



TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropoulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

MEETING AGENDA – May 28, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, May 28, 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:**

DEFERRED HEARINGS: (Deferred from 04-23-26)


1. **Case 211-067 (05-28-26):** Hudson Community Food Pantry Corporation, 23 Library Street, Hudson, NH, requests a variance for **72 Burns Hill Road**, Hudson, NH to subdivide a portion of the 25-acre lot to be used for a community food pantry classified as a civic use (D-22) where this use is not allowed in the Residential-Two (R-2) district. [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]
2. **Case 245-012 (05-28-26):** Bradford Baker, Sr., **23 Fairway Dr.**, Hudson, NH requests a variance to allow a proposed concrete slab foundation with a metal garage to encroach on the side yard setback by 2 feet, leaving 13 feet of side yard setback where 15 feet is required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

NEW HEARINGS:

1. **Case 198-012 (05-28-26):** Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an extension/renewal of each of the following three (3) variances granted on 6/27/2024 for **91-97 Lowell Road**, Hudson, NH [Map 198, Lots 011, 012, 014, 015, 016]:
 - a. **Wall Signs:** A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]
 - b. **Free-Standing Signs:** A variance to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]
 - c. **Directional Signs:** A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]
2. **Case 173-033 (05-28-26):** Robert B. Thomson, & Maria Stratakis, Trustees, **53 Derry St.**, Hudson, NH requests a variance to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted. [Map 173, Lot 033, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

- VI. **REVIEW OF MINUTES:** 04/23/2026 edited draft Meeting Minutes
- VII. **OTHER BUSINESS:**
- VIII. **ADJOURNMENT:**

Comments or questions may be submitted in writing until 10:00 a.m. on the Wednesday prior to the day of the meeting.


Ben Witham-Gradert, Associate Planner

Legal Notice

TOWN OF MEREDITH, NH Public Hearing Notice Community Development Block Grant Project

The Meredith Select Board will hold a Public Hearing during its scheduled meeting on **Monday, June 8, 2026, beginning at 4:30pm** at the Meredith Community Center, 1 Circle Drive, Meredith, NH. Community Development Block Grant funds are available to municipalities through the NH Community Development Finance Authority. Up to \$500,000 annually is available on a competitive basis for public facility projects, up to \$500,000 for housing projects, up to \$500,000 for economic development projects, and up to \$350,000 annually is available for emergency activities. Up to \$25,000 is available per planning study. All projects must primarily benefit low- and moderate-income persons. The public hearing will update the public on, and accept public comment on, the progress of the Lakes Region Community Developers (LRCD) replacement of 3 manufactured housing units (5, 9 & 11 Francis Court), and improvements to 1 unit (21 Francis Court) at Francis Court in Meredith, NH.

Interested persons are invited to attend. Please contact the Town of Meredith at (603)279-4538 at least five days in advance if you need assistance to attend or participate.

Town of Meredith
41 Main Street
Meredith, New Hampshire 03253
(603)279-4538
(UL - May 20)

Going Online? See more public notices at www.unionleader.com

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Kevin C. Washington and Jacki L. Vadney** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cross-Country Mortgage LLC, its successors and assigns, dated June 30, 2021 and recorded with the Hillsborough County Registry of Deeds in Book 9491, Page 2275, of which mortgage Cross-Country Mortgage, LLC is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **5 Dolphin Circle, Unit No. 49, of the Windsor Pond Condominium, Nashua, Hillsborough County, New Hampshire** will be sold at a Public Auction at **2:00 PM on June 17, 2026**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Hillsborough County Registry of Deeds in Book 9491, Page 2272.

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

THE AGENTS FOR SERVICE OF PROCESS ARE:

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

ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE, LLC, c/o CT Corporation System, 2 1/2 Beacon Street, Concord, NH 03301 (Mortgagee Servicer)

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

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

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

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

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the

foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

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

Other terms to be announced at sale.

CrossCountry Mortgage, LLC
Present holder of said mortgage,
by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
CXE 25-050496 Washington

Legal Notice

THE STATE OF NEW HAMPSHIRE
JUDICIAL BRANCH
SUPERIOR COURT
Hillsborough Superior Court
Northern District
300 Chestnut Street
Manchester NH 03101
Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>
CITATION FOR PUBLICATION
Superior Court Rule 4(d)

Case Name: **New Hampshire Housing Finance Authority v Margaret Wilk Sargent; State of New Hampshire Department of Health and Human Services; Unknown Heirs of Thomas Edward Wilk; Helen E Wilk**
Case Number: **216-2026-CV-00485**

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Unknown Heirs of Thomas Edward Wilk; Helen E Wilk.

The Court ORDERS:
New Hampshire Housing Finance Authority shall give notice to Unknown Heirs of Thomas Edward Wilk; Helen E Wilk of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader, a newspaper of general circulation. The last publication shall be on or before June 27, 2026.

Also, **ON OR BEFORE 30 days after the last publication** - Unknown Heirs of Thomas Edward Wilk; Helen E Wilk shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

July 18, 2026 - New Hampshire Housing Finance Authority shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

Notice to Unknown Heirs of Thomas Edward Wilk; Helen E Wilk: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court's website: www.courts.state.nh.us, select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select "I am filing into an existing case". Enter the case number above and click Next. Follow the instructions to complete your filing.

Once you have responded to the Complaint, you can access documents electronically filed through our Case Access Portal by going to <https://odvpa.nhccourt.us/portal> and following the instructions in the User Guide. In that process you will register, validate your email, request access and approval to view your case. After your information is validated by the court, you will be able to view case information and documents filed in your case.

If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input.

Send copies to:
Nicolaas Willem Groeneveld-Meijer, ESQ, Craig Deachman & Associates PLLC, 1662 Elm St, Ste 100, Manchester, NH 03101
Hilary Anne Holmes Rheume, ESQ, Bernstein Shur Sawyer & Nelson PA, 670 N Commercial St, Ste 108, PO Box 1120, Manchester, NH 03105-1120
BY ORDER OF THE COURT
May 13, 2026
W. Michael Scanlon
Clerk of Court
(1261161)
(UL - May 20, 27; June 3)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Carol L. Lloyd** (the "Mortgagor") to Royal United Mortgage LLC, and now held by **Wilmington Savings Fund Society, FSB, as Trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1** (the "Mortgagee"), said mortgage dated June 24, 2011, and recorded in the Rockingham Registry of Deeds in Book 5227, Page 0569, (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
July 14, 2026 at 02:00 PM
Said sale to be held on the mortgaged premises hereinafter described and having a present address of 23 Longwood Road, Salem, Rockingham County, NH 03079.

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 Wilmington Savings Fund Society, FSB, as Trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1, Corporate Trust-Wilmington Savings Fund Society, FSB, 500 Delaware Avenue, 11th Floor, Wilmington, DE 19801. 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 May 15, 2026.
Wilmington Savings Fund Society, FSB, as Trustee of Finance of America Structured Securities Acquisition Trust 2018-HB1
By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - May 20, 27; June 3)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue of a Power of Sale contained in a certain Mortgage given by **Troy W. Turcotte** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc., as nominee for CMG Mortgage, Inc. dba CMG Financial, its successors and assigns, dated January 24, 2020 and recorded in the Strafford County Registry of Deeds in Book 4729, Page 722 (the "Mortgage"), as affected by Affidavit recorded in Said Registry of Deeds at Book 5308, Page 380, 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
May 27, 2026 at 2:00 PM
Said sale being located on the mortgaged premises and having a present address of **150 Ten Rod Road, Rochester, Strafford 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 TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) 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.

FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

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 - May 6, 13, 20)

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Gregory P. MacDonald and Jessica L. MacDonald F/K/A Jessica L. Bronne** to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Merrimack Mortgage Company, Inc., its successors and assigns, dated March 22, 2006 and recorded with the Hillsborough County Registry of Deeds in Book 7648, Page 1825, of which mortgage Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates Series 2006-7 is the present holder by assignment, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at **10 Chatham Street, Nashua, Hillsborough County, New Hampshire** will be sold at a Public Auction at **3:00 PM on June 17, 2026**, being the premises described in the mortgage to which reference is made for a more particular description thereof. Said public auction will occur on the Mortgaged Premises.

For mortgagor's title, see deed recorded with the Hillsborough County Registry of Deeds in Book 7533, Page 661.

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

THE AGENTS FOR SERVICE OF PROCESS ARE:

WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE TO LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES SERIES 2006-7, 1100 North Market Street, Wilmington, DE 19801 (Mortgagee)

ROCKET MORTGAGE, LLC S/B/M TO NATIONSTAR MORTGAGE, LLC C/O CT CORPORATION SYSTEM, 2 1/2 BEACON STREET, CONCORD, NH 03301 (Mortgagee Servicer)

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

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

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

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

TERMS OF SALE: To qualify to bid, bidders must register to bid and present to the Mortgagee or its agent the sum of Five Thousand Dollars and 00/100 (\$5,000.00) by certified check or other form of payment acceptable to the Mortgagee or its agent prior to the commencement of the public auction. The balance of the purchase price must be paid in full by the successful bidder by certified check within thirty (30) days from the date of the public auction, or on delivery of the

foreclosure deed, at the option of the Mortgagee. The deposits placed by unsuccessful bidders shall be returned to those bidders at the conclusion of the public auction. The successful bidder shall execute a Memorandum of Foreclosure Sale immediately after the close of bidding. If the successful bidder fails to complete the purchase of the Mortgaged Premises, the Mortgagee may, at its option, retain the deposit as liquidated damages.

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

Other terms to be announced at sale.

Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through

Certificates Series 2006-7
Present holder of said mortgage,
by its Attorneys
Susan W. Cody
Korde & Associates, P.C.
900 Chelmsford Street, Suite 3102
Lowell, MA 01851
(978) 256-1500
CXE 24-045960 MacDonald

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Tracie Leigh Rollins** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for CMG Mortgage, Inc. dba CMG Financial, and now held by **Federal Home Loan Mortgage Corporation** (the "Mortgagee"), said mortgage dated July 9, 2021, and recorded in the Rockingham Registry of Deeds in Book 6301, Page 1252, (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
July 13, 2026 at 04:00 PM

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 27 Bass Rd, Northwood, Rockingham County, NH 03261.

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 Home Loan Mortgage Corporation, Attn: Don Layton, 8200 Jones Branch Drive, McLean, VA 22101. 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 May 15, 2026.

Federal Home Loan Mortgage Corporation
By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - May 20, 27; June 3)

INVITATION TO BIDDERS FIRE ALARM SYSTEM TESTING AND SERVICE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY

Sealed bids for Fire Alarm System Testing and Service at nine (9) sites located in Nashua, NH, will be received by the Nashua Housing and Redevelopment Authority (NHRA), at its office, 40 East Pearl Street, Nashua, NH 03060-3462, until **2:00 p.m. local time, Wednesday, June 24, 2026**, and then opened and read aloud **via teleconference**.

NHRA will publicly announce the bid results by teleconference. Bidders may dial in to the teleconference number on Wednesday, June 24, 2026, at 2:00 p.m. **To participate in the bid opening, please call the following number: Dial 1-774-220-4000, and when prompted, enter 0021970#**

Bid Documents, including the Form of Bid, Non-Collusive Affidavit, Insurance Requirements, References, Principals of the Company and completed form HUD-5369-A, "Representations, Certifications, and Other Statements of Bidders", shall be sealed in an envelope and marked with the words **"Bid Documents- Fire Alarm System Testing and Service"**, and the bidder's company name to guard against premature opening. Bids submitted electronically or via facsimile (fax) machines will not be considered.

The specifications and contract documents are on file at the NHRA office and may be obtained by contacting the Purchasing Department at (603) 883-5661 extension 306.

No bid shall be withdrawn for the period of sixty (60) days, Saturdays, Sundays, and holidays excluded, subsequent to the opening of bids without the consent of the NHRA.

A **Pre-Bid Teleconference** is scheduled to occur at **10:00 a.m. on Wednesday, June 10, 2026**. During the teleconference, the bid process will be reviewed, and questions will be addressed. Participation is recommended, but not mandatory. To participate in the Pre-Bid Teleconference, please call the following number: **Dial 1-774-220-4000, and when prompted, enter 0021970#**

A tour of the sites will be offered at **10:00 a.m., Wednesday, June 3, 2026**. Interested bidders shall meet at 101 Major Drive, Nashua, NH, on that date and time. Failure to visit the premises will be no defense to the performance of the contract terms.

The NHRA reserves the right to conduct a pre-award survey for the purpose of determining the bidder's qualifications and capacity to perform the contract. This survey will include review of subcontracting agreements, financial capacity, and quality of work performed on other contracts. The NHRA reserves the right to reject any or all bids or to waive any informalities in the bidding and reserves the right to award the contract as it deems in its best interest.

**NASHUA HOUSING AND
REDEVELOPMENT AUTHORITY**
Eric Wilson, Chairperson



Advertising dates: May 20 and 27, 2026

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearings THURSDAY, MAY 28, 2026

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, May 28, 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 at right side).

PUBLIC HEARING OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

1. **Case 198-012 (05-28-26):** Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an **extension/renewal** of each of the following three (3) variances granted on 6/27/2024 for **91-97 Lowell Road, Hudson, NH** [Map 198, Lots 011, 012, 014, 015, 016]:

a. **Wall Signs:** A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]
b. **Free-Standing Signs:** A variance to allow a 146.9 SF freestanding "pylon" sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]
c. **Directional Signs:** A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]

2. **Case 173-033 (05-28-26):** Robert B. Thomson, & Maria Stratakis, Trustees, 53 Derry St., Hudson, NH requests a **variance** to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted. [Map 173, Lot 033, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

Ben Witham-Gradert, Associate Planner

REMINDER:

**Please bring the
Variance application
mailed in your
04-23-2026 ZBA Meeting Packet**

**1. Case 211-067: 72 Burns Hill Rd.
(Deferred to 05-28-26)**

***New Decision Worksheet
(Attached)**

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 211-067 (deferred from 04/23/26)**, being a case brought by **Hudson Community Food Pantry Corporation, 23 Library Street, Hudson, NH, requesting a variance for 72 Burns Hill Road, Hudson, NH to subdivide a portion of the 25-acre lot to be used for a community food pantry classified as a civic use (D-22) where this use is not allowed in the Residential-Two (R-2) district.** [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

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

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

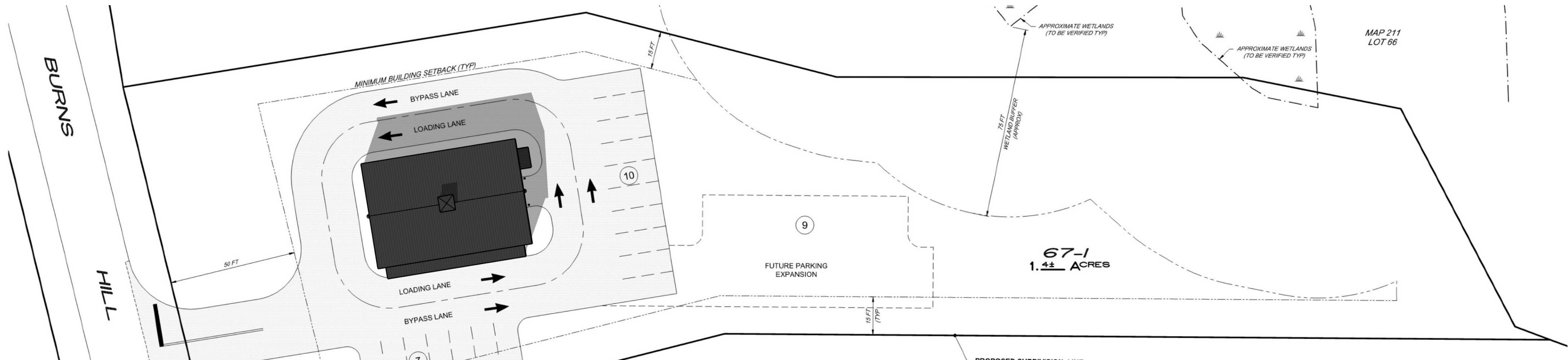
Date

Print name: _____

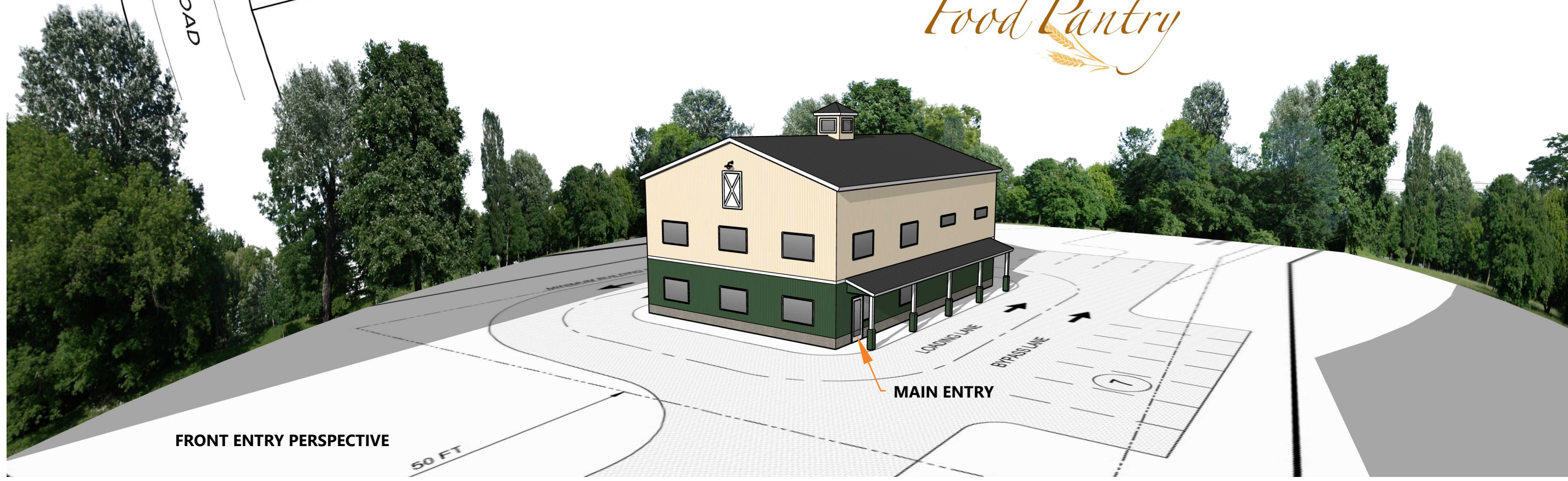
Stipulations: _____

**Case 211-067: 72 Burns Hill Rd.
(Deferred to 05-28-26)**

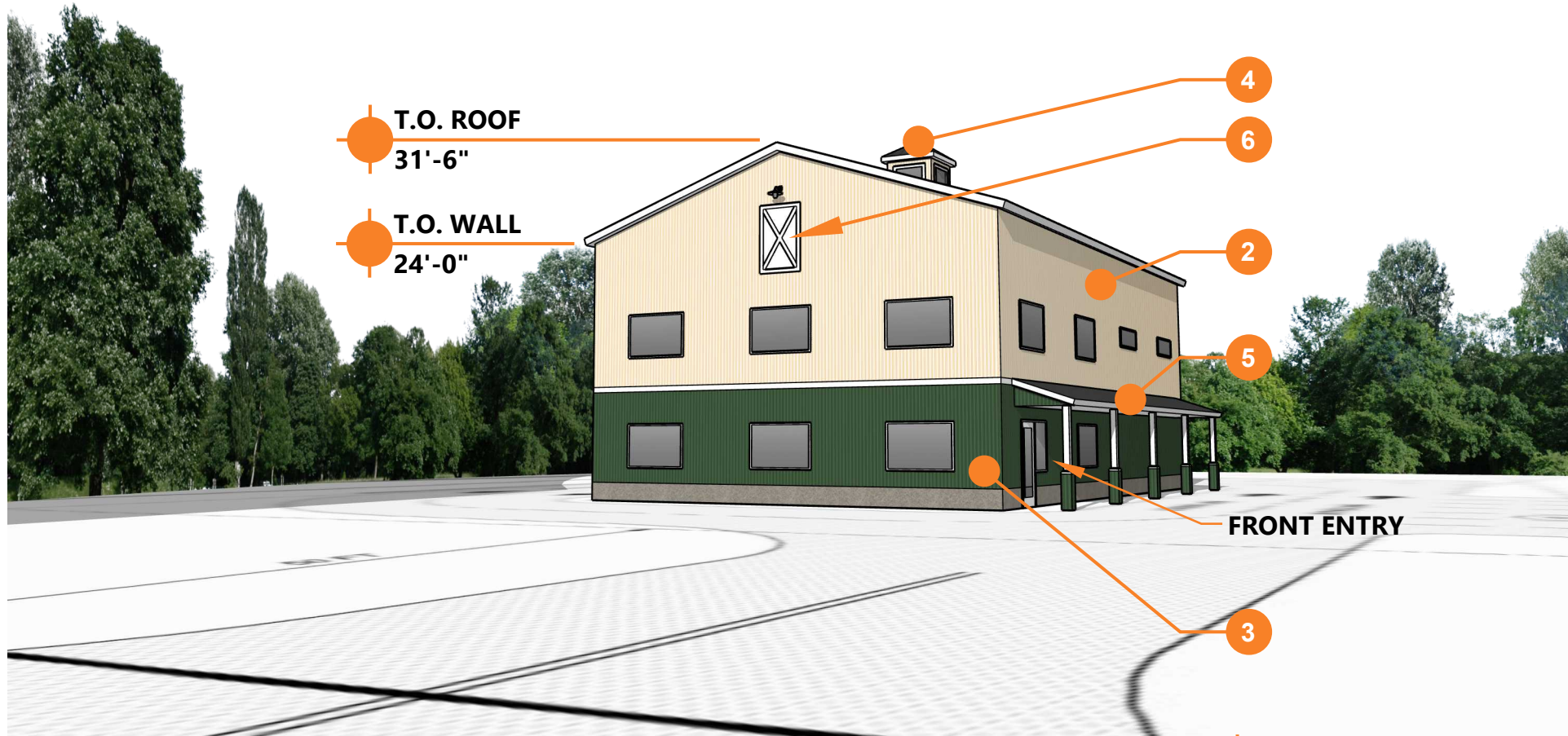
- **HCFP Concept Elevation**
- **Menus**
- **Letters of Support**



