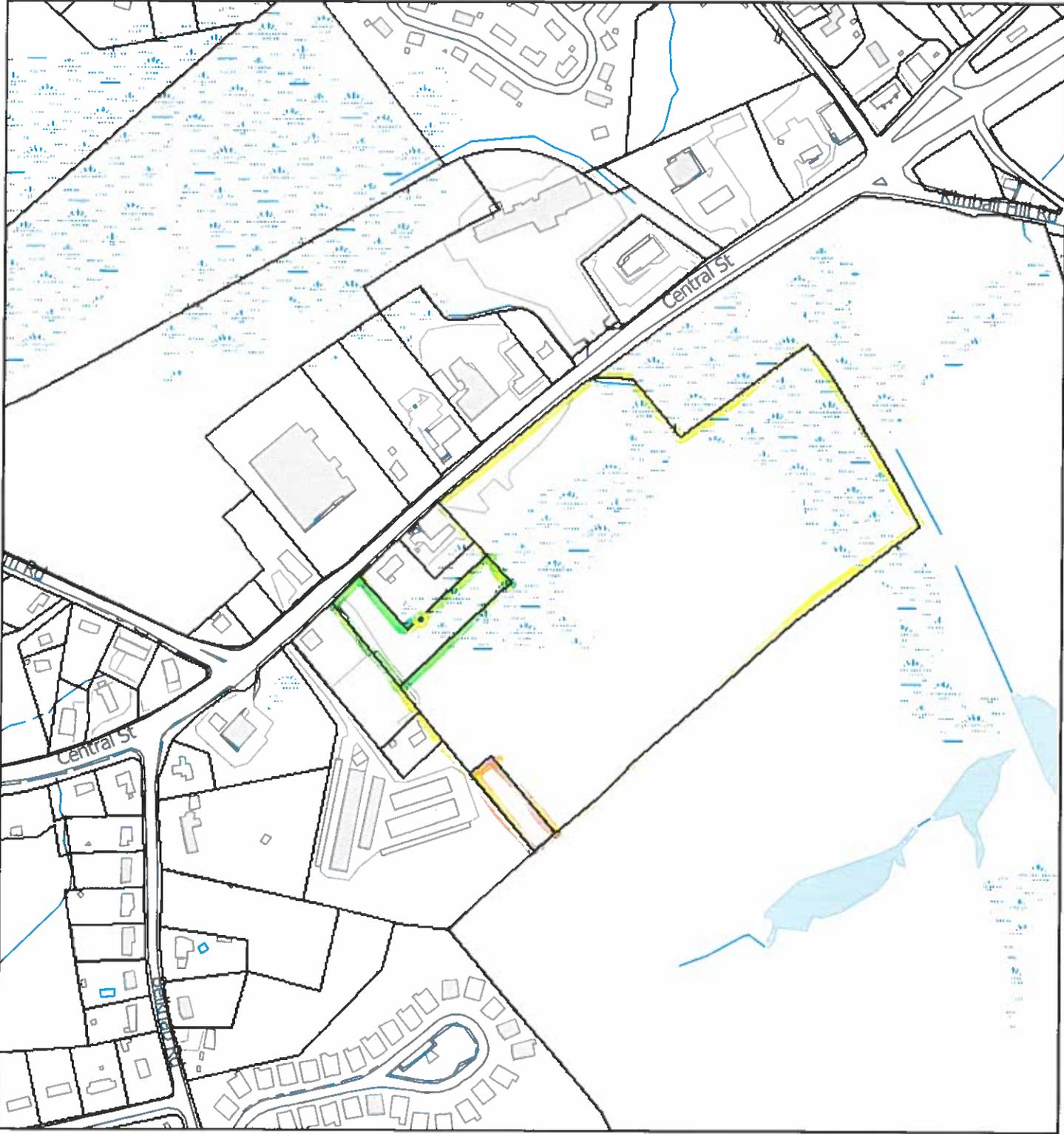
SUPPLEMENTAL DATA			CURRENT ASSESSMENT				VISIT / CHANGE HISTORY						
Parcel ID	176-045-000	PREV 0020-0010-0001 Assoc Pid#	Descrpt	Code	Appraised	Assessed	Date	Id	Cd	Purpost/Result			
Zoning	BD:Business District		LAND	1320	6,300	6,300	04-09-2007	10	10	Vacant Lot			
Flood Hazard	C						08-05-2005	01	71	Acreage Adjustment From New Map			
Neigh/Abut1							10-23-1990	02	14	Inspected			
Neigh/Abut2													
Neigh/Abut3													
GIS ID	176-045-000					Total:	6,300	6,300	Total Appraised Parcel Value				6,300

NOTES						BUILDING PERMIT RECORD								
ROW ACCESS 12 FEET WIDE						Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments

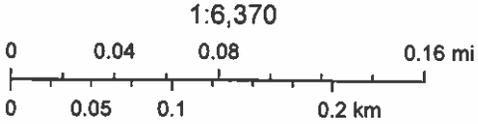
LAND LINE VALUATION SECTION																
B #	Land Use Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment			Notes	Land Value
1	1320	VAC RES UNDEVEL LA	Site	0.488 AC	170,000		1.67	5	1.00	RC	0.90	Unbuild	0.05		ACC/WET/TOPO;	6,300

Total Card Land Units:				0.488 AC		Parcel Total Land Area:				0.488 AC		Total Land Value:		6,300	
------------------------	--	--	--	----------	--	-------------------------	--	--	--	----------	--	-------------------	--	-------	--

197, 197R & 207 Central St (Map 176, Lots 044, 045, 041)



2/4/2026





TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

Ben Witham-Gradert, Associate Planner
bgradert@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-594-1142

Zoning Determination #26-010

February 6, 2025

Re: 197R, 197, & 207 Central Street

Don Dumont
197R Central Street
Hudson, NH 03051

Map 176/Lot 045-000

Map 176/Lot 044-000

Map 176/Lot 041-000

District: Business (B) & General (G)

Dear Mr. Dumont,

Your Request: To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'. (Site Plan dated August 29, 2025, last revised January 23, 2026 provided).

Zoning Review / Determination:

Existing Conditions: These three (3) properties are lots of record, comprised of the following dimensions:

Map 176/Lot 045-000 – 20,912 Sq ft (0.48 Acres) & 0 linear feet of frontage.

Map 176/Lot 044-000 – 62,489 Sq ft (1.43 Acres) & 94.2 linear feet of frontage.

Map 176/Lot 041-000 – 1,001,880 Sq ft (23.13 Acres) & 532.4 linear feet of frontage.

On October 24, 2024 two variances were granted for these properties collectively in a proposal to merge the lots as part of a mixed-use development. (See Attachment A for plan)

1. A Variance for a proposed three (3) lot merger into one (1) to allow a proposed mixed principal use development with retail commercial uses and multi-family use on the same lot.
2. A Variance for a proposed three (3) lot merger into one (1) to allow for two (2) proposed multi-family buildings where multi-family use is not permitted in the General (G) district. The proposed 3-story building (1) is 70 ft. x 100 ft. with 30 units. The proposed 3-story building (2) is 60 ft. X 300 ft. with 70 units.

These variances are not considered vested at this time, and expire on October 24, 2026.

Pertinent Ordinances:

- Article III: General Regulations; §334-10 Mixed or Dual Use Lot.
- Article III: General Regulations; §334-14 Building Height.
- Article III: General Regulations; §334-16.1 Approved Site Plan.
- Article V: Permitted Uses; §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.

- Article VIII: Nonconforming Uses, Structures, and Lots; §334-29 Extension or Enlargement of Nonconforming Uses.
- Article IX: Wetland Conservation District; §334-35 Boundaries.
- Article XV: Enforcement and Miscellaneous Provisions; §334-82.F Time Limit.

Determination:

Based upon the plans provided for review, the following variances are required for the plan to be in compliance with the Zoning Ordinance:

1. Article V: Permitted Uses; §334-21 Table of Permitted Principal Uses

A variance is required to allow for a proposed three (3) lot merger into one (1) lot to accommodate up to three (3) proposed multi-family buildings with a cumulative total of 108 units, where multi-family use is not permitted in the General (G) district.