CONCEPTUAL SITE PLAN



FRONT ENTRY PERSPECTIVE



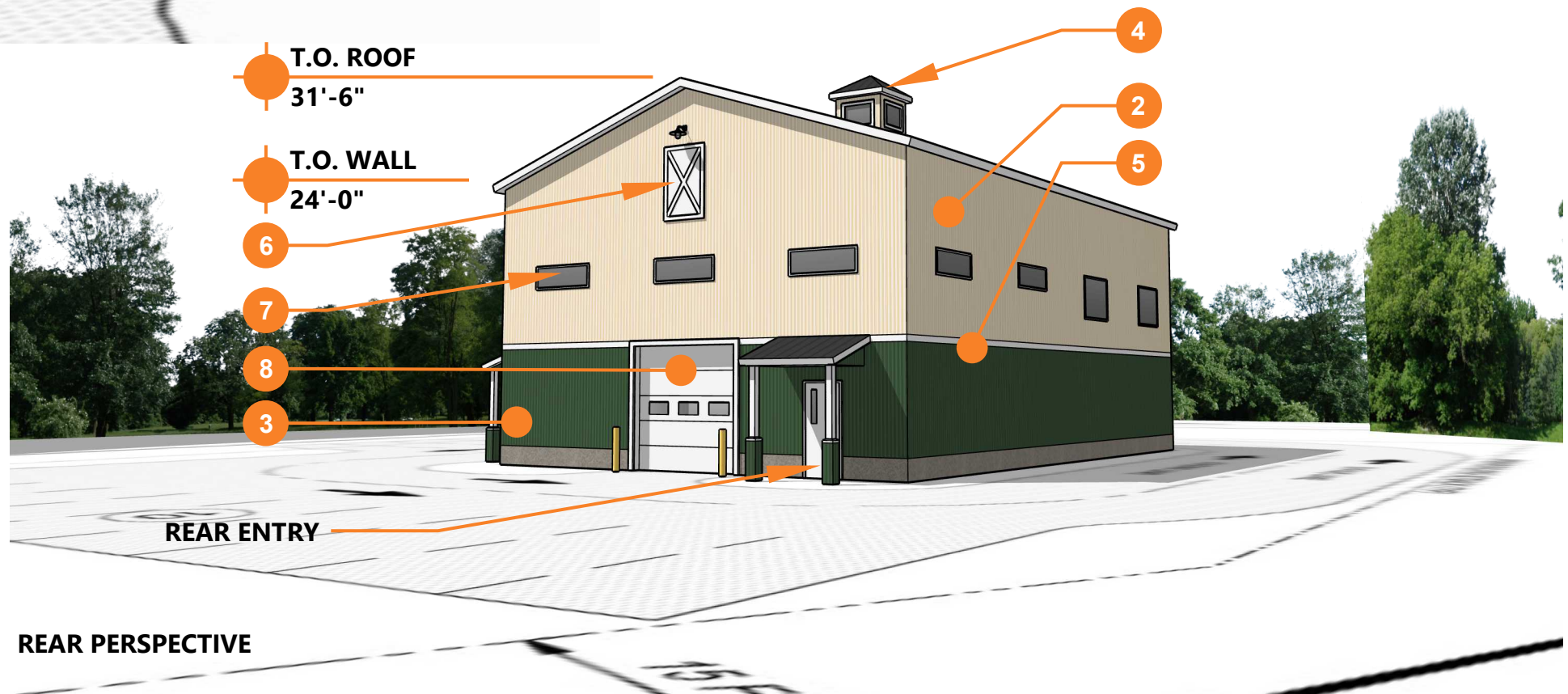
FRONT PERSPECTIVE



BIRD'S EYE OF REAR

EXTERIOR MATERIALS

- 1 CORRUGATED METAL ROOF
- 2 CORRUGATED METAL SIDING YELLOW
- 3 CORRUGATED METAL SIDING GREEN
- 4 CUPOLA
- 5 BUILDING CANOPY WITH CORRUGATED METAL ROOF
- 6 DECORATIVE DOOR
- 7 STOREFRONT WINDOW/DOOR
- 8 OVERHEAD DOOR



REAR PERSPECTIVE

Non Perishable Menu

Name _____

Number over 4 Years Old Number 4 years and Under

Family Members by Age

Some Items are Limited

Care Type & Color _____

Please Circle Items Requested

| | | | |
|------------------------|-------------------------|-----------------------------|----------------------------|
| Salad dressing ** | Applesauce | Beef stew | Mac & Cheese |
| Mustard ** | Ramen noodles | Chicken | Misc Boxed Macaroni |
| BBQ sauce ** | Baked beans | Flour ** | Toilet Paper |
| Ketchup ** | Tuna | Sugar ** | Bar Soap |
| Mayo ** | Chicken / Beef Broth | Jello | Tooth Paste ** |
| Juice | Beef/Brown gravy | Pudding | Tooth brushes ** |
| Beets Canned | Chicken/ Turkey gravy | Oatmeal | Spaghetti/Pasta sauce |
| Canned Potatoes | Saltines/crackers | Breakfast bars | Canned tomatoes |
| Spinach - Canned | Cookies | Pancake mix | Tomato Sauce |
| Mixed Veggies - Canned | Misc snacks | Pancake syrup | Spaghetti |
| Carrots - canned | Jelly | Cereal | Tomato Paste |
| Peas - canned | Peanut butter | Shelf stable milk | Tissues ** |
| Corn - canned | Chicken soup | Cranberry sauce | Tampons ** |
| Fruit - Canned | Tomato soup | Instant mashed potatoes | Sanitary pads |
| Tea | Misc Soup | Stuffing | Deodorant M or F ** |
| Coffee - Bag | Cream of Soup | Rice | Shaving cream ** |
| Dried Cranberries | Bread/muffin mix | Flavored Rice | Shavers M or F ** |
| Raisins | Brownie mix or Cake Mix | Hamburger helper | Baby wipes for Babies only |
| Green beans - canned | Frosting | Gluten Free - Soup | Diapers -newborn, 1, 2, |
| Black Beans - Canned | Hash | Gluten Free - Pasta | 3, 4, 5, and 6 |
| Dried Kidney Beans | Chili | Gluten Free - Cereal | |
| Garbanzo Beans -Canned | Canned macaroni | Gluten Free - Snacks | |
| Misc canned beans | | | |

Please only select Gluten free items if you follow
Gluten free diets.

** These Items will not be given out two weeks in a row

Perishable Menu - Date April 23, 2026

Please Circle Item Requested

Name _____

Number of Family _____

Members by age group

Over 4 years of age

4 years and younger

| | |
|--|--|
| | |
|--|--|

Some Items limited quantities available

Car make & Color _____

Select No More than 3 Frozen Foods

Beef
Ground Beef

Chicken
Cold Cuts
Ground Chicken

Veal
Ground Turkey

Hamburger Patties
Turkey Sausage
Pork
Hot Dogs

Lamb
Pollack
Breaded Fish
Sausages
Bacon

Prepared Meals
Mixed Veggies

Select No More than 3 Deli Items

Cheddar Cheese
Sandwiches

Salad Kits
Eggs

Spicy Noodle Salad
Precooked Chicken
Snack Packs

Deli Salads

Prepared Meals

Yogurt

Select No More than 3 Fruits

Apples
Berries

Oranges
Grapes
Pears
Lemons
Mixed Fruit

No More than 3

Bakery Items

Misc Bakery Items
Bread / sliced
Rolls
Cheesecake
Biscuits
Muffins

Select No More than 3 Vegetables

Broccoli
Carrots

Cucumbers
Tomatoes
Garlic
Lettuce
Onions
Mushrooms
Peppers
Zucchini/Summer S
Potatoes



P0082-1, P0082-2
Hudson Community Food Pantry & Feed Our Kids
23 Library Street
Hudson, NH 03051

April 15, 2026

To Whom It May Concern,

The NH Food Bank would like to express support for Hudson Community Food Pantry and its mission to support serving the residents of Hudson, NH that are facing food insecurity. Hudson Community Food Pantry is an active partner agency of the NH Food Bank and is compliant, and in good standing.

Hudson Community Food Pantry and Feed Our Kids consistently source food from the NH Food Bank and in 2025 they distributed 132,554 lbs. of food through our partnership, equaling more than 110,462 meals for those they serve. We are confident in this agency's ability to serve their 650+ clients safely and with dignity.

Please feel free to contact me if additional information is needed. Thank you for your time and consideration.

Kristie Deneault
Agency Relations Manager

New Hampshire Food Bank
700 East Industrial Park Drive
Manchester, NH 03109
P: 603.669.9725 ext. 1240
F: 603.669.0270

HUDSON SCHOOL DISTRICT

SAU # 81

20 Library Street Hudson, NH 03051-4240

(603) 883-7765 fax (603) 886-1236

Daniel Moulis, Ed. D

Superintendent of Schools

(603) 886-1235

dmoulis@sau81.org

Jessica Benson

Assistant Superintendent

(603) 816-7415

jbenson@sau81.org

Rachel Borge

Director of Special Services

(603) 886-1253

rborge@sau81.org

Jenny Graves

Business Administrator

(603) 886-1235

jgraves@sau81.org

April 20, 2026

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

To: Hudson Zoning Board of Adjustment
Re: Letter of Support for the Hudson Food Pantry

Dear Members of the Zoning Board of Adjustment,

I am writing this letter of support on behalf of the Hudson Food Pantry as they seek to obtain occupancy for a new building or renovate an existing facility. The Hudson Food Pantry serves as a key partner for the community and many of the residents of Hudson. The partnership working with National Honor Society students at Alvirne High School who work to support the food pantry after school filling bags with meals for students. The "Feed Our Kids" supports 80-100 students by providing access to meals on the weekend. The partnership of the Food Pantry supports families during the holiday season, serving 140 families to ensure they have meals during this time.

I have seen firsthand touring the Hudson Food Pantry and their extensive organization and efforts each week providing meals for residents. Most recently, the Hudson Community Food Pantry received the Outstanding Community Partner of the Year from the Greater Hudson Chamber of Commerce. This speaks to their impact to Hudson, the "Feed Our Kids" program, and the collaboration with volunteers, organizations, and businesses.

As the Hudson Food Pantry seeks to obtain permanent occupancy of a building to continue their work for future generations, it is my hope you will support this occupancy.

Thank you for your time and consideration.

Sincerely,



Daniel Moulis, Ed. D.
Superintendent



Hudson Lions Club
April 16, 2026

Town of Hudson
c/o Zoning Board of Adjustment
Hudson, NH

Re: Letter of Support for Hudson Community Food Pantry

Dear Members of the Zoning Board of Adjustment,

On behalf of the Hudson Lions Club, I am writing to express our support for the Hudson Community Food Pantry and its efforts to continue serving Hudson residents.

The Pantry has provided food assistance to Hudson residents for more than 40 years and has operated as the Hudson Community Food Pantry since 2018. Their longevity reflects both a clear community need and the trust they have built with the families they serve.

Today, their impact is clear. Each week, the Pantry provides food to approximately 55 to 70 families. During major holidays, including Thanksgiving, Christmas, and Easter, they expand support to more than 140 families.

They also address food insecurity among children. Through the Feed Our Kids program, they provide weekend take-home food bags to 80 to 100 students each week, ensuring access to food when school is not in session.

The Hudson Lions Club has supported the Pantry as part of our commitment to meeting essential community needs. We have seen firsthand the role they play in supporting families across Hudson.

As the Pantry evaluates options to continue operations, including relocating to a new or renovated facility, continuity of service is critical. Any disruption would directly impact the families and students who rely on their support.

Thank you for your time and consideration.

Gary Gasdia

Sincerely,
Gary Gasdia
President, Hudson Lions Club



April 15, 2026

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

Dear Honorable Members of the Zoning Board of Adjustment,

The Greater Hudson Chamber of Commerce respectfully submits this letter in strong support of the Hudson Community Food Pantry and its efforts as they explore options for a new or improved facility within the Town of Hudson.

The Hudson Community Food Pantry has been a longstanding and essential resource to the community, serving residents for more than four decades. On a weekly basis, the Pantry provides food assistance to approximately 55 to 70 Hudson families. In addition, through its "Feed Our Kids" program, the organization supports between 80 and 100 students by providing access to weekend meals. During major holiday seasons, the Pantry serves more than 140 families, further demonstrating its critical role in addressing food insecurity within our community.

The services provided by the Hudson Community Food Pantry directly contribute to the overall well-being, stability, and economic health of Hudson. Access to reliable food resources supports working families, strengthens the local workforce, and enhances the quality of life for residents of all ages.

As the organization evaluates options for relocation or facility improvements, we respectfully urge the Board to give favorable consideration to any applications, approvals, or accommodations necessary to support this effort. Securing a suitable, long-term location will ensure the Pantry's ability to continue delivering these essential services to those in need in Hudson.

The Greater Hudson Chamber of Commerce recognizes the importance of community-based organizations such as the Hudson Community Food Pantry and fully supports its mission and future growth.

Thank you for your time, consideration, and continued service to the Town of Hudson.

Respectfully submitted,

A handwritten signature in black ink that reads "Brenda Collins".

Brenda Collins

President

Greater Hudson Chamber of Commerce



Hannaford Supermarkets
77 Derry St.
Hudson, NH 03051
(603) 883-6112

April 16, 2026

To Whom It May Concern,

Hannaford Supermarkets would like to show our support for the Hudson Community Food Pantry in its pursuit to secure land or facility to continue to operate the Hudson Community Food Pantry long term, and continue the valuable service it provides today to the Hudson community.

Hannaford has a long standing relationship with the Hudson Community Food Pantry with our Fresh Rescue Program. Two times per week the pantries volunteer staff picks up items from our Produce, Bakery, Deli, Meat and Grocery departments. These items that they pick up from us no longer meet our criteria to sell in the store, but are still safe for human consumption. We appreciate the efforts of the pantry and their staff for providing a service that supports hunger relief and finds a critical need for the use of this food that we can't sell but still has a benefit to our local neighbors in the community.

As a valued partner, we respectfully request that the Town of Hudson consider the meaningful and lasting impact that the Hudson Community Food Pantry has on our neighbors when reviewing proposed plans for any potential new location.

Sincerely,

Scott MacDormand – Store Manager Hudson Hannaford



VETERANS OF FOREIGN WARS OF THE UNITED STATES

Hudson Memorial VFW Post 5791

15 Bockes Road

Hudson, NH 03051

Town of Hudson
12 School Street
Hudson, New Hampshire 03051

To Whom it May Concern:

We at the Hudson Veterans of Foreign War (VFW) Post 5791 want to express our support for the Hudson Community Food Pantry (HCFP) and ensure they can continue serving the Hudson Community by securing a stable facility.

HCFP was recognized at Hudson Chamber of Congress Awards Celebration & Dinner for Outstanding Community Partner on Apr 7, 2026. HCFP has existed since 2018 but has been providing services to the Town of Hudson for over the last 40 years. They provide weekly food distribution to 55-70 Hudson families every week. and provide Holiday distribution to over 140 families for Thanksgiving, Christmas and Easter. They also support 80-100 Hudson Students weekly by providing them with weekend take-home bags through the Feed Our Kids Program.

As HCFP navigates uncertainty related to the potential sale of its current location, we fully endorse its exploration of all viable options, including a new facility or renovating an existing space. Ensuring they continue to provide and grow there serves that they provide to the town of Hudson.

We respectfully encourage you to consider the importance of this mission when reviewing applications. HCFP's effort plays a vital role in addressing food insecurity in Hudson.

Thank you for your time and consideration,

Sincerely,

A handwritten signature in cursive script that reads "Charles J. Chapman".

Charles J Chapman

Commander

Hudson Memorial VFW Post 5791



Hudson Community Food Pantry
Hudson, New Hampshire 03051

April 22, 2026

Dear Members of the Hudson Community Food Pantry,

Please accept this letter of unwavering support. As an established organization celebrating 60 years in Hudson, GFWC Hudson Women's Club has long supported the Hudson Community Food Pantry in many ways. Both organizations are fixtures in Hudson. Each organization is known for community service and support; each has recently received the Nonprofit of the Year Award from the Greater Hudson Chamber of Commerce for its members' spirit of benevolence.

The pantry provides assistance to a consistent number of families per week as well as provides meals on holidays such as Easter, Thanksgiving and Christmas for all clients as well as additional referrals for each holiday. We are impressed by your many years working with the town and school departments to make sure that you care for all that have needs. Our club members are honored to assist with many of these projects and we thank the Food Pantry for your partnership. Last year, we were asked to help last minute to purchase gifts for several adult clients for Christmas. Some of our members donated money, some donated wrap, some volunteered to shop. We did it!

Another GFWC Hudson project is our assistance with the Feed Our Kids program, which distributes food on a weekly basis (80-100 bags) to students who are food insecure. This program ensures no child is hungry on the weekends, and the discreet way the bags are distributed each week is an important part of this project.

We have sponsored a Food Drive outside of Market Basket in the fall to benefit the Hudson Community Food Pantry, and the generosity of those who purchase the specific items is heartwarming. Hudson has heart.

As the economy fluctuates, gas prices remain high, and the high cost of living prevents many from making ends meet, we know without a doubt that the Hudson Community Pantry is a necessity in Hudson. We fully support you and your important work.

Sincerely,
GFWC Hudson Women's Club
Board of Directors

Rotary
PEOPLE of ACTION



4/21/2026

To the Hudson Zoning Board of Adjustment.

Dear members of the Zoning Board,

First, I want to express my thanks for all you do for our town.

I am writing on behalf of the Hudson-Litchfield Rotary to express our strong support for the Hudson Community Food Pantry. The Hudson Litchfield Rotary Club has been collaborating with the Food Pantry for a long time because of our common commitment to service above self. The Hudson Community Food Pantry's mission closely aligns with Rotary's vision of improving the quality of life for those in need. The Rotary Club has seen the impact the Food Pantry has on local families by providing reliable access to food to individuals and families facing hardship. As the demand for these services continues to grow, it is critical that the Hudson Community Food Pantry has adequate space to operate efficiently.

This challenge the Hudson Food Pantry faces also creates an opportunity for the town, where we all come together to strengthen our support for the vulnerable population, reinforcing the values of compassion and mutual support that define Hudson.

Regards,

Alejandro Urrutia, President



The Hudson Historical Society

www.HudsonHistorical.com

Alvirne Hills House
P O Box 475
Hudson, NH
603.880.2020

April 21, 2026

Town of Hudson

Zoning Board of Adjustment

12 School Street

Hudson, New Hampshire 03051

Dear Honorable Members of the Zoning Board of Adjustment:

The Hudson Historical Society is pleased to have this opportunity to submit this letter in strong support of the Hudson Community Food Pantry and its efforts to acquire a new or improved location within the Town of Hudson.

The food pantry has served the needs of our community for many decades. Hundreds of local families have had their food and living expenses assisted by the volunteers at the pantry. The pantry provides a service to so many Hudson residents in need. Their programs go beyond providing weekly food; they address the seasonal needs with Thanksgiving and Christmas special services. Easter baskets for all children and senior citizens is another kindness provided by our community through the pantry. The Feed Our Kids program provides for children in need of weekend food. The pantry engages our local citizens and businesses to direct their resources to help local residents.

The Hudson Historical Society recognizes the important part the pantry plays in the every day living of so many families. We urge the Board to give favorable consideration to any accommodations necessary to continue their work. Our community needs our food pantry. Please help make it possible to continue their mission.

Thank you for any consideration you make to accommodate the pantry and our community's needs.

The Hudson Historical Society, Board of Directors

Mailing address: PO Box 475, Hudson, NH 03051



Corporate Office

3003 Lafayette Road
Portsmouth, NH 03801

April 13, 2026

Town of Hudson
12 School Street
Hudson, New Hampshire 03051

To Whom It May Concern:

We at Service Federal Credit Union wish to express our strong support for the Hudson Community Food Pantry and its ongoing efforts to secure a stable, long-term facility to continue serving the community.

The Hudson Community Food Pantry (HCFP) has provided essential services to Hudson residents for the past forty years. Its impact is significant and far-reaching: HCFP provides weekly food distribution to between fifty-five and seventy families each week, assists more than one hundred and forty families during major holidays, and supports up to one hundred students weekly through its Feed Our Kids Program.

Service Federal Credit Union has supported HCFP since 2022 through our Adopt a Food Pantry program, where each of our branches advocates for a food pantry in its community. In March 2026, our Hudson Walmart branch organized a collection drive that resulted in two hundred and seventy-one items donated, over two hundred of which were purchased directly by our organization. These efforts reflect our continued commitment to HCFP and its valuable work.

As HCFP navigates uncertainty related to the potential sale of its current location, we fully endorse its exploration of all viable options, including constructing a new facility or renovating an existing space. Ensuring the continuity and growth of these services is critical to maintaining the well-being of many individuals and families in the community.

We respectfully encourage you to consider the importance of this mission when reviewing applications. HCFP's efforts play a vital role in addressing food insecurity in Hudson.

Thank you for your time and consideration.

Sean Hladick
Manager, Community Relations
Service Credit Union

FBCFOODPANTRY



First Baptist Church of Hudson, NH

236 Central St, Hudson, NH 03050

April 15, 2026

To Whom It May Concern:

We at the FBC Food Pantry want to extend to you our full support of the *Hudson Community Food Pantry* in their effort to find a suitable location.

The FBC Food Pantry has been a primary source of food for more than 2,000 local families each year and is growing. We have been serving the needs of disadvantaged and disabled Children, Senior Citizens, and Adults in the Hudson area from the basement of the First Baptist Church on Central Street in Hudson for 4 years.

Our ability to serve these needy residents relies on both the NH Food Bank and Private Donations. Most of these donations come from surplus of the *Hudson Community Food Pantry*. Each week, they donate Produce, Meats, and Canned Goods that are eagerly accepted by our pantry guests. Without these donations from the *Hudson Community Food Pantry*, we would not have nearly enough to provide to our patrons.

We are fully supportive of the *Hudson Community Food Pantry* to gain the zoning required so they can continue operating their well-organized and efficient service for the benefit of the Hudson community in their positive and compassionate endeavor.

Kindest regards,

A handwritten signature in black ink, appearing to read 'Glenn Forward', with a stylized flourish at the end.

Glenn Forward, Director

A handwritten signature in black ink, appearing to read 'Charlene Forward', written in a cursive style.

Charlene Forward, Manager,

**Case 211-067: 72 Burns Hill Rd
(Deferred to 05-28-26)**

**ABUTTER
COMMENTS**

TOWN OF HUDSON
New Hampshire
03051

APR 13 2026
LAND USE DIVISION
ZONING DEPT.

Fred Brough
75 Burns Hill Road
Hudson, NH
603-490-5585

April 13, 2026

Town of Hudson, NH

Chairman Tristan Dion
Zoning Board of Adjustment
12 School Street
Hudson, NH 03051

Dear Mr. Tristan Dion,

This letter is in regards to the upcoming zoning board meeting coming up on April 23, 2026. On the agenda is **Case 211-067 (04-23-26)** for 72 Burns Hill Road. The agent, Hudson Community Food Pantry Corporation, wants a variance to change the present zoning from R-2 to D-22.

I am an abutter of the parcel of land they want to divide. I am out of town and unable to come to the meeting in person. I strongly vote **“NO”** to this variance.

Sincerely yours,

Fred Brough

Gradert Benjamin

From: Dave Morin <d_j_morin@yahoo.com>
Sent: Wednesday, April 15, 2026 11:14 AM
To: Gradert Benjamin
Cc: Sullivan, Christopher
Subject: Formal Opposition to Variance Request: Case #211-067 – 72 Burns Hill Road

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Gradert,

I am writing as an abutter to 72 Burns Hill Road to formally submit **my opposition** to the variance request for **Case #211-067**, scheduled for the April 23, 2026, ZBA hearing.

I have been a resident of Hudson since 2009 and currently reside at 67 Burns Hill Road. My family chose to move to this specific location because we valued the quiet, residential nature of the R-2 zone—the very character that this variance now threatens to permanently alter.

I urge the Board to deny this request based on the following critical concerns:

- 1. Availability of Suitable, Properly Zoned Alternatives-** There is no "hardship" necessitating a move to a residential forest. Hudson has numerous vacant, established commercial spaces that are already zoned correctly for this type of use. Relocating a civic facility to an existing storefront or commercial center would provide better community access, utilize existing infrastructure, and require zero new development or environmental destruction.
- 2. The "Bait and Switch" and Precedent Risk-** This property was recently denied a variance for industrial storage where the residents came together in large numbers each time overfilling the room to oppose this change. There is a deep concern among residents that this "Civic Use" application is a strategic workaround. Because a variance runs with the land, granting this request would effectively reclassify the property. If the nonprofit—which operates on a modest budget—is unable to complete a multi-million dollar construction project, the landowner is left with a subdivided, non-residential lot. This sets a dangerous precedent that would allow the area to be "reshaped" into a commercial corridor by stealth.
- 3. Traffic and Public Safety-** Burns Hill Road is already a burdened residential corridor where speeding is a significant and ongoing concern. Introducing a centralized food pantry would bring consistent box-truck deliveries and high-volume client vehicle turnover. Adding this level of commercial-scale traffic to a road where families live and pedestrians walk is a major safety risk that is entirely inconsistent with R-2 zoning.

4. Environmental and Neighborhood Integrity- Granting this variance would allow for the expansion of non-residential use into one of our few remaining residential forestry areas. This would permanently displace wildlife and destroy the buffer that protects the integrity of our neighborhood.

I am a supporter of the Food Pantry's mission, but 72 Burns Hill Road is fundamentally the wrong location for this project. I respectfully ask the Zoning Board to deny this variance and maintain the residential protections our town's zoning laws were designed to provide.

Please ensure this letter is included in the official record and shared with all Board members prior to the hearing.

Sincerely,

David Morin
67 Burns Hill Road Hudson, NH 03051

Gradert Benjamin

From: Dave Morin <d_j_morin@yahoo.com>
Sent: Thursday, April 16, 2026 11:39 AM
To: Gradert Benjamin
Cc: Sullivan, Christopher
Subject: Re: Formal Opposition to Variance Request: Case #211-067 – 72 Burns Hill Road

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Dear Mr. Gradert,

I am writing to provide a brief follow-up to my previous correspondence regarding the variance request for **Case #211-067** at 72 Burns Hill Road.

Since my last email, additional information has come to light that further underscores the concerns of the neighborhood regarding the "hardship" and "precedent" of this request. It is my understanding that the proposed building for the food pantry is only **3,000 square feet**.

I ask that the Board consider the following during their deliberations:

1. **Disproportionate Land Request:** A 3,000 sq. ft. facility—essentially the footprint of a single-family home—does not require a variance to subdivide a 25-acre residential parcel. The fact that the applicant is seeking to break the residential zoning of such a massive lot for such a small building footprint strongly suggests that the pantry is a "Trojan Horse" for the landowner's larger commercial ambitions.
2. **Lack of Site Hardship:** The small scale of this project further proves that there is no unique hardship inherent to the land. If the goal is a 3,000 sq. ft. space, there are dozens of existing, vacant commercial storefronts in Hudson that would better serve the community without requiring the destruction of forestry or the disruption of an R-2 residential neighborhood.
3. **Future Expansion Risk:** Granting a non-residential variance for a "civic use" on this property opens the door for the landowner to claim later that the residential character of the 25 acres has already been compromised, making it easier to return with the industrial storage plans that were previously denied.

I respectfully request that this supplemental information be added to my formal file and shared with the Zoning Board of Adjustment members before the April 23rd hearing.

Sincerely,

David Morin 67 Burns Hill Road Hudson, NH 03051

On Wednesday, April 15, 2026 at 11:14:03 AM EDT, Dave Morin <d_j_morin@yahoo.com> wrote:

Dear Mr. Gradert,

I am writing as an abutter to 72 Burns Hill Road to formally submit **my opposition** to the variance request for **Case #211-067**, scheduled for the April 23, 2026, ZBA hearing.

I have been a resident of Hudson since 2009 and currently reside at 67 Burns Hill Road. My family chose to move to this specific location because we valued the quiet, residential nature of the R-2 zone—the very character that this variance now threatens to permanently alter.

I urge the Board to deny this request based on the following critical concerns:

1. Availability of Suitable, Properly Zoned Alternatives- There is no "hardship" necessitating a move to a residential forest. Hudson has numerous vacant, established commercial spaces that are already zoned correctly for this type of use. Relocating a civic facility to an existing storefront or commercial center would provide better community access, utilize existing infrastructure, and require zero new development or environmental destruction.

2. The "Bait and Switch" and Precedent Risk- This property was recently denied a variance for industrial storage where the residents came together in large numbers each time overfilling the room to oppose this change. There is a deep concern among residents that this "Civic Use" application is a strategic workaround. Because a variance runs with the land, granting this request would effectively reclassify the property. If the nonprofit—which operates on a modest budget—is unable to complete a multi-million dollar construction project, the landowner is left with a subdivided, non-residential lot. This sets a dangerous precedent that would allow the area to be "reshaped" into a commercial corridor by stealth.

3. Traffic and Public Safety- Burns Hill Road is already a burdened residential corridor where speeding is a significant and ongoing concern. Introducing a centralized food pantry would bring consistent box-truck deliveries and high-volume client vehicle turnover. Adding this level of commercial-scale traffic to a road where families live and pedestrians walk is a major safety risk that is entirely inconsistent with R-2 zoning.

4. Environmental and Neighborhood Integrity- Granting this variance would allow for the expansion of non-residential use into one of our few remaining residential forestry areas. This would permanently displace wildlife and destroy the buffer that protects the integrity of our neighborhood.

I am a supporter of the Food Pantry's mission, but 72 Burns Hill Road is fundamentally the wrong location for this project. I respectfully ask the Zoning Board to deny this variance and maintain the residential protections our town's zoning laws were designed to provide.

Please ensure this letter is included in the official record and shared with all Board members prior to the hearing.

Sincerely,

David Morin
67 Burns Hill Road Hudson, NH 03051

From: [Kate Morin](#)
To: [Gradert Benjamin](#)
Subject: Case # 211-067 72 Burns Hill opposition
Date: Wednesday, April 22, 2026 9:48:32 PM

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To The Hudson ZBA
% Ben Witham Gradert,

I am writing, as an abutter, to voice my opposition to the proposed zoning change for Burns Hill Road. I recommend it remain residential, as voted by the town in March 2024. The residents opposed the rezoning shortly after in December 2024.

Although the proposal states that there will be civic use for a food pantry, there is no indication that the intent is to further divide the additional 25 acres of this land into multiple parcels for non-residential use. I also have reservations about this facility being accessed 24/7 in the residential area surrounding it, and what could be planned for the future of this parcel.

Any project of this parcel would increase traffic on Burns Hill Road. I have great concern about additional truck traffic travelling on Burns Hill Road during construction, as well as the overall increase in traffic. Burns Hill Road currently has a problem with vehicles travelling grossly over the speed limit. There is also already an extreme litter problem on Burns Hill Road.

This project also removes the existing pervious surface with the construction of the access road, area around the building, and the 3000 sf of building. This is detrimental to wildlife and the vegetated areas, which appear to be somewhat mature growth in this back portion of the property based on aerial observations. In addition, the former landfill, since being closed, has morphed into a vegetated area and a wildlife attractant. The displacement of these species could have a detrimental effect on surrounding parcels and their longevity.

Overall, I feel this is a poor plan for the land on Burns Hill, the residents, and the town as a whole. Dozens of vacant commercial properties in Hudson would be a better benefit for a non-profit in a centrally accessible location (the vacant Rite-Aids, the old Walgreens, the old t-bones,...the list goes on). All of these vacant properties are also already in an appropriate zone for this project.

Thank you for your consideration,

Katherine Morin
67 Burns Hill Road

[Yahoo Mail: Search, Organize, Conquer](#)

**Case 211-067: 72 Burns Hill Rd
(Deferred to 05-28-26)**

PUBLIC COMMENTS

Gradert Benjamin

From: Keith Mac <keithmac55@gmail.com>
Sent: Wednesday, April 15, 2026 6:04 PM
To: Gradert Benjamin; Dubowik, Brooke
Subject: Case 211-067 (04-23-26)

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To whom it may concern,

Regarding Case 211-067 (04-23-26): Hudson Community Food Pantry Corporation requesting a variance for 72 Burns Hill Road, Hudson NH.

I am writing to formally express my strong opposition to the proposed rezoning of this residential area.

This neighborhood has been established and maintained as a residential community, and there are already appropriately zoned areas within the municipality that would be far better suited for the intended use. Rezoning this parcel is unnecessary when viable alternatives exist.

In addition, the proposed change raises significant public safety concerns. Increased traffic at the Burns Hill–Musquash intersection would likely exacerbate an already challenging situation, creating heightened risks for motorists, pedestrians, and residents. The potential for congestion and accidents at this location should not be overlooked.

The rezoning may also place added demands on local police and fire services. Expanding development into this residential area could strain emergency response resources, potentially affecting response times and overall public safety.

For these reasons, I respectfully urge the appropriate authorities to reject this rezoning proposal and instead consider development in areas that are already designated and better equipped for such use.

Thank you for your consideration

Regards,

Keith MacGillivary
27 Richman Dr Hudson NH

Gradert Benjamin

From: Suzanne Roark <suzroark@comcast.net>
Sent: Thursday, April 16, 2026 1:06 PM
To: Gradert Benjamin
Subject: Case 211-067 subdivision

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Good afternoon,

I would like to express my opposition to Case 211-067 a subdivision proposal for 72 Burns Hill Road, Hudson, NH. This is a residential community, zoned for residential use. A zoning change should not be granted on the basis of hardship or any other reason. This site cannot support a business zone.

Please do what is right for the townspeople and not just one developer.

Sincerely,

Suzanne Roark
5 Gloria Avenue
Hudson, NH 03051

Gradert Benjamin

From: Timothy Hennighausen <timothy.hennighausen@gmail.com>
Sent: Thursday, April 16, 2026 10:15 PM
To: Gradert Benjamin
Subject: Case 211-067 (04-23-26)

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To whom it may concern,

Regarding Case 211-067 (04-23-26): Hudson Community Food Pantry Corporation requesting a variance for 72 Burns Hill Road, Hudson NH.

I am strongly in opposition to this rezoning, as this is a residential area. Opening this up to civic use is not a fit for this location, as the town decided in December of 2024.

Regards,
Timothy Hennighausen
14 Cedar St, Hudson, NH 03051

Gradert Benjamin

From: Jon Hone <honejr@gmail.com>
Sent: Friday, April 17, 2026 7:35 AM
To: Gradert Benjamin
Subject: Case 211-067 (04-23-26)

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To Whom It May Concern,

I am writing to formally express my strong opposition to Case 211-067 (04-23-26) regarding the Hudson Community Food Pantry Corporation's request for a variance at 72 Burns Hill Road, Hudson, NH.

As a resident of Hudson, I believe that civic use is inappropriate for this specific location, which is situated within a residential area. My opposition to this variance is also informed by the town's previous election decision, which addressed this matter and reflects the community's established preference for the area's development.

I request that my opposition be noted in the official record for this case. Thank you for your time and for considering these concerns.

Sincerely,

Jon Hone
27 Sheffield St, Hudson, NH

From: [John Hesse](#)
To: [Gradert Benjamin](#)
Subject: Case, 211-067 (4/23/26)
Date: Sunday, April 19, 2026 3:06:20 PM

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To whom it may concern,

Regarding Case 211-067 (04-23-26): Hudson Community Food Pantry Corporation requesting a variance for 72 Burns Hill Road, Hudson NH.

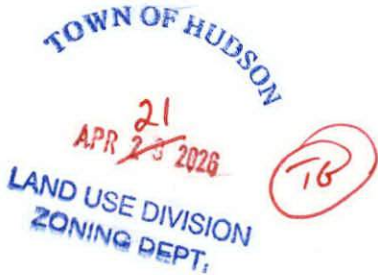
I am strongly in opposition to this rezoning, as this is a residential area. Opening this up to civic use is not a fit for this location, as the town decided in a previous election.

Regards,
John and Kathy Hesse
6 Pinewood Rd
Hudson, NH 03051

Sent from my iPad

April 20th, 2026

Robinson Smith Sr.
48 Burns Hill Road
Hudson, N.H. 03051



ZBA c/o Chris Sullivan
Zoning Administrator
Town of Hudson
12 School Street
Hudson, NH 03051

Good Afternoon Hudson Zoning Board,

As a resident of 48 Burns Hill Road for well over 20 years, I would like to express my position of being against the requested variance request for Case 211-067 located on 72 Burns Hill Road. I believe there are a multitude of reasons to deny the request and feel strongly that any approval will violate the public trust in the zoning board and its function and purpose in the community. Any approval, would be setting a dangerous precedence that clearly does not conform to the general character of existing residential use.

The property is located abutting the old town landfill which was never properly capped or lined, allowing rain water to mix with contaminants from the 1950's era landfill and leach into the property in question. The contamination is likely from used solvents, fuels, engine lubricants, PFAS, manufacturing waste and other hazardous materials improperly managed or disposed of by modern day standards. The New Hampshire department of environmental services has even found heavy metal contaminants leaching into the swampy wetlands abutting the property. These contamination reports of public record go back to the 1990's, and the state nor the town have been able to remediate the ongoing contamination issues.

This contamination along with the ongoing hazardous waste issues were fully disclosed to the current property owners at the time of sale. I believe this also makes the current owners of the property as responsible as the Town of Hudson to mitigate the existing plume of contamination, while also bringing the levels within NHDES guidelines. Originally the land was zoned under the General classification similar to many undeveloped tracts of land in the Town such as the Green Meadow Golf course. Unfortunately, the Green meadows golf course has now been completely destroyed and is currently being developed into a horrendous warehouse distribution center that can be seen from miles away in Nashua, N.H.