- a. The proposal includes Building B (24 units), Building C (48 units), and Building D (36 units). Listing a maximum cumulative number of units and maximum number of buildings, in lieu of exact figures per structure is preferable.
- b. This variance, if approved, shall supersede the variance from §334-21 Table of Permitted Principal Uses granted on October 24, 2024 (Case #176-041B).
 - i. A new variance is required pursuant to §334-29 Extension or Enlargement of Nonconforming Uses, which states that a nonconforming use may not be enlarged without a variance. The 2024 variance established distinct limits per structure which may not be exceeded without new approval.

2. Article III: General Regulations; §334-14 Building Height

A variance is required to allow buildings exceeding 38 feet in height, up to a maximum of 50 feet.

- a. The proposed heights are 42.88 feet (Building B), 44.54 feet (Building C), & 45.05 feet (Building D). Granting a variance establishing a maximum allowable height that none shall exceed, rather than exact heights per structure, is preferable.

3. Article III: General Regulations; §334-10 Mixed or Dual Use Lot

A variance is required to allow for a mixed-use development (labelled as Building A on Attachment "C")

- a. This variance was granted on October 24, 2024 and is set to expire on October 24, 2026. Per §334-82.F Time Limit, *"A renewal/extension application shall be made no sooner than 90 days prior to the date of expiration and no later than 30 days prior to the variance or special exception expiration"*
 - i. You may apply for a variance from §334-82.F – Time Limit, to request an extension earlier than 90 days in advance, and to align the expiration date extension date with the other required variances noted above.

In addition, while not requiring a variance, the plans list wetland buffers of 50 feet for the General Zone and 75 feet for the Business Zone. Per §334-35 Boundaries, wetland buffer boundaries are determined by use of the property, not zoning district. This discrepancy should be corrected prior to Planning Board acceptance.

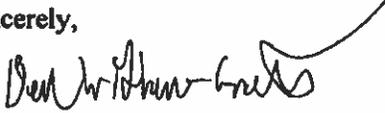
Please revise accordingly or submit the necessary variance applications. If you have any questions, feel free to contact me.

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

Staff Notes:

- *This proposal requires Site Plan approval per §334-16.1. Please contact the Planning Department a 603-886-6008 for more information.*

Sincerely,



Ben-Witham-Gradert
Associate Planner
(603) 886-6008 (ext. 1220)
bgradert@hudsonnh.gov

Attachments:

Attachment "A" – Multi-family Development Concept Plan, dated July 22, 2024 & Notices of Decision
Attachment "B" – Boundary & Existing Conditions Plan, dated June 26, 2024
Attachment "C" – The Meadows Mixed-Use Development Plan, dated January 23, 2026

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services Director
Jim Michaud, Chief Assessor
Chris Sullivan, Zoning Administrator/Code Enforcement Officer
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.



LAND USE DEPARTMENT
 12 School Street
 Hudson, NH 03051
 (603) 886-6008
www.hudsonnh.gov



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 02/04/2026

Property Location 197, 197R & 207 Central St Map: 176 Lots: 41, 44, 45
 Map _____ Lot _____ Sublot _____

Zoning District if known Business and General

Type of Request

Zoning District Determination Use Determination Set-Back Requirements
 Process for Subdivision/ Site Plan if required
 Other

Description of request / determination: (Please attach all relevant documentation)

To Allow for Mixed/Dual Use, Multi Family and Building height not to exceed 50'

Applicant Contact Information:

Name: Don Dumont

Address: 195R Central St

Phone Number: 603-231-7345

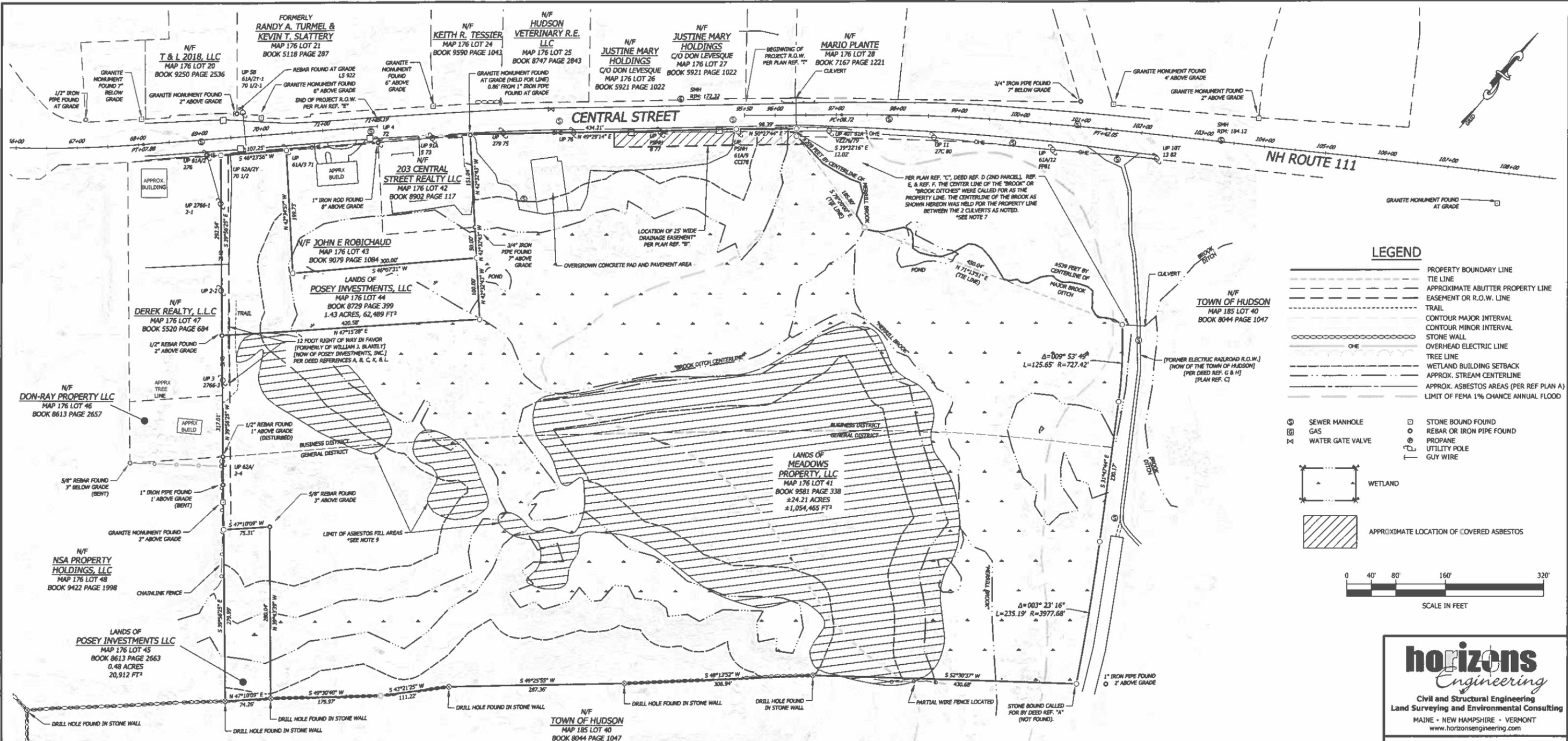
Email: DEREKMANAGEMENT@AOL.COM

For Office use

ATTACHMENTS: TAX CARD | GIS | _____

NOTES: _____

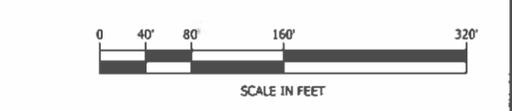
ZONING DETERMINATION LETTER SENT || DATE: _____