The existing landowner had many years to move forward under the General Zoning designation and failed to proceed with any project consistent with this use. This request for a variance is simply an attempt to reclassify the land use from the now existing residential R-2 use into D-2 to undermine the zoning classification. If the zoning board were to allow rezoning for this parcel it would open the gateway from a food storage pantry and distribution building seg waying into the owners original requested variance request to build a 19,000 square foot storage warehouse which neither conform to the existing character of the surrounding residential area.

Let the example of the development of the Green meadows golf course and the continued impact to our community highlight why the General zoning designation was revisited by the town, and subsequent reevaluation of remaining parcels. This led to town wide vote revising zoning land use classifications better suited and rezoned to the existing character of the existing surrounding areas. The Burns hill area has been zoned predominantly residential going back to the 1970's. The applicants parcel of land in question was rezoned as residential due to the spirit and character of existing structures in the area. A residential classification of this property is well suited for a potential future home subdivision post cleanup.

By subdividing and building a food storage pantry, it would be an extremely poor fit with the existing character and infrastructure in the area. I firmly believe a storage pantry or warehouse of any type, on Burns Hill Road would set up the area for many potential hazards impacting the residents in the form of being an eye sore, reduced property values, dangerous traffic, excessive noise, pedestrian accidents or fatalities, along with the potential for additional traffic and vehicle accidents, never mind the existing hazardous waste contamination issues.

The area lacks any sidewalks for pedestrian safety and the roadway frequently experiences excessive motorist speeds. The road continues to have a poor line of sight due to the road design, and was originally designed as a dead end stopping at the town landfill. The town extended the road past the landfill linking it to Wason Road when the Burns Hill fire station was built. Unfortunately, the contamination plume from the closed landfill and surrounding properties, along with the poor road design are a lasting legacy that the residents are continuing to experience today.

By allowing the applicants variance it would also set a dangerous precedence for existing property owners as well. This could snowball into other property owners being able to rezone into General Zoning or even Industrial turning the area into mixed residential and industrial use. Never mind should a contractor or investment firm purchase several parcels expecting to rezone into what better suites their needs regardless of the existing character of the area. Never mind the fact there are many other suitable existing structures in town that could fulfill the needs of a food storage, distribution and pantry without disrupting existing zoning classifications.

I strongly ask that you deny the applicants request for rezoning and continue with the existing R-2 classification. The existing property owner was fully aware of the contamination, proximity to the town landfill, character of the existing area and had ample time to develop the land under the previous zoning classification. Providing an allowance could potentially cause a poor precedence harming the function and purpose of property owners adhering to zoning requirements in the future.

Thank you for your time and consideration....

A handwritten signature in blue ink, appearing to read 'Robinson Smith', with a stylized flourish at the end.

Robinson Smith

48 Burns Hill Road

Hudson, NH 03051

APR 21 2026

LAND USE DIVISION
ZONING DEPT.

MEMORANDUM IN OPPOSITION

TO: Town of Hudson Zoning Board of Adjustment
FROM: Laurie Jennings, 2 Wildwood Ter, Hudson, NH 03051
DATE: April 20, 2026
RE: Objection to Case #211-067: Variance Request for 72 Burns Hill Road (Map 211, Lot 067-000)

I. INTRODUCTION

This memorandum is submitted in formal opposition to the application by the Hudson Community Food Pantry Corporation for a use variance to establish a “Civic Use” (D-22) at 72 Burns Hill Road within the Residential-Two (R-2) district.

The Board should evaluate this request in light of the property’s recent history. The same property owner—Tumpney Hurd Clegg LLC—previously authorized an application for commercial storage on this parcel (Case ZD #24-070), which did not proceed to approval following significant community opposition. The owner has now authorized a new applicant to seek an exception from the same R-2 zone that Hudson voters deliberately established in March 2024. Under RSA 674:33, the standards for a variance remain a high bar that the current application fails to clear.

II. FAILURE TO SATISFY THE FIVE STATUTORY CRITERIA

1. The Variance Is Contrary to the Public Interest

The “public interest” is defined by the Town’s Zoning Ordinance and Master Plan. Zoning Determination #26-008 confirmed that a food pantry must seek a variance as a Civic Use (D-22). The 2024 rezoning of this 24.8-acre parcel to R-2 was a deliberate legislative act. Granting a variance so soon after that rezoning would conflict with the ordinance’s basic zoning objectives of maintaining residential stability.

2. The Variance Violates the Spirit of the Ordinance

The R-2 ordinance is designed to exclude non-permitted uses incompatible with a residential neighborhood. The recency of the R-2 reclassification (March 2024) is clear evidence of the community’s intent to prioritize residential growth on this specific parcel. Granting a variance here would circumvent that

deliberate planning effort, particularly when the General (G) and Business (B) districts remain available for this use.

3. Substantial Justice Is Not Done

Substantial justice requires balancing the benefit to the applicant against the harm to the public. The applicant could relocate to any zone where civic uses are permitted by right. However, the residents of Burns Hill Road—as reflected in formal abutter objections such as the letter from Fred Brough (April 13, 2026)—cannot relocate the character of their neighborhood once the integrity of this 25-acre residential parcel is broken.

4. Values of Surrounding Properties May Be Diminished

Property value impact extends beyond line-of-sight. Introducing a non-residential use into a newly established R-2 zone creates uncertainty for future buyers. Creating this precedent will be cited by future applicants on adjacent parcels, leading to the gradual erosion of the neighborhood's residential appeal.

5. Literal Enforcement Does Not Result in Unnecessary Hardship—The Fatal Flaw

Under *Simplex Technologies, Inc. v. Town of Newington*, hardship is not established if the property can be used for any permitted purpose. The April 23, 2026 Staff Report confirms this 24.8-acre parcel has 972 feet of frontage and that wetlands “pose minimal to no issue for this development.” Because the site is objectively viable for residential subdivision, no legal hardship exists.

III. REBUTTAL TO THE "BENEFIT AND ENHANCEMENT" ARGUMENT (RSA 674:33, I(b)(1)(A)).

We anticipate the applicant may argue that the proposed use is "reasonable" because it benefits the community. This is insufficient for a variance:

Absence of "Special Conditions": The Board only reaches the "reasonableness" question if the applicant first proves that special conditions of the land make the ordinance apply unfairly. Since the Staff Report confirms the parcel is capable of residential development, the threshold for hardship is not met.

Specific Commands Control General Preamble: The Town's Table of Permitted Uses specifically categorizes Civic Use (D-22) as non-permitted in R-2. As noted in Zoning Administrator Determination #26-008, this specific classification takes

precedence over any general narrative descriptions of the district.

The Impact on Tranquility: A facility with concentrated weekly surge traffic—documented at 40–55 cars in a two-hour window on a residential road where sight distance has not been verified—is not enhanced by residential character; it consumes the tranquility that character represents.

IV. SPECIFIC COUNTER-ARGUMENTS TO ANTICIPATED CLAIMS

Claim: “The Food Pantry is a charitable civic use.”

Rebuttal: NH law (*Boccia v. City of Portsmouth*) dictates that the ZBA must focus on the land and its use, not the mission of the owner.

Claim: “The land is hampered by test wells and former landfill.”

Rebuttal: If the site is safe enough for a public facility and 50+ visiting vehicles, it is safe enough for residential development with standard engineering buffers.

Claim: “This is only a small 1.4-acre subdivision.”

Rebuttal: This establishes a “Beachhead.” Once approved, the owner has a basis to argue the remaining ~23 acres are “orphaned” by an institutional neighbor, inviting further commercial requests.

V. UNRESOLVED SAFETY & INFRASTRUCTURE CONCERNS

The Board should not find that this variance is consistent with the public interest while material public safety questions flagged by Town departments remain unanswered:

Sight Distance: The Town Engineer has flagged that the applicant has not yet demonstrated adequate sight distance for the proposed driveway on Burns Hill Road.

Fire Suppression: The Fire Department noted that the water supply would require a significant main extension or a cistern. This infrastructure requirement would itself require separate Planning Board approval and likely additional state or local permitting, further confirming that the current application is premature.

Until these safety factors are resolved, any determination

regarding the public interest is premature.

VI. CONCLUSION

The applicant has failed to satisfy the legal requirements for a variance. There is no unnecessary hardship, as the 24.8-acre parcel is viable for the residential use intended by the 2024 rezoning. Respectfully, the Board should honor the recent vote of the townspeople and the objections of the abutters and DENY Case #211-067.

Respectfully Submitted,

Laurie Jennings 4/21/26

Laurie Jennings

2 Wildwood Ter, Hudson, NH 03051

From: [Christopher Thatcher](#)
To: [Gradert Benjamin](#)
Cc: [Sullivan, Christopher](#)
Subject: ZBA Letter
Date: Tuesday, April 21, 2026 1:06:35 PM

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To: ZBA
From: Chris Thatcher, 15 Parkhurst Dr.
Reference: April 23, 2026 ZBA Meeting, Agenda Item V.1: Case 211-067

I'm writing in opposition to the requested variance requested by the applicant and to be included in the ZBA packet for the next meeting.

While I wholeheartedly support the mission and goals of Pantry, it does not meet with requirements for the requested variance. I would possibly support the variance for the pantry if the remainder of the 25 acres being donated was donated to the town for conservation for public use - not to be developed. However this is not the case. This is a back door attempt to obtain a variance for additional development on this land.

Sincerely,
Chris Thatcher

APR 22 2026

LAND USE
ZONING

Sullivan, Christopher

From: Michael LaBonte <mrlabee@gmail.com>
Sent: Wednesday, April 22, 2026 11:57 AM
To: Sullivan, Christopher
Subject: Case 211-067 (04-23-26). Hudson Community Food Pantry Corporation

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Dear Hudson Zoning Board of Adjustment,

I (Michael LaBonte, 14 Glen Dr) am writing to you to voice my concerns regarding Case 211-067 (04-23-26) variance request from the Hudson Community Food Pantry Corporation.

In review of the 5 requirements that must be met to allow for a variance I have the following comments:

*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.")*

A Food Pantry is essentially a business run by a charitable organization. It is not a small road stand selling private garden vegetables and family chicken coop eggs. To say that it would be busy for 10 hours per week cannot be accurate. Granting of this request would certainly directly alter the character of the neighborhood. There is no need to put a Food Pantry in a residential neighborhood where these local residents would not be benefiting from these services.

*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.")*

There are numerous locations within this town that would be a better fit for this type of charitable business and Hudson has another operational Food Pantry at the corner of Central and Greely Streets, and multiple others in Nashua. A property at 25 Webster St Hudson NH would be better suited for this charitable business.

*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.)*

Substantial justice is not what the applicant is pursuing here. This application is pursuing an inroad to changing the character of the entire neighborhood. By subdividing this property for an initial non compliant business it will set a precedent for another non compliant business. This application for a charitable purpose is a disguise for the next variance request.

*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.)*

This variance request approval (and the those requests that will be following) will negatively impact the property values of the entire neighborhood. This goes without saying. Placing a business charitable or otherwise is a change to the complexion of the zoned R2 neighborhood.

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

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

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

The applicants argument for this topic is that the property is not suitable for large scale development. Tumpney Hurd and Clegg LLC felt the property was suitable for a much larger business just a year ago. This property is zoned appropriately for R2 where as this could easily be the location for multiple homes.

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.

This argument is weak at best. Frankly I am wondering how it came to be on the agenda at all. Do we have common sense criteria for requests such as these are not wasting the time for the ZBA, abutters, and residents of Hudson?

The take away here is that this request does not serve the community at this location.

From: [Jo](#)
To: [Gradert Benjamin](#)
Subject: Thurs. 4/23/26 ZBA Hrg/re: 72 Burns Hill Rd
Date: Wednesday, April 22, 2026 4:32:15 PM

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Members of the ZBA,

Regarding Case

Let this letter serve as record of our strong opposition to the request before you to grant a variance to allow for the construction of a “community food pantry” on the property at 72 Burns Hill Rd.

We and many other neighbors and concerned residents attended the hearing for the first proposed use of this property. The petitioners failed to meet any of the criteria required to be allowed to construct several storage units on the land. That night, thoughtful and thorough testimony was given in opposition of that non-conforming construction in the R-2 zone. All of the testimony given is still relevant and applicable in this circumstance, as well, and we ask that it all be taken into consideration here.

We hope that you can see this request for what it is and for what those opposing it clearly see it as; an attempt to get one non-conforming use of the land granted so that it will be harder to deny the storage units at a future date.

Thank you,

Pete & Joanne Radziewicz
49 Burns Hill Rd
Hudson, NH

[Sent from the all new AOL app for iOS](#)

Sullivan, Christopher

From: Chris <sunshine022866@yahoo.com>
Sent: Thursday, April 23, 2026 10:24 AM
To: Gradert Benjamin; Sullivan, Christopher
Subject: Formal Opposition to Variance Request: Case #211-067 72 Burns Hill Rd.

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Hi, I live at 18 Burns Hill Rd and I strongly oppose this variance. I wish I could attend, but I cannot.

Thank you!

Chris

Christine Nevins

"Who ever said money can't buy happiness forgot about puppies"

TOWN OF HUDSON
APR 23 2026
LAND USE DIVISION
ZONING DEPT.

Sullivan, Christopher

From: tksjanco <tksjanco@comcast.net>
Sent: Thursday, April 23, 2026 2:54 PM
To: Sullivan, Christopher
Subject: 72. Burnshill Rd Variance

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I / we are against the variance for 72 Burnshill Rd. #211-067?

Anthony and Kathryn Janco
33 Saint Anthony Dr
Sent from my iPhone

TOWN OF HUDSON
APR 23 2026
LAND USE DIVISION
ZONING DEPT.

Sullivan, Christopher

From: Donna Dufour <themrsdew4@gmail.com>
Sent: Thursday, April 23, 2026 3:52 PM
To: Sullivan, Christopher
Subject: 72 Burns Hill Rd

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Writing in regard to the 3000 sq foot building seeking variance at 72 Burns Hill Rd. I understand the meeting is being held tonight.

I am fairly new to Hudson but want to voice some concerns. This project sounds ill advised for anywhere on Burns Hill Rd. A food pantry at this location is not appropriate in the area by any stretch of the imagination thereby making it suspect.

Hudson needs solid business and residential planning instead of continuous variances.

Thank you for reading my input.

Donna Dufour
4 Madison Dr

TOWN OF HUDSON

APR 23 2026

DIVISION
PLANNING DEPT.

Sullivan, Christopher

From: Jan Degulis <jldegulis@comcast.net>
Sent: Thursday, April 23, 2026 3:52 PM
To: Gradert Benjamin; Sullivan, Christopher
Subject: Formal Opposition to Variance Request #211-067 - 72 Burns Hill Road

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As a 40+ year resident of Burns Hill Road I strongly oppose granting of the above variance. This type of business does not belong in a residential area which is certainly not conveniently located. And there is too much through traffic on this road already.

Thank you,

Janice L. Degulis
45-1/2 Burns Hill Road
Sent from my iPad

TOWN OF HUDSON
APR 23 2026
LAND USE DIVISION
ZONING DEPT.

REMINDER:

**Please bring the
Variance application
mailed in your
04-23-2026 ZBA Meeting Packet**

**2. Case 245-012: 23 Fairway Drive
(Deferred to 05-28-26)**

***New Decision Worksheet
(Attached)**

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 245-012 (deferred from 04/23/26)**, being a case brought by **Bradford Baker, Sr., 23 Fairway Dr., Hudson, NH** requesting a **variance** to allow a **proposed concrete slab foundation with a metal garage to encroach the side yard setback by 2 feet leaving 13 feet of side yard setback where 15 feet is required.** [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

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

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: _____

91-97 LOWELL ROAD

CASE # 198-012 (A, B, C)

STAFF REPORT

May 28, 2026

APPLICANT: Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI

MAP & LOT: Map 198/Lots 011,012,014,015,016-000 — 147,966 Sq ft (3.4 Acres) & 241.97 feet of frontage.

ZONING: Business (B)

PROPOSAL: to extend three (3) variances granted on June 27, 2024.

VARIANCE REQUESTED:

1. §334-63 – Business and industrial building signs: to allow three (3) Business and Industrial wall signs where only one (1) is permitted.
2. §334-64 – Freestanding business and industrial signs: to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign.
3. §334-68 – Directional and directory signs: A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos.

ATTACHMENTS:

1. Variance Application
2. Zoning Determination #26-037
3. Sign Exhibits 1, 2, &3, last revised March 10, 2026

APPLICATION TRACKING:

- May 5, 2026 – Variance application filed.
- May 28, 2026 – Public hearings scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately 3.4 acres and is located in the Business (B) district. Currently, the site is home to only a preexisting garage on the southern edge of the parcel. The site is serviced by town water and sewer. The site does not have any wetlands, with a gentle slope towards the rear of the property. The proposed development received three (3) variances in June of 2024 related to

signage, which are set to expire June 27, 2026. The applicant has requested an extension due to the duration of the Planning Board process. During the process of their site plan approval, the plan was not under consideration for a short period of time, rendering this project unable to qualify for the natural extension that comes from requiring additional approvals by the Planning Board, per §334-82.

STAFF COMMENTS

Staff notes that during the course of the Planning Board hearings for the project, the originally proposed car wash was removed from the plan. This along with other changes has resulted in a final plan before the Board that is less nonconforming than the original proposal. Staff have found no factual errors within the applicant’s application and arguments. Staff has no opposition to granting of the extensions.

RECOMMENDATION

Staff recommends hearing of the request along with applicant testimony and public comment. The following draft motion wording has been provided, as to remove any ambiguity regarding the extension decision and any associated stipulations.

MOTION TO GRANT/DENY AN EXTENSION:

I move to (grant/deny) an extension of the variance granted on June 27, 2024, from §334-63 – Business and industrial building signs: to allow three (3) Business and Industrial wall signs where only one (1) is permitted, to date certain _____, 2026, based on the written and verbal testimony of the applicant.

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

I move to (grant/deny) an extension of the variance granted on June 27, 2024, from §334-64 – Freestanding business and industrial signs: to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign, to date certain _____, 2026, based on the written and verbal testimony of the applicant.

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

I move to (grant/deny) an extension of the variance granted on June 27, 2024, from §334-68 - Directional and directory signs : to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos, to date certain _____, 2026, based on the written and verbal testimony of the applicant.

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



Variance a-renewal/extension Application

Christopher B. Drescher
Admitted in NH

April 22, 2026

Town of Hudson
ZBA
C/O Chris Sullivan
12 School Street
Hudson, NH 03051

IN RE: **Variance Renewal – Colbea Enterprises, LLC, 91-97 Lowell Road**

Greetings to the Honorable Board:

This office represents Colbea Enterprises, LLC, the Applicant relative to **Case #198-012 a, Case #198-012 b, and Case #198-012 c**, located at **91-97 Lowell Road**.

In June of 2024, the Applicant received three (3) variances associated with the signage for this project. As of now, the aforesaid variances are still good but are set to expire as per the HZO on ***June 27, 2026***. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to “substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this renewal in order preserve the previously granted relief.

Notably, the first Site Plan an application was *denied* and the Applicant returned to with a revised Site Plan application to address previously raised concerns. In sum, the most significant change was the removal of a proposed car wash. It was this subsequent Site Plan that was approved on ***February 25, 2026***.

We opted to provide this cover letter to explain that we are submitting two signage plans as Exhibit “1” and Exhibit “2” that will be attached to each Application.

Exhibit 1, depicts the current signage that is the subject of this renewal request and was part of the original variance request in 2024.

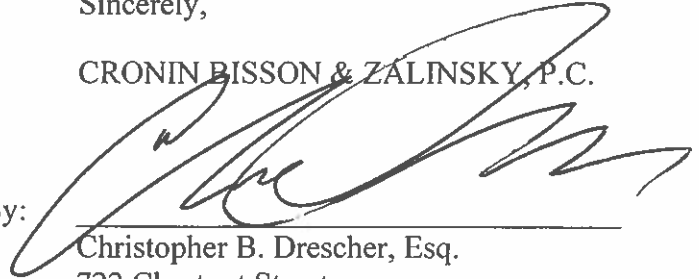
Exhibit 2, is the previous signage plan from 2024, however, it has been annotated with “Xs” to demonstrate to the Honorable Board what has been removed in light of the above referenced revision. We offer this Exhibit 2 simply as a helpful tool for the ZBA.

Should you have any questions, concerns, or if I forgot anything please do not hesitate to contact me at the information below.

Sincerely,

CRONIN BISSON & ZALINSKY, P.C.

By:

A handwritten signature in black ink, appearing to read "Chris Drescher", written over a horizontal line.

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104
(603)-624-4333
cdrescher@cbzlaw.com

APPLICATION FOR A VARIANCE

VARIANCE a.
(WALL SIGNS)

HZO 334-63

MAY 05 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. 198-012a (05-28-26)

Date Filed 5/5/26

Name of Applicant Colbea Enterprises, LLC Map: 198 Lot: 11,12,14,15,16 Zoning District: B-Business
Contact person: Jay Hall, Esq., duly authorized

Telephone Number (Home) Colbea: 401-943-0005 ext: 356 (Work) Attorney: 603-624-4333
Christopher Drescher, Esq.

Mailing Address 695 George Washington Highway, Lincoln, RI 02865

Owner Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI 02865

Location of Property 91-97 Lowell Road, Hudson, NH
(Street Address)

x [Signature]
Signature of Applicant

x 4.10.26
Date

x [Signature]
Signature of Property-Owner(s)

x 4.10.26
Date

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

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

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

Date received: 5/5/26

COST:

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

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

8 Indirect Abutters x First Class postage rate \$ 0.78 = \$ 6.24

Total amount due: \$ 282.44

Var. a - 282.44 Amt. received: \$ 652.44

Var. b - 185 - Receipt No.: 864,746

Var. c - 185 -

Received by: (TS6)

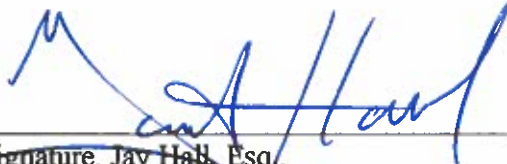
Check #
3703

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

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

LETTER OF AUTHORITY/PERMISSION

The undersigned, being the owner of the property known as 91-97 Lowell Road, Map 198, Lots 11,12,14,15 &16, hereby grants authority and consent to attorneys at Cronin, Bisson & Zalinsky, P.C., to sign and file ZBA and Planning Board applications and any related materials on my behalf and deliver the same to the Town of Hudson, represent me at any hearing(s) concerning these applications, and perform all other necessary actions in connection with such applications.



Signature, Jay Hall, Esq.,
Duly Authorized for Colbea Enterprises, LLC





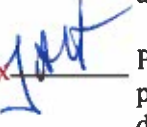
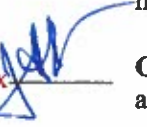
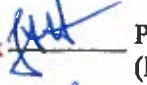

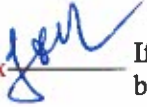


Date

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 |
|---|---|-------------------|
| x <u></u> Pending | Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| x <u></u> Pending | 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> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <u></u> | If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board. | <u>N/A</u> |

CERTIFIED PLOT PLAN:

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

TG
Attached -
See
Signage Plans
Exhibits 1, 2, 3

a) The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.

b) The plot plan shall be up-to date and dated, and shall be no more than three years old.

c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal.

d) The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.

(NOTE: A copy of the GIS map can be obtained by visiting the town website:

<https://www.hudsonnh.gov/community-development/page/gis-public-use>)

e) The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.)

f) The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments.

g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.

h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.

i) The plot plan shall indicate all parking spaces and lanes, with dimensions.

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

[Signature]
Signature of Applicant(s)

4.10.26
Date

[Signature]
Signature of Property Owner(s)

4.10.26
Date

ALL DIRECT ABUTTERS

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

(Use additional copies of this page if necessary)

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|-----|-----|-------------------------------|-----------------|
| | | *Include Applicant & Owner(s) | |
| | | Please see attached | |
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ALL INDIRECT ABUTTERS WITHIN 200 FEET

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

(Use additional copies of this page if necessary)

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|-----|-----|------------------------|-----------------|
| | | Please see attached | |
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| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|---------------------------|---------------------|--|---|
| SUBJECT PROPERTIES | | | |
| 198 | 016 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 015 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 014 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 012 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 011 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| DIRECT ABUTTERS | | | |
| 197 | 051 | KON-SULT, INC. | 6 BIRCH STREET HUDSON, NH 03051 |
| 197 | 189-002 | GARDINER, ARTHUR B. GARDINER, MARY J. | 11 LINDEN STREET HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 211 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 010 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 006 | SOJKA, JOHN F. SOJKA, ANNE L. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 005 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 004 | DILLON -JAMES PROPERTIES LLC | 195R CENTRAL STREET HUDSON, NH 03051-4805 |
| 198 | 013-CDX Nos. 1-6 | STRATOS REALTY TRUST TSOULAKOS, STEVE, TRUSTEE | * 6308 HALIFAX DRIVE NEW PORT RICHEY, FL 34653 |
| 198 | 147 | 100 LOWELL ROAD, LLC | 122 LOWELL ROAD-S-3. HUDSON, NH 03051 |
| 198 | 020 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 021 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 017 | LACHANCE, MARTHA | PO BOX 893 HUDSON, NH 03051 |
| 198 | 146 | TOWN OF HUDSON | 12 SCHOOL STREET HUDSON, NH 03051 |
| 197 | 197 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |

* staff
edited.
76

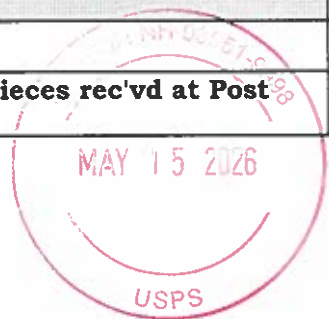
| | | | |
|-------------------|---------|---|---------------------------------------|
| 198 | 001 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 002 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 003 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 008 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 188-001 | VOLIS, ANTHONY L. VOLIS, ROBERTA M. | 13 LINDEN STREET HUDSON, NH 03051 |
| 197 | 188-002 | MANNING, DAVID E | 9 LINDEN STREET HUDSON, NH 03051 |
| 197 | 189-001 | WHALEN, STEPHANIE M. | 9 LINDEN STREET HUDSON, NH 03051 |
| INDIRECT ABUTTERS | | | |
| 198 | 007 | SOJKA, BRIAN M. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 148 | MAYNARD, RONALD F. MAYNARD, JERILYN O. | 104 LOWELL RD. HUDSON, NH 03051 |
| 198 | 018 | PATEL, AVANI, TR PATEL, ASHOKKUMAR, TR | 96 SNOW ROAD HAVERHILL, MA 01830 |
| 198 | 145 | QUIGLEY, PAMELA J. | 18 COUNTY ROAD HUDSON, NH 03051 |
| 197 | 187-002 | KAPIL, ASHU; BHARDWAJ, SHWETA | 12 LINDEN ST HUDSON, NH 03051 |
| 197 | 187-001 | PURCELL, SCOTT D. PURCELL, CASSANDRA | 10 LINDEN STREET HUDSON, NH 03051 |
| ATTORNEY | | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET MANCHESTER, NH 03104 | |
| ENGINEER | | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | By 1 st class mail + \$.78 |
| ARCHITECT | | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | By 1 st class mail + \$.78 |

USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6526 00 | COLBEA ENTERPRISES. LLC 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865 | APPLICANT/OWNER NOTICE MAILED RE: Map 198, Lots 11,12,14,15,16 |
| 2 | 9589 0710 5270 3393 6526 17 | KON-SULT, INC. 6 BIRCH STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6526 24 | WHALEN, STEPHANIE M. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | 9589 0710 5270 3393 6526 31 | GARDINER. ARTHUR B.; GARDINER. MARY J. 11 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 5 | 9589 0710 5270 3393 6526 48 | SOJKA, ANNE L., TR.; SOJKA REVOCABLE TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | RE: Map 197, Lots 197,198 and Map 198, Lots 1-3,5,8 |
| 6 | 9589 0710 5270 3393 6526 55 | SOJKA, ANNE L., TR.; ANNE L. SOJKA FAMILY TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED RE: Map 197, Lot 211 and Map 198, Lot 010 |
| 7 | 9589 0710 5270 3393 6526 62 | DILLON -JAMES PROPERTIES LLC 195R CENTRAL STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 8 | 9589 0710 5270 3393 6526 79 | SOJKA, JOHN F.; SOJKA, ANNE L. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 9 | 9589 0710 5270 3393 6526 86 | STRATOS REALTY TRUST; TSOULAKOS, STEVE, TRUSTEE 6308 HALIFAX DRIVE, NEW PORT RICHEY, FL 34653 | ABUTTER NOTICE MAILED RE: Map 198, Lot 013, Sublots 1-6 |
| 10 | 9589 0710 5270 3393 6526 93 | LACHANCE, MARTHA PO BOX 893, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| | Total Number of pieces listed by sender 10 | Total number of pieces rec'vd at Post Office 10 | Postmaster (receiving Employee) S.G. |

USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 2 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6527 09 | MANNINO INVESTMENTS, LLC 14 WINN RD., NASHUA, NH 03062 | ABUTTER NOTICE MAILED Re: Map 198, Lots 20, 21 |
| 2 | 9589 0710 5270 3393 6527 16 | 100 LOWELL RD, LLC 122 LOWELL RD. - S-3, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6527 23 | VOLIS, ANTHONY L. ; VOLIS, ROBERTA M. 13 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-001 |
| 4 | 9589 0710 5270 3393 6527 30 | MANNING, DAVID E. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-002 |
| 5 | 9589 0710 5270 3393 6527 47 | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET, MANCHESTER, NH 03104 | APPLICANT/OWNER NOTICE MAILED |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| | | | |
| | Total Number of pieces listed by sender 5 | Total number of pieces rec'vd at Post Office 5 | Postmaster (receiving Employee) SG |



USPS-First Class Mail

| | | | |
|----------------|--|--|--|
| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 1 |
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | Mailed First Class | PURCELL, SCOTT D.; PURCELL, CASSANDRA 10 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 2 | Mailed First Class | KAPIL, ASHU; BHARDWAJ, SHWETA 12 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | Mailed First Class | SOJKA, BRIAN M. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | Mailed First Class | PATEL, AVANI, TR.; PATEL, ASHOKKUMAR, TR. 96 SNOW RD., HAVERHILL, MA 01830 | ABUTTER NOTICE MAILED |
| 5 | Mailed First Class | QUIGLEY, PAMELA J. 18 COUNTY ROAD, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 6 | Mailed First Class | MAYNARD, RONALD F.; MAYNARD, JERILYN O. 104 LOWELL RD., HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 7 | Mailed First Class | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | APPLICANT/OWNER NOTICE MAILED |
| 8 | Mailed First Class | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | APPLICANT/OWNER NOTICE MAILED |
| | Total # of pieces listed by sender | Total # of pieces rec'vd at Post Office | Postmaster (receiving Employee) |
| | 8 | 8 | <i>Paula Angeli</i> |

Indirect First Class





TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

May 14, 2026

APPLICANT NOTIFICATION

You are hereby notified of hearings that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, May 28, 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 198-012 (05-28-26): Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an extension/renewal of each of the following three (3) variances granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH [Map 198, Lots 011, 012, 014, 015, 016]:

- a. Wall Signs: A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]**
- b. Free-Standing Signs: A variance to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]**
- c. Directional Signs: A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]**

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

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

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

If you are unable to attend, you may also mail or email your comments to: bgradert@hudsonnh.gov by **10 AM the Wednesday 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. 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 Development Services 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 XII Signs of HZO Section(s) 334-63 in order to permit the following:

Please see attached

Horizontal lines for providing details of the request.

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.”)

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

FACTS SUPPORTING THIS REQUEST: (Continued)

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

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

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

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

Please see attached

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

Please see attached

Colbea Enterprises, LLC
91-97 Lowell Road; Map 198, Lots 11, 12, 14, 15, 16
HZO 334-63

PRELIMINARY STATEMENT

The Applicant requests an ***extension/renewal*** for a variance to allow three Business and Industrial signs (the “Signs” collectively hereafter) where only one is permitted as per Hudson Zoning Ordinance (the “HZO”) **Section 334-63**. See Exhibit “1,” sign “C” (Seasons sign main building), sign “D” (Corner Market sign), and sign “E” (Co-Brand sign).

The Applicant sought three (3) variances in May/June of 2024 all of which were granted.

The Applicant then proceeded to Site Review before the Planning Board and, in sum, the first Site Plan was rejected by the Planning Board. The Applicant returned with a modified Site Plan that addressed previously raised concerns regarding the first Site Plan related to noise levels, traffic, and screening. Most of said concerns were addressed by the Applicant through subtle amendments to the Site Plan such as fencing, etc.

The only truly significant amendment was the Applicant removed the proposed Car Wash in response to several abutters’ concerns having to do with noise (*air dryer*). Beyond the car wash being removed, there is little change made to the Site Plan that would impact any of the aforementioned variance extensions/renewals – ***all other relevant factors have not changed since the original variances were requested in 2024.***

The subsequent version of the Site plan was approved on February 25, 2026. As of now, the aforesaid variances are still good but are set to expire as per the HZO on June 27, 2026. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to

“substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this renewal in order preserve the previously granted relief out of an abundance of caution.

BACKGROUND

The intended project is a gas station/convenience store to be constructed at 91-97 Lowell Road in Hudson (the “Property”). The Property is located in the Business Zone (“B Zone”) as defined in the HZO.

Currently, the Property is undeveloped and consists of multiple lots that will be merged into one lot totaling 5 acres, give or take. The Property is within the Aquifer area; however, its transmissivity is within the “Low-Moderate Yield.” *See* HZO Map III-12 (Aquifer).

The surrounding area is almost exclusively commercial and the Property does abut the Town Residential Zone (“TR Zone”).

Relief Requested

Relief is requested from **Section 334-63** of the Ordinance which restricts the total number of ‘wall signs’ that can be placed on the building within which a business is located.

Here, the Applicant is requesting relief from the HZO because there are several businesses that are intended to be located within the main building and each business is distinct and separate from the others. The Applicant is requesting relief to allow for three Signs.

To place all three businesses on one sign would not only be confusing to a customer but given the restrictions of sign sizes under the HZO it would difficult to fit all the information onto one sign.

- 1. Granting the variance would not be contrary to the public interest because:**

The standard for prongs one and two of the variance criteria is whether the requested relief, if granted, will *alter the essential character of the neighborhood* or *negatively impact the health, welfare, and safety of the surrounding area* and *mere conflict with the terms of the ordinance is insufficient* as all variance requests are somewhat averse to an ordinance, hence why the relief is sought in the first instance. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

Furthermore, it important to note that prong 1 is in the negative. That is to say that it does not require the applicant to prove that the proposed use is IN the public interest, but only to prove that it is NOT CONTRARY TO the public interest.

As stated above, there is a lot of information to convey on the signage for the main building, indeed, the Property as a whole. Relative to this application, there is a sign for the business brand (*Season's*), a sign for the Convenience Store (*Corner Market*), and a sign for the co-brand (*usually a coffee-based business, e.g., Dunkin Donuts, etc.*).

The purpose and goal of the Ordinance, particularly Section 334-63, is to ensure that signage generally does not get too large, too unsightly, or cause any distractions for motorists. More specific to the instant matter is that Section 334-63 restricts the number of signs for the simple legislative goal of avoiding an overabundance of signs on a single structure.

The number of proposed signs here are not only necessary but will be just enough to accomplish their goal without creating a confusing eyesore or overtly offending the HZO.

The Signs do not create a distraction for any drivers as they will only be visible to customers that enter the Property to utilize its services and amenities. It will be difficult, if not impossible, to see the signage from Lowell Road.

Overall, the Signs will blend in with the surrounding area because the abutters are largely commercial businesses.

In sum, the signs are in line with the essential (*commercial*) character of the neighborhood.

These signs will certainly pose no threat to the health, welfare, and safety of the surrounding area nor will they be visible from Lowell Road or Atwood Avenue because the signs are set back from the Property line and there will be, as mentioned above, screening surrounding the Property.

These Signs are needed to identify specific businesses inside the Main building located at the Property. The Signs would not detract from the essential character of the neighborhood nor be a threat to public safety – indeed – they would seem very commonplace for what is being proposed.

2. If the variance were granted, the spirit of the ordinance would be observed because:

As a matter of law, the analysis for both prongs one and two of the Variance criteria are the same. As such, the Applicant incorporates and repeats the narrative of Prong 1 (above) and reiterates the same for Prong 2. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

3. Granting the variance would do substantial justice because:

Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. Malachy Glen Assocs. v. Town of Chichester, 155 N.H. 102, 109 (2007).

Here, the loss to the Applicant in not approving this variance would far outweigh any benefit to the general public. There are several businesses that will be located in the main building and

each should enjoy its own advertisement from the building's exterior. The Signs need to accurately convey the various businesses and amenities that will be available in the main building. The Signs will help bring in customers into the main building benefitting the business and will not block any views, obstruct sightlines, or block any abutting commercial properties.

If denied, the public gains nothing. The Signs are meant to be informational and avoid confusing the public. A denial would only result in a more confusing layout for the business whereby nobody wins.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The Property currently is an undeveloped 'eye-sore' so the overall project as a whole will be a significant improvement to what exists there today. The abutters are largely other commercial properties with signs to attract customers. The Signs will not block any of the abutters from the sight of their own potential customers. The Signs will not be seen from Lowell Road or Atwood Avenue.

Finally, given that the Property is unused and unsightly, the proposal as a whole will likely positively affect the surrounding properties.

5. Unnecessary Hardship:

"Hardship," under NH RSA 674:33, I (b) (1) (A) and (B) is a straight forward three step analyses;

- a. What are the special conditions of the property, if any;
- b. '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,' **which can be said another way that if the variance is granted would it unreasonably frustrate the purpose ordinance;** and,

c. Is the proposed use reasonable?

The special conditions (a) are satisfied due to the characteristics of the section of Lowell Road where the Property is located. Despite being right in the heart of the B Zone, the Property falls in something of a business 'dead zone.' Across the street there is a restaurant, the entrance to County Road, and an empty vacant commercial lot. Significantly, there is a dense vegetative buffer along Property line relative to the abutter's lot to the north that would obstruct the Property's view if one is driving south.

The abutting property to the south (99 Lowell Road) is preexisting and nonconforming, at least with respect to the setback from Lowell Road, and is almost on top of Lowell Road. Furthermore, the part of the structure within the setback is also rather tall, at least taller than the rest of the structure. As such, similarly to the vegetation to the north, the building to the south would obstruct the Property's view for someone travelling north.

What is being proposed, which is a gas station/convenience store is a common combination of businesses. Lowell Road is a state highway that can handle the traffic and, more specifically, said traffic makes this location a perfect fit for this type of business. Generally, these types of businesses tend to be located along busy main roads to attract its customers.

The HZO does not seem to contemplate a scenario like what is being proposed. The Signs relative to this application are critical to identify the various businesses located in the main building of the Property. It would be illogical to place these businesses on one sign, which would confuse readers and, furthermore, if the three Signs are crammed onto one sign subject to

the HZO's size restrictions it will not only be confusing to the customer but difficult to read with smaller print.

Next, is whether “[n]o fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.” See NH RSA 674:33, *et seq.* Or, again, if the variance is granted will it **unreasonably frustrate the purpose of the HZO.**

The purpose and goal of the Ordinance is to ensure that signage does not get too large, too numerous, too unsightly, or cause any distractions.

Here, despite the request for extra signs for the main building, it will not overly offend the HZO. We contend the signs will be attractive as the Applicant has several similar businesses located throughout New England. Indeed, there is one located at 4 Blackstone Drive in Nashua should any ZBA members wish to view it in order to familiarize themselves with what is being proposed.