LEGEND

	PROPERTY BOUNDARY LINE
	TIE LINE
	APPROXIMATE ADJUTTER PROPERTY LINE
	EASEMENT OR R.O.W. LINE
	TRAIL
	CONTOUR MAJOR INTERVAL
	CONTOUR MINOR INTERVAL
	STONE WALL
	OVERHEAD ELECTRIC LINE
	TREE LINE
	WETLAND BUILDING SETBACK
	APPROX. STREAM CENTERLINE
	APPROX. ASBESTOS AREAS (PER REF PLAN A)
	LIMIT OF FEMA 1% CHANCE ANNUAL FLOOD

	SEWER MANHOLE		STONE BOUND FOUND
	GAS		REBAR OR IRON PIPE FOUND
	WATER GATE VALVE		PROPANE
			UTILITY POLE
			GUY WIRE



REFERENCE DEEDS

- "KONS CORPORATION TO POSEY INVESTMENTS, LLC" DATED FEBRUARY 19 2015 AND RECORDED IN THE H.C.R.D. BOOK 8729 PAGE 399.
- "BOK DEVELOPERS TO POSEY INVESTMENTS, LLC" DATED OCTOBER 18, 2013 AND RECORDED IN THE H.C.R.D. BOOK 8613 PAGE 2663.
- "DREK REALTY, LLC TO MEADOWS PROPERTY, LLC" DATED JANUARY 9, 2022 AND RECORDED IN THE H.C.R.D. BOOK 9581 PAGE 338.
- "HENRY C. BROWN TO JOHN T. BENSON & WINNIFRED V. GRUFFIN" DATED NOVEMBER 2, 1934 AND RECORDED IN THE H.C.R.D. BOOK 934 PAGE 558.
- "BENSON WILD ANIMAL FARM, INC. TO ARTHUR J. PROVENCER" DATED DECEMBER 30, 1956 AND RECORDED IN THE H.C.R.D. BOOK 2858 PAGE 380.
- "JOSEPH BOLLANGER TO JOHN WOLLEN" DATED NOVEMBER 28, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 177.
- "LEWIS E. MOORE TO JOHN T. BENSON & WINNIFRED V. GRUFFIN" DATED MAY 13, 1933 AND RECORDED IN THE H.C.R.D. BOOK 943 PAGE 146.
- "MASSACHUSETTS TRANSPORTATION COMPANY TO JOHN T. BENSON, INC." DATED NOVEMBER 6, 1943 AND RECORDED IN THE H.C.R.D. BOOK 1055 PAGE 138.
- "UNITED STATES OF AMERICA & STATE OF NEW HAMPSHIRE V. JOHNS-MANNVILLE SALES CORPORATION, ET AL." DATED OCTOBER 7, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5479 PAGE 990.
- "KONS CORPORATION TO THE UNITED STATES ENVIRONMENTAL PROTECTION AGENCY & THE STATE OF NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES" DATED OCTOBER 19, 1993 AND RECORDED IN THE H.C.R.D. BOOK 5482 PAGE 1734.
- "PERLEY B. SMITH TO WILLIAM J. BLAKELY" DATED SEPTEMBER 17, 1948 AND RECORDED IN THE H.C.R.D. BOOK 1200 PAGE 281.
- "PERLEY B. SMITH & CLARA E. SMITH TO JOHN WOLLEN" DATED NOVEMBER 15, 1949 AND RECORDED IN THE H.C.R.D. BOOK 1241 PAGE 183.

REFERENCE PLANS

- "FIGURE 2 DETAILED SITE PLAN 207 CENTRAL STREET HUDSON, NEW HAMPSHIRE", DATED SEPTEMBER 28 2021, PREPARED BY CALDERE ASSOCIATES LLC, PROJECT NUMBER 21001634, AND ON FILE AT HORIZONS ENGINEERING, INC.
- "PLAN OF A 25' WIDE EASEMENT ON LAND OF ARTHUR BURSEY JR. - 207 CENTRAL STREET", DATED MAY 1981, PREPARED BY FRANK G. SPRAGUE R.L.S., AND RECORDED AT THE H.C.R.D. PLAN BOOK #14141.
- "PLAN BENSON'S WILD ANIMAL FARM HUDSON, N.H.", DATED DECEMBER 2, 1943, SCALE: 1"=200', PREPARED BY S. C. CALDWELL ENGINEER, AND RECORDED AT THE H.C.R.D. PLAN BOOK #697.
- "PLAN OF LAND OF THE MEADOWS, INC.; JOHN WOLLEN; L. J. B.R. H. PELLETIER; A. B. H. PELLETIER; EVANGELIA DOURIS; PERLEY SMITH AND PART OF THE BENSON WILD ANIMAL FARM", DATED MARCH 1955, PREPARED BY NED SPALDING C.E., SCALE: 1"=100', AND RECORDED AT THE H.C.R.D. PLAN BOOK #1144.
- "P.L.O.W. PLANS OF PROPOSED FEDERAL AID URBAN SYSTEM, PROJECT M-5229 (003), PROJECT M-5229 (005), DATED JANUARY 31, 1984, PREPARED BY HOWARD, NEEDLES, TAMMEN & BERENSON, INC., SCALE: 1"=20', N.H. PROJECT # C-2433-B & D, AND RECORDED AT THE H.C.R.D. PLAN BOOK #19222.
- "OVERALL CONSOLIDATION & SUBDIVISION PLAN LOT 25 MAP 20 LOT 20 LOT 1-1 MAP 21 THURSTON'S LANDING (WEST) BUSH HILL ROAD HUDSON, NH", DATED NOVEMBER 1987, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- "SEWER EASEMENT PLAN LOT 25 MAP 20 THURSTON'S LANDING CROSS COUNTRY SEWER HUDSON, NH", DATED MAY 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=200', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22834.
- "PLAN OF PROPOSED FEDERAL AID SECONDARY PROJECT NO. 528(6)", DATED JANUARY 19, 1960, SCALE: 1"=50', AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 5 3791-B.
- "PLAN OF PROPOSED FEDERAL AID URBAN PROJECT M-5229 (011)", DATED JULY 20, 1984, AND RECORDED AT NH DEPARTMENT OF TRANSPORTATION IN PROJECT NUMBER 5-3961.
- "SITE PLAN - MAP 20/LOT 12 'TIME SQUARE' CENTRAL STREET HUDSON, N.H.", DATED SEPTEMBER 15, 1988, PREPARED BY MAYNARD & PAQUETTE, INC., SCALE: 1"=20', AND RECORDED AT THE H.C.R.D. PLAN BOOK #22877.

GENERAL NOTES

- OWNERS OF RECORD: TAX MAP 176 LOT 41 MEADOW PROPERTY, LLC BOOK 9581 PAGE 338; TAX MAP 176 LOT 44 POSEY INVESTMENTS, LLC BOOK 8729 PAGE 399; TAX MAP 176 LOT 45 POSEY INVESTMENTS, LLC BOOK 8613 PAGE 2663.
- THIS PLAN IS BASED ON A FIELD SURVEY COMPLETED BY HORIZONS ENGINEERING, INC. IN MAY & JUNE 2024 USING A CARLSON BRX-7 GNSS.
- THE BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE NEW HAMPSHIRE COORDINATE SYSTEM NAD83. ELEVATIONS ARE BASED ON NAVD88 VERTICAL DATUM.
- TOPOGRAPHY AS SHOWN HEREON IS BASED UPON BARE EARTH DEM FILES PROVIDED BY THE STATE OF NEW HAMPSHIRE DATED 2012.
- THE SURVEYED PARCEL IS MAPPED AS LYING PARTIALLY INSIDE OF THE 1% CHANCE ANNUAL FLOOD ZONE A (NO BASE FLOOD ELEVATION DETERMINED) PER FEMA FLOOD MAP NUMBER 33011C0518D DATED SEPTEMBER 25, 2009. THE APPROXIMATE FLOOD ZONE A LIMITS AS SHOWN HEREON ARE BASED UPON INTERPOLATION OF SAID FEMA MAP AND FEMA GIS.
- ANY UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON INTERPOLATION OF SURFACE STRUCTURES & RECORD PLANS.
- AS NOTED HEREON, THE CENTER OF BROOK IS CALLED FOR AS THE BOUNDARY BETWEEN LAND NOW OWNED BY THE TOWN OF HUDSON AND MEADOW PROPERTY, LLC. THE BROOK OF MERRILL BROOK AND THE BROOK DITCHES AS SHOWN HEREON.
- WETLANDS AS SHOWN HEREON WERE DELINEATED BY CATHLIN BANASZAK, CWS OF HORIZONS ENGINEERING, INC. IN MAY 2024 AND LOCATED DURING FIELD SURVEY.
- PER DEED REFERENCES A, C, I, & J THERE IS COVERED ASBESTOS MATERIAL ON THE SURVEYED PREMISES. THE APPROXIMATE AREAS OF SAID MATERIAL ARE SHOWN PER PLAN REFERENCE A. PER SAID DEED REFERENCES I & J THERE ARE NUMEROUS RESTRICTIONS AND COVENANTS REGARDING SAID MATERIAL AND THE SURVEYED PREMISES.
- THE WORD "CERTIFY" OR "CERTIFICATION" AS SHOWN AND USED HEREON MEANS COMPLIANCE WITH APPLICABLE LAND SURVEY LAWS AND RULES AND AN EXPRESSION OF PROFESSIONAL OPINION BASED ON THE FACTS OF THE SURVEY, PRINCIPLES OF BOUNDARY RETRACEMENT AND LOCAL STANDARD OF CARE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- PER THE TOWN OF HUDSON ZONING MAP (LAST AMENDED AUGUST 2, 2021) THE SURVEYED PREMISES LIES WITHIN THE GENERAL DISTRICT, BUSINESS DISTRICT, AND WETLANDS CONSERVATION DISTRICT. THE FOLLOWING ARE A LIST OF ZONING REGULATIONS FROM THE TOWN OF HUDSON ZONING ORDINANCE (LAST AMENDED JULY 28, 2022) WHICH AFFECT THE SURVEYED PREMISES:
 - MAXIMUM BUILDING HEIGHT: 36 FEET
 - WETLAND BUFFER: 50 FEET
 - FRONT BUILDING SETBACK: 50 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - SIDE/REAR BUILDING SETBACK: 15 FEET (ARTERIAL AND COLLECTOR ROADWAYS)
 - MINIMUM LOT FRONTAGE: 150 FEET
 - MINIMUM LOT AREA: 43,560 SQ. FT. (BUSINESS WITHOUT WATER AND SEWER AND GENERAL), 30,000 SQ. FT. (BUSINESS WITH WATER AND SEWER)
- *SEE THE TOWN OF HUDSON ZONING ORDINANCE FOR FURTHER INFORMATION AND APPLICATION

CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN IS BASED ON A PRECISION GPS SURVEY AND IS CLASSIFIED URBAN.

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO RSA TITLE LXIV AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN.

ANDREW J. NADEAU, LLS 947
 DATE: 06/25/2024

horizons Engineering
 Civil and Structural Engineering
 Land Surveying and Environmental Consulting
 MAINE • NEW HAMPSHIRE • VERMONT
 www.horizonsengineering.com

BOUNDARY AND EXISTING CONDITIONS PLAN MADE FOR DONALD DUMONT
 OF LAND OWNED BY
POSEY INVESTMENTS, LLC & MEADOWS PROPERTY, LLC
 197 & 207 CENTRAL STREET
 HUDSON, HILLSBOROUGH COUNTY, NEW HAMPSHIRE

NO	DATE	REVISION DESCRIPTION	ENG DWG

DATE: JUNE 2024 PROJECT #: 240197
 SURVYD BY: NFN/JDN DRAWN BY: NFN/JDN
 CHECKED BY: ANDREW NADEAU ARCHIVE #: NV/AJN H-
 SHEET 1 OF 1

Printed
2/10/2026
2:54PM
Created
2/10/2026
2:44 PM

Transaction Receipt

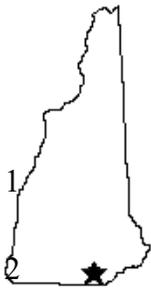
Town of Hudson, NH
12 School Street
Hudson, NH 03051-4249

Receipt# 854,185
tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	197, 197R, 207 Central Street Zoning Applications-2/26/26 ZBA Mtg Map 176, Lots 044, 045, 041			
	Variance 1 - <i>multi-family</i>	0.00	185.0000	0.00
	Variance 2 - <i>Bldg. height</i>	0.00	185.0000	0.00
	Variance 3 - <i>Time Limit</i>	0.00	185.0000	0.00
	Variance 4 - <i>Mixed use - extension</i>	0.00	185.0000	0.00
	Abutter Notices	0.00	91.9800	0.00
			Total:	831.98

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Dumont Realty & Development LLC	CHECK	CHECK# 004853	831.98	0.00	831.98

Total Due:	831.98
Total Tendered:	831.98
Total Change:	0.00
Net Paid:	831.98



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 – JANUARY 22, 2026 – 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, Tim Lanphear, Timothy Lyko, Todd Boyer

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

Excused Members were: Dean Sakati

Others present were: Chris Sullivan – Town Liaison, Dillon Dumont – (~~Selectman Liaison~~)

Remote attendance: Kristan Patenaude – Recording Secretary

IV. SEATING OF ALTERNATES

Alternate Brendon Sullivan was appointed to vote.

V. PUBLIC HEARING OF SCHEDULED APPLICATION 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 II]; General Regulations; §334-10, Mixed or dual use on a lot and HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

Mr. Chris Sullivan read the Case into the record and referred to the Zoning Administrator’s Staff Report. There was one comment from the Town Engineer noting that the applicants need to obtain a driveway permit for the second driveway.

Mr. Chris Sullivan read public comment emails into the record.

The first was from Matthew Hudson, expressing concern regarding the request for a Variance on 6 Joseph Ave. He appreciates the neighbor’s desire to park their work vehicles on personal property but is concerned that the variance would allow them to grow and expand a future operation. He expressed concern regarding being able to prevent the applicant from adding more

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45 vehicles and other heavy equipment to the property if the variance is granted. He would support
 46 the request if there were a way to restrict the use to the current vehicles. Otherwise, he would ask
 47 for the variance to be denied.

48 The second one was from Lynne's husband. It included a PDF of pictures of the site. The pest
 49 service contractor for the [\(Lavoie's\)](#) property has noticed a heavy increase in activity which he
 50 believes is due to activity on the applicant's property, such as trash being stored behind the
 51 shipping containers. The email expressed concern regarding what is stored in the containers. The
 52 email expressed concern regarding the added driveway and if it has the required setbacks. Also,
 53 water running onto the neighbors below may be an issue. Lastly, the email noted that the
 54 applicants stated that [they told you they were cleaning up the site would cleanup a setback](#) in
 55 November, but nothing has been done. Instead, more trucks and equipment have been stored on
 56 the site.