The Signs are needed so that the Applicant can inform their customers of the various businesses and amenities offered in the main building.

Finally, the Signs are, again, a benign ask that will not be seen from Lowell Road or Atwood Avenue but are needed to direct customers to the appropriate areas within the Property depending on what the customer is seeking.

As for (c), the proposed use is commercial and the B Zone allows for commercial businesses such as multi-purpose convenience stores. Therefore, the proposed use is reasonable.



TOWN OF HUDSON

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

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

Zoning Determination #26-037

April 9, 2026

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104

Re: 91/95/97 Lowell Road and 7 Atwood, 14 Benton Ave.
198/016-000; 198/015-000; 198-014-000
198/012 000; 198/011-000
District: Business (B)

Dear Mr. Drescher

Request for Extension of Variances:

Please advise as to which application package(s) are required to request an extension of the Zoning Board's granted variances for signage, originally approved on June 27, 2024. The delay is due to the time required to obtain Planning Board approval for the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c.

Zoning Review

According to Town records, all three lots are classified as vacant commercial properties. The parcel at 7 Atwood contains a residential structure built in 1940 and a service shop constructed in 1947. Combined, the lots total approximately 3 acres.

All lots are serviced by Town water; however, while 91-97 Atwood are connected to Town sewer, 7 Atwood has Town water only and is not connected to Town sewer.

Plans Attached: Site Development Plans Date 4-19-24
Site Development Plans Date 12-22-25

On June 27, 2024, three (3) variances were granted, as follows:

1. **198-012 a** – A variance to allow three (3) business and industrial wall signs where only one (1) is permitted.
2. **198-012 b** – A variance to allow a freestanding “pylon” sign with 146.9 square feet where a maximum of 100 square feet is permitted, and to allow five (5) freestanding signs where each individual site is limited to one (1) freestanding pole or ground sign.
3. **198-012 c** – A variance to allow several directional and directory signs to exceed three (3) square feet in area, where such signs are limited to no more than three (3) square feet and may not contain additional advertising or messaging other than incidental corporate or institutional symbols or logos.

Previous Signs Approved by Variance on June 27, 2024

1) Wall Signs

Three (3) wall signs where one (1) is permitted:

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

2) Freestanding Signs

Where no more than one (1) freestanding pole or ground sign is permitted:

- (W) Car wash menu
- (R) Electric charging station identification sign
- (U) Coin box canopy sign
- (B) Menu board
- (A) New identification sign

3) Directional Signs

Where signs are limited to three (3) square feet:

- (G) Twelve dispenser signs (3.1 sq. ft. each)
- (T) One flip sign (open/close) (3.7 sq. ft.)
- (S) Car wash enter/exit sign (5.1 sq. ft.)

Determination

After reviewing the updated sign package, there has been a reduction in the total number of signs. This reduction results from the removal of the car wash use, which was eliminated during the Planning Board site plan review process.

Below are the three sign categories for which variances were granted on June 27, 2024. Within each category, several signs from the original variance approvals have been removed, as outlined below.

1) Wall Signs

These remain the same as those approved on June 27, 2024:

Three (3) wall signs where one (1) is permitted:

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

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

These signs require a variance from the Zoning Board of Adjustment per § 334-63, Business and Industrial Building Signs.

2) Freestanding Signs

These have been reduced but remain consistent with the relief granted on June 27, 2024:

- (R) Electric charging station identification sign
- (B) Menu board
- (A) New identification sign

These signs require a variance from the Zoning Board of Adjustment per § 334-64, Freestanding Business and Industrial Signs.

3) Directional Signs

These have been reduced from the original approval:


- (G) Twelve dispenser signs (3.1 sq. ft. each)

These signs require a variance from the Zoning Board of Adjustment per § 334-68, Directional and Directory Signs.

Final Determination

Due to the date on which the three variances were granted, an extension from the Zoning Board of Adjustment is required pursuant to § 334-82, *Time Limits*. You will need to complete a variance application form, the same type that was submitted for the original variance request.

Sincerely,

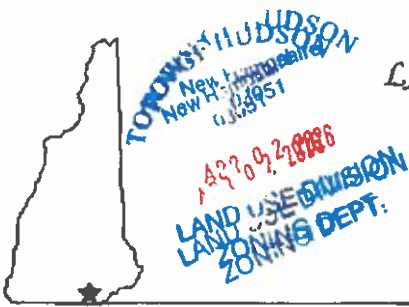


Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Jim Michaud, Chief Assessor
Inspectional Services
Owner: Colbea Enterprises
File

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

26-037



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 4/2/2026
Property Location 91 - 97 Lowell Road, Hudson, NH
Map 198 Lot 11,12 Sublot 14, 15, 16
Zoning District if known B-Business

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)

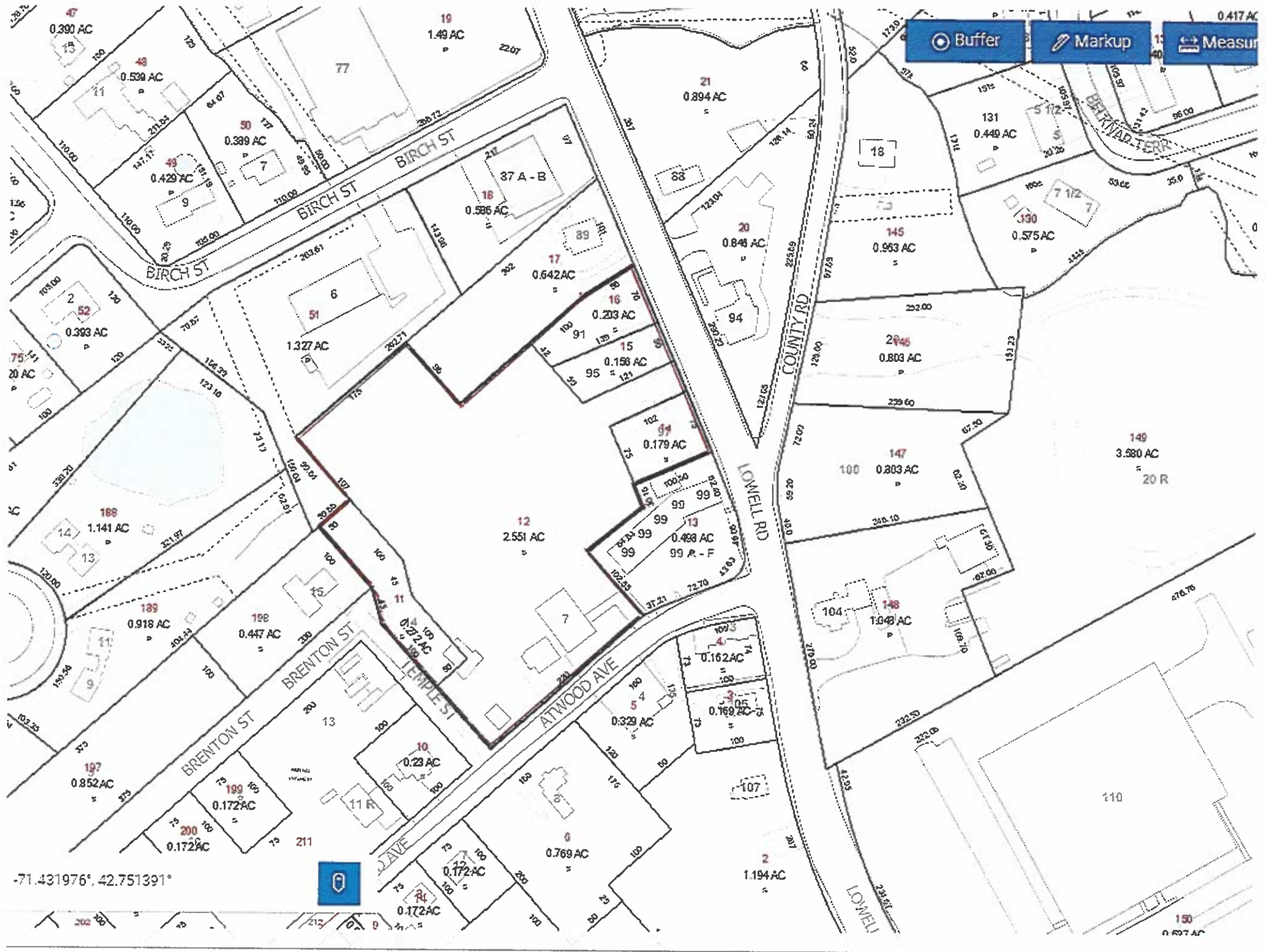
Please advise as to required application package(s) needed to request renewal/extension of Zoning Board grants of variances for signage, approved on 6/27/2024. The delay is due to time needed to get Planning Board approval of the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c. Please see attached updated plans. Please also advise as to the additional requirements, if any, for the attached plans to meet application check-list requirements so that this information may be communicated to the engineer before submittal.

Applicant Contact Information:

Name: Colbea Enterprises, through their attorney, Christopher B. Drescher, Esq.
Address: 722 Chestnut Street, Manchester, NH 03104
Phone Number: 603-624-4333
Email: cdrescher@cbzlaw.com

For Office use

ATTACHMENTS: TAX CARD | GIS
NOTES: stamped plans required / Final plans approved by PB. Highlight specific signs on variance applications.
ZONING DETERMINATION LETTER SENT DATE: _____



-71.431976°, 42.751391°



Buffer Markup Measure

Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000/1
 Bldg #: 1

Card Address:
 Card # 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | |
|--|--|------------------------|----------------------------|-----------|--------|--------------------------------|-------------|------|-------|--------------|---------|-------|----------|---------|-------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed | | |
| | | ML1 | Comm-Lowell St Map 10 Area | | 2025 | 3900 | 200,400 | 2025 | 3900 | 200,400 | 2024 | 3900 | 200,400 | | |
| | | TOPO | | UTILITIES | | | | | | | | | | | |
| | | Level | Town Water | | Septic | | Access Only | | Total | | 200,400 | Total | | 200,400 | Total |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|--|-----------------------------|------------|----------------|-----|-------------|----|-----------------------|------------------------------|-------------------------------|-----------------------------|--------------------|---|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC, | Appraised Bldg. Value (Card) | | | 0 | |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Grantor: SOJKA, ERIC, | Appraised Xf (B) Value (Bldg) | | | 0 |
| SOJKA, ERIC | | 8011 0644 | 08-12-2008 | U | V | 70,500 | 38 | Grantor: SOJKA, ERIC, | | Appraised Ob (B) Value (Bldg) | | | 0 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | U | V | 0 | 38 | | | Grantor: SOJKA, CHESTER W., | Appraised Land Value (Bldg) | | |
| SOJKA, CHESTER W. | | 2052 0298 | 09-29-1969 | Q | V | | 00 | Appraised Land Value | | | 0 | | |
| Parcel ID 198-016-000 | | Zoning BD:Business District | | Flood Hazard C | | Neigh/Abut1 | | Neigh/Abut2 | | Neigh/Abut3 | | GIS ID 198-016-000 | |
| DESCRIP | | CODE | | APPRAISED | | ASSESSED | | SPECIAL LAND VALUE | | TOTAL APPRAISED PARCEL VALUE | | VALUATION METHOD | |
| LAND | | 3900 | | 200,400 | | 200,400 | | | | 200,400 | | C | |
| PREV 0046-0017-0000 | | ASSOC PID# | | TOTAL: | | 200,400 | | 200,400 | | TOTAL APPRAISED PARCEL VALUE | | 200,400 | |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|--|----|----|--------------|------------------------|----|----|----------------------------------|
| VERTICAL BLINDS STORE, TENANT AT WILL FOR 3 YRS. P.D.A.S. B.P. = NO START, RE-CH K 4/02/ boundary plan #39005/unoccupied 2017/Back on Market 2018 - Summit Realty as an assemblage | | | | Date | Id | Cd | Purpost/Result |
| | | | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | | | 06-15-2017 | 09 | 45 | Field Review |
| | | | | 04-28-2017 | 07 | 81 | Income And Expense Returned |
| | | | | 02-24-2017 | 07 | 80 | Income And Expense Request Maile |
| | | | | 05-15-2012 | 09 | 45 | Field Review |
| | | | | 03-01-2012 | 01 | 80 | Income And Expense Request Maile |
| | | | | 02-16-2007 | 01 | 80 | Income And Expense Request Maile |
| 11-21-2006 | 09 | 03 | Meas/Inspect | | | | |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|--------------------|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments |
| 2018-00311 | 04-16-2018 | DM | Demolition | | C | | | Visit Notes: Demo; |
| 2002-46 | 07-30-2001 | MN | Manual | | C | | | |

| 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 | 0.203 AC | 260,000 | | 3.45 | E | 1.00 | ML1 | 2.60 | Other | 0.65 | | 0.65 | other=visibility; | 200,400 |

Total Card Land Units: 0.203 AC Parcel Total Land Area: 0.203 AC Total Land Value: 200,400

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

Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000/
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| 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: 95 LOWELL RD
 Vision ID: 6325 Account #: 3848

Parcel ID: 198/ 015/ 000/ 1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:39:44 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|-----------------------|------------|--|--------------------------------|------|----------|------|---------|--------------|-------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML2 | Comm- Upper Lowell St | | | 2025 | 1300 | 138,700 | 2025 | 1300 | 138,700 | 2024 | 1300 | 138,700 |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Level | | Town Water | | | | | | | | | | |
| | | Town Sewer | | | | | | | | | | | | |
| | | Total | | | | 138,700 | | Total | | 138,700 | | Total | | 138,700 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | |
|-------------------------|--|-------------|------------|-----|-----|------------|---------|--|-------------------------------|--|---------|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: 91-95 LOWELL ROAD, LLC. | Appraised Bldg. Value (Card) | | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | 0 |
| 91-95 LOWELL ROAD, LLC | | 8011 0646 | 08-12-2008 | U | V | 70,500 | 38 | Grantor: SOJKA, ERIC | Appraised Ob (B) Value (Bldg) | | | 0 |
| SOJKA, CHESTER W. | | 2004 2518 | 11-24-2004 | U | V | 0 | 81 | | Appraised Land Value (Bldg) | | | 138,700 |
| 91-95 LOWELL ROAD, LLC | | 2816 0343 | 01-12-1981 | Q | V | | 00 | Grantor: SOJKA, CHESTER MINROF, JAMES C. | Special Land Value | | | 0 |
| | | Total: | | | | 138,700 | 138,700 | Total Appraised Parcel Value | | | 138,700 | |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | VISIT / CHANGE HISTORY | | | |
|-------------------|----------------------|------------|------|--------------------|----------|------------|----|------------------------|---------------------------------|--|--|
| Parcel ID | 198-015-000 | Descript | Code | Appraised | Assessed | Date | Id | Cd | Purpost/Result | | |
| Zoning | BD:Business District | LAND | 1300 | 138,700 | 138,700 | 07-12-2019 | 12 | 15 | Permit Visit | | |
| Flood Hazard | C | | | | | 06-07-2019 | 19 | 02 | Measured | | |
| Neigh/Abut1 | | | | | | 11-08-2011 | 14 | 02 | Measured | | |
| Neigh/Abut2 | | | | | | 08-25-2007 | 08 | 02 | Measured | | |
| Neigh/Abut3 | PREV 0046-0016-0000 | | | | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map | | |
| GIS ID | 198-015-000 | Assoc Pid# | | Total: | 138,700 | 03-28-2001 | 00 | 02 | Measured | | |
| | | | | Total: | 138,700 | 02-11-1991 | 02 | 14 | Inspected | | |

| NOTES | | | | | | BUILDING PERMIT RECORD | | | | | | | | |
|--|--|--|--|--|--|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|
| GRY/boundary plan #39005/Back on Market 2018 - Summit Realty as an assemblage 06/19: THIS HO ME HAS BEEN DEMO'D/NOW VACANT. | | | | | | Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments |
| | | | | | | 2018-00312 | 04-16-2018 | DM | Demolition | | C | | | |

| 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 | 1300 | VACANT RES LAND | Site | 0.156 | AC | 170,000 | 4.35 | 5 | 1.00 | ML2 | 1.50 | Develop | 0.80 | size; | 138,700 |

| | | | | | | | | | | | | | | |
|------------------------|--|--|--|----------|--|-------------------------|--|--|--|----------|--|-------------------|--|---------|
| Total Card Land Units: | | | | 0.156 AC | | Parcel Total Land Area: | | | | 0.156 AC | | Total Land Value: | | 138,700 |
|------------------------|--|--|--|----------|--|-------------------------|--|--|--|----------|--|-------------------|--|---------|

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

Property Location: 95 LOWELL RD
 Vision ID: 6325 Account #: 3848

Parcel ID: 198/ 015/ 000/ /
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:39.44 PM

| 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: | | | | | | | | | | |
| (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 H/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 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 | TotalValue | 0 | | | | |

Property Location: 97 LOWELL RD
 Vision ID: 6323 Account #: 3850

Parcel ID: 198/014/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:40:19 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|--|--|------------------------|-----------------------|-----------|------|--------------------------------|----------|-------|---------|--------------|---------|-------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML2 | Comm- Upper Lowell St | | 2025 | 3900 | 152,000 | 2025 | 3900 | 152,000 | 2024 | 3900 | 152,000 |
| | | TOPO | | UTILITIES | | | | | | | | | |
| | | Rolling | Town Water | | | | | | | | | | |
| | | Town Sewer | | | | | | | | | | | |
| | | | | | | Total | 152,000 | Total | 152,000 | Total | 152,000 | Total | 152,000 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|--|-------------|------------|-----|-----|------------|----|---|-------------------------------|--|--|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC. Grantor: LEDOUX, HENRIETTE L.. | Appraised Bldg. Value (Card) | | | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| SOJKA, ERIC | | 8114 2673 | 07-16-2009 | U | V | 180,000 | 81 | | Appraised Ob (B) Value (Bldg) | | | | 0 |
| | | | | | | | | | Appraised Land Value (Bldg) | | | | 152,000 |
| | | | | | | | | | Special Land Value | | | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | | | 152,000 |
| | | | | | | | | | Valuation Method | | | | C |
| | | | | | | | | | Total Appraised Parcel Value | | | | 152,000 |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | | | |
|-------------------|----------------------|---------------------|--------------------|------|-----------|----------|---------|------------------------------|
| Parcel ID | 198-014-000 | | Descript | Code | Appraised | Assessed | | |
| Zoning | BD:Business District | | LAND | 3900 | 152,000 | 152,000 | | |
| Flood Hazard | C | | | | | | | |
| Neigh/Abut1 | | | | | | | | |
| Neigh/Abut2 | | | | | | | | |
| Neigh/Abut3 | | PREV 0046-0015-0000 | | | | | | |
| GIS ID | 198-014-000 | Assoc Pid# | | | Total: | 152,000 | 152,000 | Total Appraised Parcel Value |
| | | | | | | | 152,000 | |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|---|--|------------------------|----|----|---------------------------------|
| 11-8-11 EXT INSP:SMALL 3x8 PATIO IN FRON T OF FFL AREA. TOO SMALL FOR CARD./bound ary plan #39005/bldgs demo'd after 4-1-2 018/Back on Market 2018 - Summit Realty as an assemblage | | Date | Id | Cd | Purpost/Result |
| | | 10-29-2018 | 01 | 20 | Other Change |
| | | 11-08-2011 | 14 | 02 | Measured |
| | | 08-25-2007 | 06 | 02 | Measured |
| | | 05-16-2007 | 01 | 43 | Comm Ind Zone Letter Sent |
| | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map |
| | | 08-06-2002 | 00 | 18 | Hearing - Change |
| | | 04-19-2001 | 00 | 14 | Inspected |
| | | 03-28-2001 | 00 | 02 | Measured |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments |
| 2018-00313 | 04-17-2018 | DM | Demolition | | C | | | |

| 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 | 0.217 AC | 260,000 | | 3.26 | E | 1.00 | ML2 | 1.50 | Develop | 0.55 | size; | 152,000 |