57

58 Applicant Testimony:

59

60 Roger, Justin, and Denise Paradise, applicants at 6 Joseph Ave., reviewed the variance criteria. [1.](#)
 61 A variance is being requested in order to park and store vehicles overnight and over weekends on
 62 the site. The vehicles leave the site most days at 7:00 AM and return around 5:00 PM. The
 63 intention is not to expand the business further and customers do not come to the house. ~~and they~~
 64 ~~are not storing any pest control. There's just landscaping equipment; lawn mowers, de-thatchers,~~
 65 ~~rototillers, blowers, parts that go his mowers, mower decks.~~ There are two ocean containers
 66 which hold landscaping and snow removal equipment. The onsite storage will not include any
 67 pesticides, saline, chemicals, etc. Seed may be stored in order to keep it dry. [2.](#) Granting the
 68 variance will allow the company to be in good standing with the Town [and the zoning of the](#)
 69 [property.](#) [3.](#) Allowing for parking and storage of work vehicles will allow the business to run
 70 efficiently, without the burden of using a rental space, which can be costly and difficult to find. If
 71 the parking and storage is not allowed, the business may have to move out of Town to find a
 72 facility that would suit its needs. [4.](#) The proposal would not diminish the value of surrounding
 73 properties because the property is located on a dead-end street and the storage area is tucked
 74 away behind the house [and not a lot of traffic coming in/out.](#) ~~5A1).~~ A variance will allow the
 75 company to continue parking its vehicles, with work being done away from the property. [5A2\).](#)
 76 The area in question is only used for the parking the vehicles and storage. [With these special](#)
 77 [conditions, it would allow for us to have proper zoning for what is trying to be done with the](#)
 78 [property.](#) The proper driveway permitting will be sought. All vehicles to be stored on the
 79 property are under 13,000 lbs. [Roger Paradise stated that he registered the business in 2004 with](#)
 80 [the State of NH and t](#)~~he~~ [The business has been run out of the house since 2004 without issue. He](#)
 81 [stated as time goes on, he tries to buy better equipment to better himself and he is at the point](#)
 82 [where he needed bigger equipment. That is why he bought a loader and a Bob Cat last year. He](#)
 83 [bought the ocean containers because he had a tent in the back where he had to shovel it off every](#)
 84 [snow storm and didn't want it to cave in and destroy his equipment which is expensive.](#)
 85 ~~Equipment was being stored under a tent at the back of the property, which was not good for the~~
 86 ~~vehicles. Larger equipment has been purchased in order to improve the company.~~ The bobcat and
 87 loader are left on worksites during the winter. [He stated that if he can't leave them there during](#)
 88 [the summer then he will find another site](#)~~Storage would only be during summer months.~~ The
 89 dump truck has a beeper on it which can be shut off during the summer [so it is not so loud when](#)
 90 [it is backed down the street where it is parked,](#) but [it](#) is needed during winter months for safety.

91

92 Board Questions:

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93

94 Mr. Chris Sullivan stated that the applicants are in the process of cleaning up the site. Mr. Roger Paradise stated November is his busy season for Fall cleanups. About a week later, it snowed and he was trying to get all paperwork in for (the variance). Justin Paradise added that they were in the process of organizing to eliminate the junk, then the storm hit and they couldn't see what they were doing.

99

100 Mr. Dion noted that, as long as the equipment is all under 13,000 lbs., no enforcement action is needed. Mr. Roger Paradise stated that he has three (3) company trucks; two (2) dump trucks and a regular 1500 truck. Mr. Chris Sullivan noted that the equipment must be parked in a driveway and he only has fifty (50) feet. There can only be two vehicles parked on the site. Mr. Roger Paradise inquired if he could have the third truck on site. Mr. Sullivan responded that it The third vehicle will likely need would need to be parked elsewhere.

106

107 Mr. Lanphear asked the size of the ocean containers. Mr. Roger Paradise stated that ~~these they~~ are 8'x20'. Mr. Dion noted that per the overhead shot, someone of the containers looks like ~~it~~ they may be sitting within the setbacks. Mr. Roger Paradise stated that ~~it-one container would will~~ be moved.

111

112 Mr. Dion asked what is being stored in the containers. Mr. Roger Paradise stated that the containers hold a leaf loader, aerator, de-thatcher/attachments, 2 lawn mowers, winter plows, a setup for the dump truck body, a salt spreader, and shovels. There are no chemicals stored in them.

116

117 Mr. Chris Sullivan noted that one of the letters mentioned a trailer and a truck that is down the road that's being stored. He confirmed that is not their property. The applicants all affirmed.

119

120 Mr. Dumont noted it was brought up in one of the letters about what happens if this grows, that if any relief is granted and anything changes on the property or the business expands, the applicant will have to come back in front of the Board. He referred to Mr. Sullivan to explain. Mr. Chris Sullivan explained that they will have to come back in front of the Board and Planning in order to update their site plan, and other items. Mr. Roger Paradise stated he doesn't see any room to grow. Mr. Justin Paradise added that if the business was to grow to a Regis or St. Laurent level (speaking local landscaping companies), they would look for a different location so as not burden the people around them. He continued that there are only two vehicles at the moment and they do not plan on getting any bigger.

129

130 Mr. Roger Paradise stated that the bobcat and loader will not be stored on the site during the summer. There are trailers associated with these vehicles which will also be stored offsite.

132

133 Mr. Dumont asked if the cleanup process is underway, what is in question at this time? what else needs to be done for this proposal, such as a home occupancy. Mr. Chris Sullivan replied, what's in question is it's a mixed use of running a business out of their house so they have to get a mixed use for their property. Mr. Dion also asked if there is a home occupancy special exception at play. Mr. Chris Sullivan explained that this is part of the process. The applicant is seeking a mixed use for the property. This is a landscape company being run from a home which is different than a home occupancy.

140

141 Mr. Roger Paradise asked if he is allowed to do work on his equipment at his property. Mr. Chris
142 Sullivan stated that this would be allowed as long as the equipment is not there for weeks at a
143 time.

144
145 Mr. Dion asked if any material such as salt, mulch, seed, or lime are being stored on site. Mr.
146 Roger Paradise replied, no and that he stores seed in his garage to keep it dry. Mr. Justin Paradise
147 added, that they are not licensed to use pesticides.

148
149 Mr. Boyer stated that he has several questions but would like to hear from the audience (public)
150 for their viewpoint before pursuing his questions.

151
152 Mr. Lyko-Dion asked to receive public comment ~~either~~ in favor; ~~neutral or opposed~~ from the
153 public at 7:27 PM.

154
155 **Public Comments in Favor:**

156 Joe Varnum, 7 Bungalow Ave., stated that the business has not impacted him in any way. No
157 business is conducted on site. He spoke in favor of the application. He is an abutter located
158 diagonally across the street.

159
160 Lisa Beckwith, 7 Bungalow Ave., stated that the backyard cannot be seen from her property. She
161 can hear the trucks leaving and entering the property, but it is not a bother. They are not doing
162 anything in their front yard that shouldn't be done. The applicant's back yard cannot be seen by
163 neighbors, as far as she knows.

164
165 Michelle Wyman, 4 Magnolia Street, spoke in favor of the proposal. She can see the trucks leave
166 the site in the morning and return in the evening, but it does not bother her. This is a father/son
167 business, and she has no issues with it.

168
169 **Public Comments Neutral or Opposed:**

170 Paul Provost, 4 Joseph Ave., stated that he has been a resident there for 30 years and moved in to
171 this location because it was this is a small residential area with four streets in the neighborhood
172 with only a few houses ~~three houses~~ on each street. This is no place for a business. There is a
173 residence directly across from where their equipment ~~will be~~ parked. That resident can see old
174 commercial shipping containers, two dump trucks and landscaping trailer. That is not a
175 residential view.e equipment. The applicant's commercial vehicles are frequently parked on
176 Joseph Ave. Either a dump truck or a combination of dump truck and a landscaping trailer ~~The~~
177 size of these vehicles are parked near at that the intersection of Joseph Ave. and Bungalow Ave.
178 The size of these vehicles parked in conjunction with the intersection would not ~~allow for~~ permit
179 a fire truck to safely pasturn on Bowing Ave.? (Bungalow) onto Joseph Ave., creating a fire
180 hazard. The only fire hydrant is about 40'-50' up from Joseph Ave., on Boland Ave.?
181 (Bungalow) -and clear access to it is needed. The comings and goings of the company are not
182 only twice a day, but often in mid-afternoons, with vehicles left parked along Joseph Ave.
183 anywhere from a couple of hours up to about 6 hours or longer. There are times during the
184 summertime where apparently business is slow that the vehicles are parked along the street, near
185 the intersection, for more than six hours a day. The loader and bobcat were only removed from
186 the property this past week. On Monday the 12th, their dump truck along with a flatbed trailer
187 was parked at that exact intersection for a good six hours before the truck and trailer were moved
188 onto his front yard and it sat there overnight before the bobcat was loaded the next day. The

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189 equipment moves in and out of the neighborhood at unreasonable speeds for the residential area.
190 The applicant has been operating in violation of the Town zoning for over five years.

191
192 Matt & Lynne Lavoie, 21 Oban Drive, stated that their backyard looks directly into the
193 applicant's driveway area. We're the ones that see this 24/7. There is not an issue with a small
194 business in this neighborhood, but this one has grown so quickly in the last few years that there's
195 so much equipment. There's a lot of coming and goings ~~and obtained many more trucks~~. There is
196 a mess on the property that may continue to get worse. Mr. Lavoie asked the Board if shipping
197 container are allowed on property. Mr. Sullivan replied, yes and the applicant will move it out of
198 the setback. They recently erected a fence at a substantial cost to try to hide some of the mess.
199 This does not stop the noise from the site.

200
201 Mr. Boyer asked Mr. Lavoie about the times of ~~the day~~ that the business operation is in use. Mr.
202 Lavoie stated that the trucks can be heard between 6AM-7AM. Mr. Dion asked Mr. Lavoie to
203 describe the volume of the noise. Mr. Lavoie stated that it is mostly backup alarms and
204 equipment being loaded/unloaded. Mr. Lanphear if this can also be heard on the weekends. Mr.
205 Lavoie stated that it can be heard on Saturdays.

206
207 Mr. Dumont asked if it would make a difference if the operation of the business site was cleaned
208 up. Mr. Lavoie stated that this would help but the business has grown too large for the location.

209
210 Seeing no additional comments at this time, Mr. Lyke-Dion closed the public comment period at
211 7:40 PM.

212 **Applicant Rebuttal:**

213
214 Mr. Roger Paradise stated that his vehicles are not parked out on the street for hours and hours.
215 The other day he did leave his loader in the garage, but not in the backyard. He has parked his
216 truck and trailer on his front lawn because it was too long to fit in the back area. Some days they
217 do come home in the middle of the day to cool down before going back out or he forgets
218 something, but he tries to keep this to a minimum and tries to be respectful.

219
220 Ms. Denise Paradise stated that if a fire truck needed to go down the street, it is not being
221 blocked off. Any vehicles are parked partially on the lawn and not obstructing traffic or fire
222 equipment. Justin Paradise further commented regarding ~~in terms of~~ speeding, there is no way a
223 large truck or trailer could go very fast through the surrounding narrow roads. The trailer is 20
224 feet long and it is hard to make those turns without going slow and paying attention to what
225 you're doing because you will take something out if you don't. Roger Paradise added that the
226 corner of Joseph and Stanley is tight. He has to come in that way so he can back down the street.

227
228 The Board viewed the location of 4 Joseph Ave. in regard to the property in question. Mr. Roger
229 Paradise stated that this neighbor cannot see his trucks from the property. There ~~isare~~ a garage
230 and trees in-between the two. He has spoken to the owners of the property (13 Bungalow Ave.) in
231 front of ~~which~~ where he sometimes parks his trucks on the street and they have no complaints.
232 Mr. Boyer asked if there has been any correspondence or complaints from 13 Bungalow Ave.
233 Mr. Chris Sullivan replied, no.

234 **Board Discussion:**

236 In response to a question from Mr. Boyer, Mr. Roger Paradise stated that there are currently two
237 containers on the property, both 8'x20'. Mr. Boyer asked if these could be considered sheds. Mr.
238 Sullivan responded they haven't been considered as sheds. Mr. Dumont stated that there are
239 currently no regulations that do not allow for these items. He continued that if someone has a
240 storage container and puts their belongings inside, the use is no different than a shed. Mr Boyer
241 continued that he definitely does not like the two shipping containers but by right, they have the
242 ability to have at least one shipping container and, in the TR Zone, it can be five (5) feet from the
243 property line. There Board discussed that there are no rules on the number of sheds that someone
244 can have.

245
246 Mr. Boyer noted that, if stipulated as part of an approval, the applicant would have to find other
247 places to store the bobcat and loader during the summer. Mr. Roger Paradise acknowledged this.
248

249 Mr. Boyer noted that the Town allows for two driveways on a property, each of which can be 50'
250 wide. The applicant plans to obtain a driveway permit. Mr. Roger Paradise stated that he does
251 not plan to pave the driveway, as there are existing issues with drainage along the street and he
252 does not want to add runoff from pavement. Mr. Boyer stated that this would be up to the Town
253 Engineer.

254
255 Mr. Boyer asked about the trash on the site. Mr. Roger Paradise stated that he is working to
256 cleanup any items on the site but will likely need to wait until the snow melts. He is willing to
257 commit to a date in the spring. Mr. Boyer asked if there is the ability to put a time limit. Mr.
258 Chris Sullivan responded that he generally puts a time limit on the code enforcement. Mr.
259 Dumont responded to pick a time so everyone knows the deadline and it can be put into the
260 stipulations.

261
262 Mr. Dion asked if the outdoor storage is a special exception. Mr. Chris Sullivan responded most
263 of the outdoor storage is being put away. They are getting rid of the outdoor storage and the
264 shipping containers are a shed. He continued, outdoor storage would be things piled up outside.
265 Mr. McDonough added like pallets of brick or material...

266
267 Mr. Dion asked if the business has any additional employees. Mr. Roger Paradise stated that it is
268 he and his son (Justin). Ms. Paradise added, sometimes me or my daughter.
269

270 Mr. Lanphear asked if there was a way to aesthetically make the containers look nicer, such as
271 painting or other mitigation measures. Mr. Roger Paradise stated that he would be happy to do
272 so.
273

274 Mr. Boyer asked how close the shipping containers are to the property line. Mr. Roger Paradise
275 stated that one is approximately 2" from the rock wall line and he will move it as soon as
276 possible in the spring.
277

278 Mr. Dion asked about moving all business equipment on site inside the shipping containers. Mr.
279 Justin Paradise stated that this could be done. Mr. Roger Paradise stated that one of his mowers
280 caught on fire so it is between the shipping containers. Mr. Justin Paradise stated the only reason
281 why they still have it is for parts but they can dismantle the vital parts and then scrap it. They
282 will do that in the Spring when they are moving the containers. Mr. Boyer then stated that if the

283 applicant were granted this waiver, should this happen in the future, it would be something they
284 would immediately have to do so it would not be an issue to the neighborhood.
285

286 Mr. Lyko reconfirmed asked if the site will be used to park two dump trucks, a pickup truck, and
287 the two shipping containers. He asked if there will be a trailer there everyday. –Mr. Roger
288 Paradise stated that there are currently two dump trucks, a 1500 pickup truck (he can park in
289 front of his house in the driveway), a large trailer to move equipment, a small trailer, and a
290 mulch trailer. Some of the trailers will need to be moved. The back of the site is proposed to hold
291 the two dump trucks and a trailer. The small plows will go inside the containers, and the large
292 plows will be stored next to the garage on the asphalt, and these are not easily visible.
293

294 Mr. Boyer asked the proposed timeline to get the work on the site completed. Mr. Justin Paradise
295 stated that site cleanup will start as soon as the snow is melted. Mr. Boyer suggested May 15th.
296 Mr. Roger Paradise agreed that's the date it will be done. Mr. Justine Paradise agreed that is fair.
297

298 Mr. Lyko asked if there would ever be a reason to park the equipment along Joseph Ave. Mr.
299 Roger Paradise explained that this is sometimes done in order to access the trailers and garage, or
300 for maintenance items. The trucks are never left there overnight. Mr. Roger and Justin Paradise
301 confirmed that work on their equipment has to be in the garage. Mr. Dumont stated there are no
302 regulations that prohibit having commercial equipment in the garage.
303