Total Card Land Units: 0.217 AC Parcel Total Land Area: 0.217 AC Total Land Value: 152,000

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

Property Location: 97 LOWELL RD
 Vision ID: 6323 Account #: 3850

Parcel ID: 198/ 014/ 000/ /
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:40:19 PM

| 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 Btt | 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 | | | |

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:38 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|---------------------|------------|-------|--------------------------------|------|----------|---------|------|--------------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | RE | Residential Average | | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 |
| | | TOPO | | UTILITIES | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 |
| | | Level | | Town Water | | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 |
| | | | | Town Sewer | | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 |
| | | | | | Total | 706,300 | | Total | 706,300 | | Total | 706,300 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | |
|-------------------------|--|-------------|------------|-----|-----|------------|------|--|-------------------------------|--|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | | 0 00 | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | | 206,300 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | 7,300 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | Q | I | | 0 00 | | Appraised Ob (B) Value (Bldg) | | | 45,700 |
| | | | | | | | | | Appraised Land Value (Bldg) | | | 447,000 |
| | | | | | | | | | Special Land Value | | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | | 706,300 |
| | | | | | | | | | Valuation Method | | | C |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | | APPRAISED VALUE SUMMARY | | |
|-------------------|----------------------|---------------------|--------------------|------|----------------|----------------|-------------------------------------|--|--|
| Parcel ID | 198-012-000 | | Descript | Code | Appraised | Assessed | Total Appraised Parcel Value | | |
| Zoning | BD:Business District | | BLDG | 0101 | 72,176 | 72,176 | Valuation Method | | |
| Flood Hazard | B | | LAND | 0101 | 202,800 | 202,800 | C | | |
| Neigh/Abut1 | | | OB | 0101 | 8,632 | 8,632 | | | |
| Neigh/Abut2 | | | LAND | 1010 | 57,000 | 57,000 | | | |
| Neigh/Abut3 | | PREV 0046-0013-0000 | BLDG | 3320 | 141,424 | 141,424 | | | |
| GIS ID | 198-012-000 | Assoc Pid# | LAND | 3320 | 187,200 | 187,200 | | | |
| | | | OB | 3320 | | | | | |
| | | | Total: | | 706,300 | 706,300 | Total Appraised Parcel Value | | |
| | | | | | | | 706,300 | | |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|--|--|---|----|----|----------------------------------|
| BLU, INT AVG, GAR CB/for sale june 2012= \$1.95 million, for sale 2/2013 for \$1.5 million, includes this site plus 198-1 1, 14, 15, 16/boundary plan #39005/Back on Market 2018 - Summit Realty as an ass emblage | | 5/22 LOCKED GATE + EST GARAGES STILL THERE, MIXED-USE | | | |
| | | Date | Id | Cd | Purpost/Result |
| | | 05-16-2022 | 24 | 45 | Field Review |
| | | 06-15-2017 | 09 | 45 | Field Review |
| | | 05-18-2012 | 09 | 45 | Field Review |
| | | 08-25-2007 | 06 | 02 | Measured |
| | | 03-04-2002 | 00 | 80 | Income And Expense Request Maile |
| | | 09-18-2001 | 00 | 16 | Fieldrev-Chg |
| | | 04-03-2001 | 00 | 03 | Meas/Inspect |
| | | 02-08-1991 | 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 Adi. | Land Adjustment | Notes | Land Value |
| 1 | 0101 | SINGLE FAMILY RES M | Site | 1.000 | AC | 260,000 | 1.00 | E | 1.00 | ML2 | 1.50 | | USE; | 390,000 |
| 1 | 1010 | SINGLE FAMILY RES | Excess | 1.461 | AC | 26,000 | 1.00 | 0 | 1.00 | ML2 | 1.50 | | | 57,000 |

Total Card Land Units: 2.461 AC Parcel Total Land Area: 2.461 AC Total Land Value: 447,000

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

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/ 012/ 000/ /
 Bldg #: 1

Card Address:
 Card #: 1 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:38 PM

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | SKETCH / PRIMARY PHOTO | | | | |
|---|-----------------------|-----------------|---------------------------------|----------|-------------|------------------------|-----|-----|------|--------|
| Element | Cd | Description | Element | Cd | Description | | | | | |
| Model | 01 | Residential | Avg Ht/FL | 8 | | | | | | |
| Stories: | 1.5 | | Extra Kitchens | 0 | | | | | | |
| Style: | 04 | Cape Cod | Add Kitchen Ra | | | | | | | |
| Grade: | C | Average | | | | | | | | |
| (Liv) Units | 1 | | | | | | | | | |
| Exterior Wall 1 | 04 | Vinyl | | | | | | | | |
| Roof Structure | 01 | Gable | | | | | | | | |
| Roof Cover | 01 | Asphalt Shingle | | | | | | | | |
| Frame | 01 | Wood | | | | | | | | |
| Foundation | 02 | Conc Block | | | | | | | | |
| Interior Wall 1 | 02 | Plaster | | | | | | | | |
| Interior Floor 1 | 02 | Softwood | | | | | | | | |
| Heat Fuel | 01 | Oil | | | | | | | | |
| Heat Type | 01 | Forced Air | | | | | | | | |
| # Heat Systems | 1 | | | | | | | | | |
| AC Percent | 0 | | | | | | | | | |
| Total Rooms | 6 | | | | | | | | | |
| Bedrooms | 4 | | | | | | | | | |
| Full Baths | 1 | | | | | | | | | |
| 3/4 Baths | 0 | | | | | | | | | |
| Half Baths | 0 | | | | | | | | | |
| Extra Fixtures | 0 | | | | | | | | | |
| Kitchens | 1 | | | | | | | | | |
| Kitchen Rating | AV | Average | | | | | | | | |
| Bath Rating | AV | Average | | | | | | | | |
| Half Bath Rating | | | | | | | | | | |
| Bsmt Garage | 0 | | | | | | | | | |
| Fireplace(s) | 0 | | | | | | | | | |
| Fireplace Rating | | | | | | | | | | |
| WS Flues | 0 | | | | | | | | | |
| Color | YELLOW | | | | | | | | | |
| Avg Ht/FL | 8 | | | | | | | | | |
| Extra Kitchens | 0 | | | | | | | | | |
| COST / MARKET VALUATION | | | | | | | | | | |
| | | | Building Value New | | 231,323 | | | | | |
| | | | Year Built | | 1940 | | | | | |
| | | | Effective Year Built | | 1987 | | | | | |
| | | | Depreciation Code | | AV | | | | | |
| | | | Remodel Rating | | | | | | | |
| | | | Year Remodeled | | | | | | | |
| | | | Depreciation % | | 35 | | | | | |
| | | | Functional Obsol | | | | | | | |
| | | | External Obsol | | 5 | | | | | |
| | | | Trend Factor | | 1.000 | | | | | |
| | | | Condition | | | | | | | |
| | | | Condition % | | | | | | | |
| | | | Percent Good | | 60 | | | | | |
| | | | RCNLD | | 138,800 | | | | | |
| | | | 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 Btt | Cnd | % G | Assd | Value |
| CPORT | Carport | L | 378 | UNITS | 22.00 | 1940 | AV | 60 | | 5,000 |
| GAR1 | Garage, 1 story | L | 576 | SQ. FT | 33.70 | 1940 | AV | 60 | | 11,600 |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | |
| BMT | Basement, Unfinished | 0 | 840 | 210 | 37.82 | 31,771 | | | | |
| EFP | Encl. Porch, Finished | 0 | 84 | 59 | 106.26 | 8,926 | | | | |
| FFL | First Floor, Finished | 840 | 840 | 840 | 151.29 | 127,084 | | | | |
| HST | Half Story, Finished | 420 | 840 | 420 | 75.65 | 63,542 | | | | |
| Total Liv Area/Gr. Area/Eff Are | | 1,260 | 2,604 | 1,529 | Total Value | 231,323 | | | | |



Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 2

Bldg Name:
 Card #: 2 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:39 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|-------|---------------------|------------|--------------------------------|------|----------|---------|------|----------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | RE | | Residential Average | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 |
| | | TOPO | | UTILITIES | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 |
| | | 01 | Level | 03 | Town Water | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 |
| | | | | 02 | Town Sewer | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 |
| | | | | | 3320 | 141,424 | | 3320 | 141,424 | | 3320 | 141,424 | | |
| | | | | | Total | 706,300 | | Total | 706,300 | | Total | 706,300 | | |

| RECORD OF OWNERSHIP | | | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | |
|-------------------------|--|--|--|-------------|------------|-----|-----|--------------|----|---|-------------------------------|--|--|---------|
| COLBEA ENTERPRISES, LLC | | | | 0 0 | 08-19-2022 | U | V | 0 00 | | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W.. | Appraised Bldg. Value (Card) | | | 206,300 |
| COLBEA ENTERPRISES, LLC | | | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 18 | | | Appraised Xf (B) Value (Bldg) | | | 7,300 |
| SOJKA, ERIC | | | | 2004 2518 | 11-25-2004 | Q | I | 0 00 | | | Appraised Ob (B) Value (Bldg) | | | 45,700 |
| | | | | | | | | | | | Appraised Land Value (Bldg) | | | 447,000 |
| | | | | | | | | | | | Special Land Value | | | 0 |
| | | | | | | | | | | | Total Appraised Parcel Value | | | 706,300 |
| | | | | | | | | | | | Valuation Method | | | C |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | |
|-------------------|----------------------|------------|----------------|--------------------|---------|----------|------------------------------|
| Parcel ID | 198-012-000 | Descrpt | Code | Appraised | | Assessed | |
| Zoning | BD:Business District | BLDG | 0101 | 72,176 | 72,176 | | |
| Flood Hazar | B | LAND | 0101 | 202,800 | 202,800 | | |
| Neigh/Abut1 | | OB | 0101 | 8,632 | 8,632 | | |
| Neigh/Abut2 | | LAND | 1010 | 57,000 | 57,000 | | |
| Neigh/Abut3 | | BLDG | 3320 | 141,424 | 141,424 | | |
| GIS ID | 198-012-000 | LAND | 3320 | Total: | 706,300 | 706,300 | Total Appraised Parcel Value |
| | | PREV | 0046-0013-0000 | | | | 706,300 |
| | | Assoc Pid# | | | | | |

| NOTES | | | | | | VISIT / CHANGE HISTORY | | | | | |
|--|--|--|--|--|--|------------------------|----|------|----|----|----------------|
| TINY'S GARAGE. JUNK YARD IN BACK. FOR S ALE 603-889-0616 5/22 VACANT; BOARDED-UP | | | | | | Date | Id | Type | Is | Cd | Purpost/Result |
| | | | | | | 06-15-2017 | 09 | | | 45 | Field Review |
| | | | | | | 05-18-2012 | 09 | | | 45 | Field Review |
| | | | | | | 08-25-2007 | 06 | | | 02 | Measured |
| | | | | | | 09-18-2001 | 00 | | | 14 | Inspected |
| | | | | | | 04-03-2001 | 00 | | | 03 | Meas/Inspect |
| | | | | | | 02-08-1991 | 02 | | | 14 | Inspected |

| BUILDING PERMIT RECORD | | | | | | | | | | |
|------------------------|------------|--------|-------------|--------|--------|-----------|-------|----------|--|--|
| Permit Id | Issue Date | Permit | 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 |
| 2 | 3320 | AUTO REPAIR SHOPS | Site | 0.000 AC | 0 | | 1.00 | 0 | 1.00 | RE | 1.00 | | | | 0 |
| Total Card Land Units: | | | | 0.000 AC | Parcel Total Land Area: | | | | 2.461 | AC | Total Land Value: | | | | 0 |

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

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 2

Bldg Name:
 Card #: 2 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:39 PM

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | SKETCH / PRIMARY PHOTO | | | | |
|---|-----------------------|-----------------|---------------------------------|-------------------|-------------|------------------------|-------|------|-------------|--|
| Element | Cd | Description | Element | Cd | Description | | | | | |
| Model | 94 | Com/Ind | Frame | 01 | | | | | | |
| Style: | 25 | Service Shops | Foundation | 06 | | | | | | |
| Grade | D | Fair | Bsmt Garage | 0 | | | | | | |
| Stories: | 1 | | MIXED USE | | | | | | | |
| # of Units | 2 | | Code | Description | Percentage | | | | | |
| Wall Height | 12.00 | | 3320 | AUTO REPAIR SHOPS | 100 | | | | | |
| Exterior Wall 1 | 18 | Corr Steel | | | 0 | | | | | |
| Exterior Wall 2 | 04 | Vinyl | | | 0 | | | | | |
| Roof Structure | 01 | Gable | | | 0 | | | | | |
| Roof Cover | 01 | Asphalt Shingle | COST / MARKET VALUATION | | | | | | | |
| Interior Wall 1 | 05 | Minimal | RCN | | 135,081 | | | | | |
| Interior Wall 2 | | | Year Built | | 1947 | | | | | |
| Interior Floor 1 | 12 | Concrete | Effective Year Built | | 1972 | | | | | |
| Interior Floor 2 | | | Depreciation Code | | FR | | | | | |
| Heat Fuel | 01 | Oil | Remodel Rating | | | | | | | |
| Heat Type | 05 | Steam | Year Remodeled | | | | | | | |
| 2nd Heat Type | | | Depreciation % | | 50 | | | | | |
| AC Percent | 0 | | Functional Obsol | | | | | | | |
| Heat/AC | | | External Obsol | | | | | | | |
| Full Baths | 0 | | Trend Factor | | 1.000 | | | | | |
| 3/4 Baths | 0 | | Condition | | | | | | | |
| Half Baths | 1 | | Condition % | | | | | | | |
| Kitchens | 0 | | Percent Good | | 50 | | | | | |
| Baths/Plumbing | 02 | AVERAGE | RCNLD | | 67,500 | | | | | |
| Bedrooms | 0 | | Dep % Ovr | | | | | | | |
| Ceiling/Wall | | | Dep Ovr Comment | | | | | | | |
| Rooms/Partition | L | Light | Misc Imp Ovr | | | | | | | |
| % Comn Wall | 0.00 | | Misc Imp Ovr Comment | | | | | | | |
| % Heated | 100 | | Cost to Cure Ovr | | | | | | | |
| # Heat Systems | 1 | | Cost to Cure Ovr Comment | | | | | | | |
| % Sprinkler | | | | | | | | | | |
| Frame | 01 | Wood | | | | | | | | |
| OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B) | | | | | | | | | | |
| Code | Description | L/B | Units | UOM | Unit Price | Yr Blt | Cond. | % Gd | Assd. Value | |
| GAR1 | Garage, 1 story | L | 1,500 | SQ. FT | 33.70 | 1960 | FR | 50 | 25,300 | |
| LIFT | Automotive Lift | B | 1 | UNITS | 7260.00 | 1947 | FR | 50 | 7,300 | |
| PAVASP | Asphalt Paving | L | 3,800 | UNITS | 2.00 | 1980 | FR | 50 | 3,800 | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | |
| FFL | First Floor, Finished | 2,560 | 2,560 | 2,560 | 52.77 | 135,081 | | | | |
| Total SQFT / Sketched Area / Eff Area | | 2,560 | 2,560 | 2,560 | Totl Value | 135,081 | | | | |



Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|--|--|------------------------|----------------------|-----------|--------|--------------------------------|----------|------|---------|--------------|------|---------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | RD | Residential Avg/Fair | | 2025 | 1300 | 120,200 | 2025 | 1300 | 120,200 | 2024 | 1300 | 120,200 |
| | | TOPO | | UTILITIES | | | | | | | | | |
| | | Level | Town Water | | Septic | | | | | | | | |
| | | | | Total | | 120,200 | Total | | 120,200 | Total | | 120,200 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | |
|-------------------------|--|-------------|------------|--------|-----|--------------|---------|---|-------------------------------|--|---------|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 00 | | Grantor: SOJKA, ERIC. Grantor: SOJKA, CHESTER W., Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 18 | | | Appraised Xf (B) Value (Bldg) | | | 0 |
| SOJKA, ERIC | | 2004 2518 | 06-12-2009 | U | V | 0 46 | | | Appraised Ob (B) Value (Bldg) | | | 0 |
| SOJKA, CHESTER W. | | 1994 0140 | 08-30-1968 | Q | V | 00 | | | Appraised Land Value (Bldg) | | | 120,200 |
| | | | | Total: | | 120,200 | 120,200 | Total Appraised Parcel Value | | | 120,200 | |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | VISIT / CHANGE HISTORY | | | | |
|-------------------|----------------------|------------|------|------------------------------|----------|------------|------------|------------------------|---------------------------------|--------------|--|--|
| Parcel ID | 198-011-000 | Descript | Code | Appraised | Assessed | Date | Id | Cd | Purpost/Result | | | |
| Zoning | BD:Business District | LAND | 1300 | 120,200 | 120,200 | 07-12-2019 | 12 | 15 | Permit Visit | | | |
| Flood Hazard | C | | | | | 06-04-2019 | 19 | 02 | Measured | | | |
| Neigh/Abut1 | | | | | | 10-25-2011 | 14 | 02 | Measured | | | |
| Neigh/Abut2 | | | | | | 08-12-2007 | 06 | 02 | Measured | | | |
| Neigh/Abut3 | PREV 0046-0012-0000 | | | | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map | | | |
| GIS ID | 198-011-000 | Assoc Pid# | | | | 11-24-2004 | 01 | 20 | Other Change | | | |
| | | | | Total: | 120,200 | 120,200 | 04-03-2001 | 00 | 03 | Meas/Inspect | | |
| | | | | Total Appraised Parcel Value | | 120,200 | 05-17-1991 | 02 | 14 | Inspected | | |

| NOTES | | | | | | | | | | BUILDING PERMIT RECORD | | | | | | | | | |
|---|--|--|--|--|--|--|--|--|--|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|--|
| 10-25-11 EXT INSP:SHED IS MORE OF A OLD TRUCK BODY./boundary plan #39005/Back on Market 2018 - Summit Realty as an assem blage 6/19 PROPERTY NOW VACANT | | | | | | | | | | Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | |
| | | | | | | | | | | 2018-00310 | 04-16-2018 | DM | Demolition | | C | | | | |

| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | | |
|-----------------------------|---------------|-----------------|-----------|------------|------------|--------------|-----------|------------|-------|-------|-----------|-----------------|--|-------|------------|
| B # | Land Use Code | Description | Land Type | Land Units | Unit Price | Acrege Disc. | Size Adj. | Site Index | Cond. | Nbhd. | Nbhd Adj. | Land Adjustment | | Notes | Land Value |
| 1 | 1300 | VACANT RES LAND | Site | 0.275 AC | 170,000 | | 2.70 | 5 | 1.00 | RD | 0.95 | | | | 120,200 |

Total Card Land Units: 0.275 AC Parcel Total Land Area: 0.275 AC Total Land Value: 120,200

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

Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

| 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 | U/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 | Total Value | 0 | | | |