304 Mr. Dion opened up public comment for rebuttals in favor of the application at 8:04 PM.
305

306 **Rebuttal Public Comments in Favor:**

307 Leo Bernard, 3 Bungalow Ave., stated that the applicant has been trying to cleanup his property
308 and has been nothing but a good neighbor. The containers are not a problem and are hidden
309 enough on the property. There is no reason to deny this request. He verified he is located on
310 Bungalow, by Riverside, all the way at the end. He can not see the containers. The only neighbor
311 that can likely see the containers is #13 Bungalow Ave., at dead end. There is no reason to deny
312 this request. Mr. Dion asked for an overview of the comings and goings of the applicant. Mr.
313 Bernard stated that he sees the applicant leaving in the morning and coming back at night. He
314 does not see the applicant dumping anything and comes back empty. There are drainage
315 problems on Bungalow Ave. He spoke with the Road Agent and there are too many gas and
316 pipelines in the way to be able to fix the road. He stated that he adopted the fire hydrant on
317 Bungalow Ave. and takes care of the fire hydrant in the winter time. He keeps it clean so the fire
318 department can get to it.
319

320 **Rebuttal Public Comments Neutral or Opposed:**

321 Paul Provost, 4 Joseph Ave., stated that his property sits on a hill. He can see the applicant's
322 backyard, including the containers, from inside his house and backyard. In terms of emergency
323 access, his concern is turning from Bungalow Ave. onto Joseph Ave. This is a tight intersection
324 to begin with and trucks sitting in the roadway would make access more difficult. He stated that
325 vehicles on the applicant's property are sometimes parked on the pavement, blocking the entire
326 eastbound section of Joseph Ave. So, any vehicle coming onto Joseph Ave. from Bungalow Ave.
327 has to travel in the westbound lane to get around their vehicles and then back into the eastbound
328 lane.
329

330 Matt Lavoie, 21 Oban Drive, stated that, upon speaking to Mr. Chris Sullivan, it appears the
331 applicant's side yard is actually considered a front yard due to the frontage. Thus, the placement
332 of the containers is considered to be in the front yard. Mr. Chris Sullivan stated that the side yard
333 is also considered a backyard for the property. Mr. Lavoie stated that his entire backyard is the
334 applicant's storage area. The applicant was notified in October regarding the necessary site
335 cleanup, and nothing has occurred. A real effort has not been made.

336
337 Lynne Lavoie, 21 Oban Drive, stated that she was concerned regarding what was being stored in
338 the containers due to her grandchildren living with her. She is now being told only equipment is
339 being stored. A fence was installed due to all of the dangerous items on the property line where
340 the children play. They asked the applicant to pay half to install the fence, and he did not agree to
341 do so. She stated she was worried about chemicals and such.

342
343 Lisa Beckwith, 7 Bungalow Ave., stated that eEmergency vehicles travel down the road
344 frequently due to the residents at 13 Bungalow Ave. needing services. She has not seen the
345 emergency vehicles have any trouble accessing the area.

346
347 Mr. Dumont asked if there was any concern expressed by the Fire Department upon review of
348 the application. Mr. Chris Sullivan stated that there was not.

349
350 Mr. Dion closed the public portion session at 8:14 pm.

351
352 **Board Discussion and Deliberation:**

353 Mr. Boyer reviewed potential stipulations, including that he shipping container shall be placed
354 within the zoning compliance regulations, and May 15th would be the deadline for the shipping
355 containers and the yard to be cleaned up. Also, the driveway to be constructed per engineering
356 approval. Mr. Dumont suggested that there should be language regarding who will oversee this
357 work and determine if it is satisfactory. Mr. Chris Sullivan noted that he would be the one to
358 follow-up, as the Town's Code Enforcement Officer. Mr. Dion suggested an additional item that
359 there be no expansion of current items on site, beyond the two commercial trucks, one trailer,
360 two plows, and two shipping containers. This will allow for a framework for what can be stored
361 on the site.

362
363 Mr. McDonough suggested an additional item that the applicant shall not store any chemicals on
364 the site or seek a pesticide license. Mr. Dumont noted that the State heavily regulates licenses
365 and storage of this type of materials. Mr. Dion stated that exterior material storage would come
366 back to the Board for a special exception. Mr. Lanphear affirmed commercial chemicals are
367 heavily regulated by the State.

368
369 Mr. Boyer suggested language that there be no expansion of the business on the site from the
370 date of the variance approval, based on the testimony given. He noted that the applicant agreed
371 that May 15th was a reasonable timeline.

372
373 **Mr. Lanphear moved to grant the variance, with the following stipulations:**

- 374
375
376
- ~~T~~**That the shipping containers shall be placed within zoning compliance.**
 - ~~T~~**That May 15th, 2026, is the deadline for the shipping containers and the yard to be cleaned up.**

- ~~That~~ May 15th, 2026, is the deadline for the driveway to be constructed, per engineering approvals.
- ~~N~~That there be no expansion of the business from date of the variance, based on the testimony given by the applicant.

The motion was duly seconded by Mr. LykoBoyer.

Board Speaking on Each Variance Criterion:

1. Granting this variance will not be contrary to the public interest

Mr. Lanphear stated that the requested variance is not contrary to the public interest as the proposed use does not conflict with the explicit or implicit purposes of the ordinance. It does not alter the essential character of the neighborhood; threaten public health, safety or welfare; or otherwise injure public rights. The business has been running on the property for years. The applicant is trying to clean up the proposed area. No customers come onto the property for the business.

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

Mr. Lanphear stated that the proposed use will observe the spirit of the ordinance. The applicant is working to clean up the yard, which will help maintain the character of the neighborhood and the public health, safety, and welfare of the neighborhood.

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

Mr. Lanphear stated that substantial justice will be done to the property owner. There would be a burden and cost for the applicant to have to find another space to store two commercial trucks and storage containers.

4. The proposed use will not diminish the value surrounding properties

Mr. Lanphear stated that the proposed use will not diminish property values in the area.

5. Ordinance results in unnecessary hardship

Mr. Lanphear stated that no fair and substantial relationship exists between the general public purpose of the ordinance provision and the specific application of the provisions to the property for the owner to continue parking two commercial vehicles and storage containers on the property. The applicant is working to clean up the property and is willing to do so in a timely manner. The use is reasonable with the following stipulations: that the site will be cleaned up by May 15, 2026; that the containers will be compliant to the zoning ordinance; that the applicant obtain a driveway approval and complete the installation of the driveway by May 15, 2026, which will be reviewed by the Zoning Administrator/Code Enforcer; and that there will be no expansion of the business on the site as of the date of the variance, based on the testimony given on record.

Mr. Lanphear – to grant

1. Granting this variance will not be contrary to the public interest

Mr. Lyko stated that granting the variance will not be contrary to the public interest because the proposed storage use does not alter the neighborhood's character or safety. All business work will be done off site.

- 425 2. **The proposed use will observe the spirit of the ordinance**
426 Mr. Lyko stated that the proposed use will observe the spirit of the ordinance as it does
427 not conflict with the ordinance. This is a small family business with some equipment
428 being stored on the site, which will be cleaned up to look presentable.
429
- 430 3. **Substantial justice would be done to the property owner by granting this variance**
431 Mr. Lyko stated that substantial justice will be done by allowing the applicant to store
432 their equipment in a way which does not harm the public.
433
- 434 4. **The proposed use will not diminish the value surrounding properties**
435 Mr. Lyko stated that the proposed use will not diminish values of surrounding properties.
436 The site will be cleaned up which will help surrounding properties.
437
- 438 5. **Ordinance results in unnecessary hardship**
439 Mr. Lyko stated that no fair and substantial relationship exists between the general public
440 purposes of the ordinance provision and the specific application of the provision to the
441 property in terms of the basic storage for the landscaping business. It would be an
442 unnecessary hardship to require the applicant to move all of their business items off site.
443 The proposed use is a reasonable one, based on the stipulations as discussed.
444

445 **Mr. Lyko – to grant**
446

- 447 1. **Granting this variance will not be contrary to the public interest**
448 Mr. Boyer stated that granting the variance will not be contrary to the public interest. The
449 applicant has agreed to a list of stipulations that the Board has placed on him which will
450 satisfy many of the existing issues.
451
- 452 2. **The proposed use will observe the spirit of the ordinance**
453 Mr. Boyer stated that the spirit of the ordinance will be observed because the applicant
454 will clean up the area. Also, the proposed use is similar to a home occupation and anyone
455 within the Town of Hudson can own a trailer or equipment and park it in their yard.
456
- 457 3. **Substantial justice would be done to the property owner by granting this variance**
458 Mr. Boyer stated that substantial justice would be done to the property owner. The
459 property owner has stated that he has been using the property in this manner since 2004.
460 Allowing the applicant to continue using the property this way will allow him to continue
461 to prosper and provide support for his family.
462
- 463 4. **The proposed use will not diminish the value surrounding properties**
464 Mr. Boyer stated that surrounding property values will not be diminished. There was no
465 testimony given regarding a potential diminution in value. If the applicant can make the
466 back of his property look similar to the front of the property, there will be no issues.
467
- 468 5. **Ordinance results in unnecessary hardship**
469 Mr. Boyer stated that literal enforcement of the ordinance would pose an unnecessary
470 hardship by taking away the applicant's right to earn a living.
471

472 **Mr. Boyer – to grant**

Not Official until reviewed, approved and signed.

[As edited \[TG, CS\]](#)

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1. **Granting this variance will not be contrary to the public interest**

Mr. Brendon Sullivan stated that this is far too large an operation to be running out of a home. There is a question as to what is actually being stored on the property. Also, May 15th is too generous a timeframe in which to clean up the property and he would like to see it shortened.

2. **The proposed use will observe the spirit of the ordinance**

Mr. Brendon Sullivan stated that, in terms of the spirit of the ordinance, the applicant only came before the Board because they were told to. There does not seem to be much effort on the applicant's part to clean up the area. The neighbors made reasonable arguments as to why the proposed use impacts their day-to-day existence.

3. **Substantial justice would be done to the property owner by granting this variance**

Mr. Brendon Sullivan stated substantial justice would be done to the property owner. The applicant has other options in terms of renting a workspace or garage in order to run their business properly off site.

4. **The proposed use will not diminish the value surrounding properties**

Mr. Brendon Sullivan that the direct neighbors mentioned that they have already had to install a fence due to the use, which impacts their property value.

5. **Ordinance results in unnecessary hardship**

Mr. Brendon Sullivan stated that running this business out of a workshop off site is reasonable.

Mr. Brendon Sullivan – to deny

1. **Granting this variance will not be contrary to the public interest**

Mr. Dion stated that, in terms of the proposed use conflicting with the purposes of the ordinance for protecting public health, safety, and welfare, or altering the essential character of the neighborhood, the use of storing trucks and equipment on the property is no different than what may be seen on any other property throughout the Town. Some of his neighbors have commercial trucks or trailers that they park on their property, and he also has a trailer in his yard. The hours which the applicant is moving these items is no different than regular work hours.

2. **The proposed use will observe the spirit of the ordinance**

Mr. Dion stated that, as long as the noted stipulations are met, this proposed use should not alter the essential character of the neighborhood, or threaten the public health, safety, or welfare, or injure the public rights. The proposed storage is similar to the residential surroundings. The Town does not currently have any stipulations around shipping containers on a site. This is a tightly packed neighborhood, with other trailers and items being stored on properties.

3. **Substantial justice would be done to the property owner by granting this variance**

Mr. Dion stated that substantial justice would be granted to the property owner and this outweighs harm to the general public. The proposed use will not harm the general public.

Not Official until reviewed, approved and signed.

[As edited \[TG, CS\]](#)

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4. **The proposed use will not diminish the value surrounding properties**
Mr. Dion stated that, as long as the stipulations are met as set out by the Board, the proposed use should not diminish values.
5. **Ordinance results in unnecessary hardship**
Mr. Dion stated that the unnecessary hardship is that the zoning ordinance requires a get special exception to deal with this type of use. It is good to have small local businesses, especially they can be operated out of a home. It behooves the Town to allow these types of businesses as long as they can be controlled in a fair manner. The proposed use is reasonable. He is in favor of granting the variance with the proposed stipulations that there be an overall target date of May 15, 2026, for the items mentioned, with review by the Code Enforcement Officer; that the shipping containers will be code compliant; the yard will be cleaned up by the target date; that the driveway will be approved and completed by the target date; and that there will be no expansion of the business from the date of approval based on the testimony of the applicants during the hearing and current observations by the Zoning Administrator.

539 **Mr. Dion – to grant**

540
541 **Vote: 4-1-0 motion carried to grant the variance.**

542
543 Mr. Dion noted the ~~30-day~~30-day appeal period.

544
545 **VI. REVIEW OF MINUTES:**

546 12/11/2025 edited draft Meeting Minutes

547
548 **Mr. Lanphear moved to approve the meeting minutes of 12/11/2025, as edited, duly**
549 **seconded by Mr. Lyko.**

550 **Vote: 5-0-0 motion carried to approve the meeting minutes.**

551
552 **Mr. Lanphear moved to approve the meeting minutes of 01/08/2026, as edited, duly**
553 **seconded by Mr. Lyko.**

554 **Vote: 5-0-0 motion carried to approve the meeting minutes.**

555
556 **VII. OTHER BUSINESS:**

- 557 • Election of Zoning Board of Adjustment Officers

558
559 Mr. Lyko stated that this will be his last Zoning Board of Adjustment meeting. He was recently
560 appointed as an alternate to the Planning Board and will be resigning from the ZBA.

561
562 **Mr. Lanphear moved to nominate Tristan Dion as Chair of the Zoning Board of**
563 **Adjustment, duly seconded by Mr. Boyer.**

564 **Vote: 5-0-0 motion carried.**

565
566 **Mr. Lyko moved to nominate Todd Boyer as Vice Chair of the Zoning Board of**
567 **Adjustment, duly seconded by Mr. Lanphear.**

568 **Vote: 5-0-0 motion carried.**

569

570 **Mr. Lanphear moved to nominate Zachary McDonough as Clerk of the Zoning Board of**
571 **Adjustment, duly seconded by Mr. Boyer.**

572 **Vote: 5-0-0 motion carried.**

573

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

576

577 Mr. Dion read the proposed ZBA bylaw draft into the record. The Board reviewed the draft
578 language for §143-9: Decision Process.

579

580

581 **Mr. Lanphear moved to adopt ZBA Bylaw §143-9: Decision Process, duly seconded by Mr.**
582 **Boyer.**

583

584 **Discussion:**

585 Mr. Boyer commented that tonight is a perfect example that Selectman Dumont and Mr. Chris
586 Sullivan offered up very valuable information in assisting a nice smooth process so he thinks it is
587 viable for them to continue. The Board discussed this as an asset and valuable to the process. Mr.
588 Dion stated that he doesn't think the Board should vote on it tonight with this being the first
589 presentation to the general public. He would like the general public to have input, if they would
590 like to speak at the next meeting against it. He suggested voting on this proposed language at the
591 next scheduled a future meeting and make a decision then, as this is the first presentation of it.

592 Mr. Chris Sullivan noted that Town Counsel reviewed the language and had no issue with it. Mr.
593 Dumont also reached out to Mr. Lefevre (Town Counsel) who informed that the ZBA that he sits
594 on operates in the exact same fashion. He explained that it is a gray area in the law as to the two
595 positions, they're omitted. There is a section that speaks to alternates but there is no specification
596 to these two positions. Some Boards have them and some don't.

597

598 **Mr. Lanphear and Mr. Boyer rescinded ~~his~~their previous motions.**

599

600 **VIII. ADJOURNMENT:**

601

602 **Motion made by Mr. Lanphear, duly seconded by Mr. Lyko and unanimously voted to**
603 **adjourn the 01/22/2026 ZBA Meeting at 8:52PM.**

604

605 Respectfully submitted,

606 Kristan Patenaude, Recording Secretary

607

608

609

610

611 _____
Tristan Dion, ZBA Chairman

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.

Proposed Draft