EXHIBIT 1

334-63 (C)(D)(E) WALL SIGNS

PROPOSED SIGN SCHEDULE

| MARK | DESCRIPTION | SIZE | AREA (SF) | QUAN. | SIZE (SF) | ILLUMINATION | REMARKS | TYPE |
|---|----------------------|------------------------|-----------|-------|-----------|--------------|---------|-------------|
| FREESTANDING SIGNS | | | | | | | | |
| A | I.D. SIGN | 6'-0" X 25'-0" | 146.9 | 1 | 146.9 | INT | NEW | GROUND |
| TOTAL FREESTANDING SIGNAGE: 146.9 S.F. (100 S.F. TOTAL PERMITTED) | | | | | | | | |
| **HUDSON ZBA GRANTED RELIEF AT JUNE 27, 2024 MEETING FOR TOTAL S.F. | | | | | | | | |
| B | MENU BOARD SIGN | 3'-1 1/2" X 7'-8" | 60.0 | 1 | 60.0 | INT | NEW | GROUND |
| TOTAL MENU BOARD SIGNAGE: 60 S.F. | | | | | | | | |
| WALL SIGNS | | | | | | | | |
| C | "SEASONS" SIGN | 2'-4" X 3'-6" | 84 | 1 | 84 | INT | NEW | WALL |
| D | "CORNER MARKET" SIGN | 15'-8" X 0'-10 1/2" | 13.95 | 1 | 13.95 | NON | NEW | WALL |
| E | CO-BRAND SIGN | 7'-1" X 2'-6" | 17.7 | 1 | 17.7 | INT | NEW | WALL |
| F | CANOPY SIGN | 4'-0" X 4'-0" | 16.0 | 2 | 32.0 | INT | NEW | WALL |
| G | DRIVE-THRU AWNING | 4'-4 1/2" X 5'-0" | 11.5 | 1 | 11.5 | NON | NEW | WALL |
| TOTAL WALL SIGNAGE: 159.15 S.F. (216 S.F. PERMITTED - 2x BUILDING FRONTAGE) | | | | | | | | |
| (CONVENIENCE STORE FRONTAGE = 108') | | | | | | | | |
| DIRECTIONAL AND MISCELLANEOUS SIGNS | | | | | | | | |
| G | LED PRICES | 2'-6" X 1'-0" | 2.5 | 12 | 30.0 | INT | NEW | MISC. |
| H | VIDEO SCREEN | 6'-0" X 0'-6" | 0.4 | 12 | 4.8 | INT | NEW | MISC. |
| I | DISPENSER SIGN | 4'-0" X 0'-7 1/2" | 3.1 | 12 | 37.2 | NON | NEW | MISC. |
| J | DRIVE-THRU SIGN | 2'-6" X 2'-0" | 2.75 | 4 | 11.0 | INT | NEW | DIRECTIONAL |
| K | "WELCOME" SIGN | 4'-3" X 0'-6" | 2.1 | 1 | 2.1 | INT | NEW | DIRECTIONAL |
| L | "DO NOT ENTER" SIGN | 2'-6" X 2'-6" | 6.3 | 5 | 31.5 | NON | NEW | DIRECTIONAL |
| M | "STOP" SIGN | 2'-6" X 2'-6" | 6.3 | 5 | 31.5 | NON | NEW | DIRECTIONAL |
| N | CLEARANCE BAR | 7'-10 1/2" X 0'-1 1/2" | 7.5 | 1 | 7.5 | NON | NEW | DIRECTIONAL |
| P | "NO PARKING" SIGN | 1'-0" X 1'-6" | 1.5 | 3 | 4.5 | NON | NEW | DIRECTIONAL |
| R | CHARGING BAY SIGN | 6'-0" X 2'-7 1/2" | 17.2 | 1 | 17.2 | NON | NEW | DIRECTIONAL |
| TOTAL DIRECTIONAL AND MISCELLANEOUS SIGNAGE: 177.3 S.F. | | | | | | | | |

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

SIGNAGE PLAN & ELEVATIONS

PROPOSED GAS STATION & CONVENIENCE STORE

91-97 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS APRIL 18, 2024

Seacoast Division

TFM Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Soil Technicians

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0610
www.tfmcorp.com

18149.00 C-15

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____ SIGNATURE DATE _____ AND _____

CHAPMAN _____ SECRETARY _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

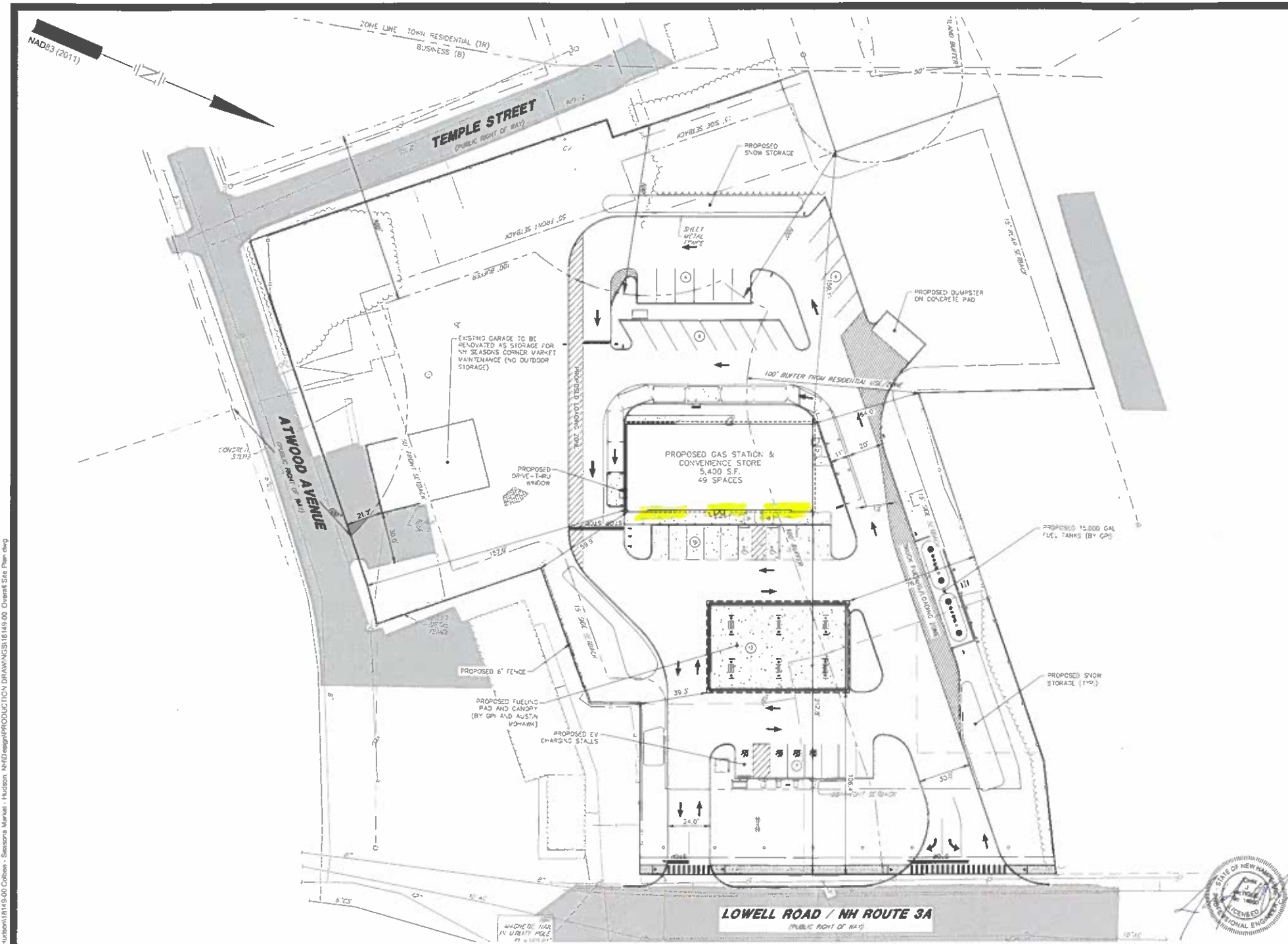
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PROPOSED CHARGING BAY SIGN (NON-ILLUMINATED)
AREA=17.2 S.F.
(QTY. 1)

EXHIBIT 2

EXHIBIT 3

334-63(C)(D)(E) WALL SIGNS



SITE DATA

OWNER OF RECORD OF MAP 198 LOT 11, 12, 14, 15, 16: COLBEA ENTERPRISES, LLC
 695 GEORGE WASHINGTON HIGHWAY, LINCOLN, N.H. 02802
 DEED REFERENCE TO PARCEL IS BK 8986 PG 1844
 AREA OF PARCEL = 147,986 S.F. OR 3.39684 ACRES

ZONED: BUSINESS
 EXISTING USE: COMMERCIAL/RESIDENTIAL
 PROPOSED USE: GAS STATION/CONVENIENCE STORE WITH DRIVE-THRU

1. THE PURPOSE OF THIS PLAN IS TO DEPICT CONSTRUCTION A SINGLE STORY, 2,400 S.F. GAS STATION AND CONVENIENCE STORE, ALONG WITH A FUELING CANOPY (CONSISTING OF 50 DISPENSER ISLANDS FOR A TOTAL OF 12 FUELING STATIONS). WITHIN THE BUILDING IS A CO-TENANT OF 552 S.F. WITH A DRIVE-THRU WINDOW. THE PLAN ALSO DEPICTS THE RENOVATION OF AN EXISTING GARAGE ON SITE TO BE USED FOR STORAGE OF SEASONS CORNER MARKET STORE AND GAS PUMP MAINTENANCE ITEMS.

2. TYPICAL HOURS OF OPERATION: 24 HRS

3. DIMENSIONAL REQUIREMENTS (CURRENT ZONING)

| MINIMUM LOT DIMENSIONS: | REQUIRED: | PROVIDED: |
|-------------------------------|---------------------|-------------------------|
| LOT AREA | 33,000 SF (0.89 AC) | 148,104 SF (3.4 AC) |
| LOT FRONTAGE | 150 FT | >150 FT |
| MINIMUM YARD DIMENSIONS: | | |
| FRONT | 50 FT | 157 FT |
| SIDE | 15 FT | 69.9 FT |
| REAR | 15 FT | 159.1 FT |
| MAXIMUM STRUCTURE DIMENSIONS: | | |
| STRUCTURE HEIGHT | 50 FT | <50 FT (22.54 EXISTING) |
| LOT COVERAGE | 60% | 47.3% |
| MINIMUM LANDSCAPE BUFFER: | | |
| BUFFER FRONT | 35 FT | 35 FT |
| BUFFER SIDE | 15 FT | 5 FT *BAWVER REQUIRED |
| BUFFER REAR | 15 FT | >5 FT |
| MINIMUM RESIDENTIAL BUFFER: | 50 FT | 5 FT *BAWVER REQUIRED |
| MINIMUM OPEN SPACE | 40% | 55% |

4. PARKING REQUIREMENTS

| PARKING SPACES (SEE CALCULATION) | 47 SPACES | 49 SPACES |
|----------------------------------|---------------|---------------|
| ACCESSIBLE SPACES (REQ'D BY ADA) | 2 SPACES | 2 SPACES |
| PARKING SPACE SIZE | 10 FT X 20 FT | 10 FT X 20 FT |
| ASLE WIDTH | 24 FT | 24 FT |

5. PARKING CALCULATIONS

REQUIRED PARKING RATIO:

| | |
|---|------------------------------------|
| AUTOMOTIVE FUEL STATION: | 1 SPACE/PUMP PLUS 1 SPACE/EMPLOYEE |
| FAST FOOD W/ DRIVE-THRU: | 1 SPACE/100 S.F. |
| RETAIL: | 1 SPACE/200 S.F. |
| TOTAL REQUIRED = 2 PUMPS + 1 SPACE/PUMP | = 3 SPACES |
| 5 EMPLOYEES + 1 SPACE/EMPLOYEE | = 5 SPACES |
| 552 S.F. + 1 SPACE/100 S.F. | = 5.5 SPACES |
| 4,800 S.F. + 1 SPACE/200 S.F. | = 24.0 SPACES |
| TOTAL: | = 47 SPACES |

- NOTES**
- SEE NOTES ON SHEET C-01.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE HUDSON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
 - SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH HUDSON REGULATIONS. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR. SEE SHEET C-04 AND C-05 FOR SNOW STORAGE AREAS.
 - THE PROPOSED CO-TENANT ASSOCIATED WITH THE CONVENIENCE STORE WILL NOT INCLUDE ANY INDOOR OR OUTDOOR SEATING.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16

OVERALL SITE LAYOUT PLAN

PROPOSED GAS STATION & CONVENIENCE STORE

91-07 LOWELL ROAD, HUDSON, NH

OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=60' (11"X17")
SCALE: 1"=30' (22"X34")

OCTOBER 28, 2025

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____

CHAIRMAN: _____ SIGNATURE DATE: _____ AND

SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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 43 Constitution Drive, Bedford, N.H. 03110

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This plan is not effective unless signed by a duly authorized officer of TFM, Inc.



| REV. | DATE | DESCRIPTION | DR. | CHK. |
|------|------------|-------------------------------------|---------|------|
| 3 | 3/7/2025 | NO REVISIONS TO THIS SHEET | JKC/CRR | |
| 2 | 2/7/2025 | REVISED PER FJSS & O'NEILL COMMENTS | JKC/CRR | |
| 1 | 12/22/2024 | REVISED PER FJSS & O'NEILL COMMENTS | JKC/CRR | |
| REV. | DATE | DESCRIPTION | DR. | CHK. |

Seacoast Division

TFM

Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone: (603) 431-2222
 Fax: (603) 431-0910
 www.tfm-inc.com

18149.00

18149-20, OVERALL SITE PLAN

C-03

Apr 10, 2025 - 3:30pm
 F:\MISC Projects\18149\Lowell Rd\Hudson\18149.00\Colbea - Hudson - NH\Drawings\PRODUCTION DRAWINGS\18149.00 Overall Site Plan.dwg

Printed
5/06/2026
9:19AM
Created
5/06/2026
9:00 AM

Transaction Receipt

Receipt# 864,746
tgoodwyn

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

| | Description | Current Invoice | Payment | Balance Due |
|------|--|-----------------|----------|-------------|
| 1.00 | Zoning Applications- 5/28/26 ZBA Mtg. 91-97 Lowell Rd Map 198, Lots 16,15,14,12,11 | | | |
| | Variance a | 0.00 | 185.0000 | 0.00 |
| | Variance b | 0.00 | 185.0000 | 0.00 |
| | Variance c | 0.00 | 185.0000 | 0.00 |
| | Abutter Notices | 0.00 | 97.4400 | 0.00 |
| | | | Total: | 652.44 |

| Remitter | Pay Type | Reference | Tendered | Change | Net Paid |
|--------------------------------|----------|-------------|----------|--------|----------|
| Cronin Bisson & Zalinsky, P.C. | CHECK | CHECK# 3703 | 652.44 | 0.00 | 652.44 |

Total Due: 652.44
Total Tendered: 652.44
Total Change: 0.00
Net Paid: 652.44

CRONIN BISSON & ZALINSKY, P.C. - PETTY CASH ACCOUNT

Town of Hudson

4/29/2026

Extension of Variances for Colbea Enterprises

3703

652.44

BNE/Petty Cash Acct Extension of Variances

652.44

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 198-012 a**, being a case brought by **Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, to request an extension/renewal of the following variance granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH** [Map 198, Lots 011, 012, 014, 015, 016; Zoned Business (B); HZO Article XII: Signs; §334-63, Business and industrial building signs]

a. Wall Signs: A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted.

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: _____



Variance b-renewal/extension
Application

Christopher B. Drescher
Admitted in NH

April 22, 2026

Town of Hudson
ZBA
C/O Chris Sullivan
12 School Street
Hudson, NH 03051

IN RE: Variance Renewal – Colbea Enterprises, LLC, 91-97 Lowell Road

Greetings to the Honorable Board:

This office represents Colbea Enterprises, LLC, the Applicant relative to Case #198-012 a, Case #198-012 b, and Case #198-012 c, located at 91-97 Lowell Road.

In June of 2024, the Applicant received three (3) variances associated with the signage for this project. As of now, the aforesaid variances are still good but are set to expire as per the HZO on **June 27, 2026**. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to “substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this renewal in order preserve the previously granted relief.

Notably, the first Site Plan an application was *denied* and the Applicant returned to with a revised Site Plan application to address previously raised concerns. In sum, the most significant change was the removal of a proposed car wash. It was this subsequent Site Plan that was approved on **February 25, 2026**.

We opted to provide this cover letter to explain that we are submitting two signage plans as Exhibit “1” and Exhibit “2” that will be attached to each Application.

Exhibit 1, depicts the current signage that is the subject of this renewal request and was part of the original variance request in 2024.

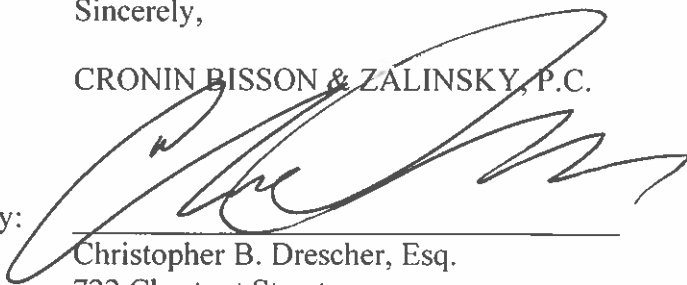
Exhibit 2, is the previous signage plan from 2024, however, it has been annotated with “Xs” to demonstrate to the Honorable Board what has been removed in light of the above referenced revision. We offer this Exhibit 2 simply as a helpful tool for the ZBA.

Should you have any questions, concerns, or if I forgot anything please do not hesitate to contact me at the information below.

Sincerely,

CRONIN BISSON & ZALINSKY, P.C.

By:

A handwritten signature in black ink, appearing to read 'Christopher B. Drescher', written over a horizontal line.

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104
(603)-624-4333
cdrescher@cbzlaw.com

MAY 05 2026
LAND USE DIVISION
ZONING DEPT.

APPLICATION FOR A VARIANCE

VARIANCE b
FREE STANDING SIGN
H20 334-64(A)

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

Case No. 198-0126(05-28-26)

Date Filed 5/5/26

Name of Applicant Colbea Enterprises, LLC Map: 198 Lot: 11,12 Zoning District: B-Business
 Contact person: Jay Hall, Esq., duly authorized 14,15,16

Telephone Number (Home) Colbea: 401-943-0005 ext: 356 (Work) Attorney: 603-624-4333
Christopher Drescher, Esq.

Mailing Address 695 George Washington Highway, Lincoln, RI 02865

Owner Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI 02865

Location of Property 91-97 Lowell Road, Hudson, NH
 (Street Address)

[Handwritten Signature]
 Signature of Applicant

[Handwritten Signature]
 Signature of Property-Owner(s)

4-10-26
 Date

4-10-26
 Date

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

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

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

Date received: 5/5/26

COST:

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

15 Abutter Notice:

15 Direct Abutters x Certified postage rate \$ 6.08 = \$ N/C

8 Indirect Abutters x First Class postage rate \$ 0.78 = \$ N/C

Total amount due: \$ 185.00

Received by: TSG Var. a - 282.44 Amt. received: \$ 652.44 Check # 3703

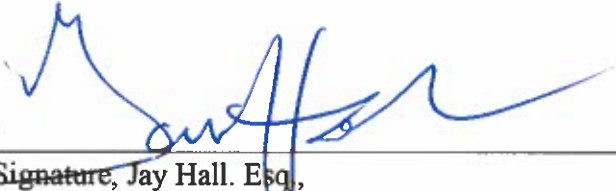
Var. b - 185 Receipt No.: 864,746

Var. C - 185

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

LETTER OF AUTHORITY/PERMISSION

The undersigned, being the owner of the property known as 91-97 Lowell Road, Map 198, Lots 11,12,14,15 &16, hereby grants authority and consent to attorneys at Cronin, Bisson & Zalinsky, P.C., to sign and file ZBA and Planning Board applications and any related materials on my behalf and deliver the same to the Town of Hudson, represent me at any hearing(s) concerning these applications, and perform all other necessary actions in connection with such applications.



Signature, Jay Hall, Esq.,
Duly Authorized for Colbea Enterprises, LLC



Date

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 |
|--------------------------|---|-------------------|
| x <u> </u> Pending | Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| x <u> </u> Pending | 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> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <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>TG</u> |
| x <u> </u> | If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board. | <u>N/A</u> |

CERTIFIED PLOT PLAN:

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

①
Attached -
See Signag
Plans
Exhibits 1, 2,

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

pat
Signature of Applicant(s)

4-10-26
Date

pat
Signature of Property Owner(s)

4-10-26
Date

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|---------------------------|---------------------|--|---|
| SUBJECT PROPERTIES | | | |
| 198 | 016 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 015 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 014 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 012 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 011 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| DIRECT ABUTTERS | | | |
| 197 | 051 | KON-SULT, INC. | 6 BIRCH STREET HUDSON, NH 03051 |
| 197 | 189-002 | GARDINER, ARTHUR B. GARDINER, MARY J. | 11 LINDEN STREET HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 211 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 010 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 006 | SOJKA, JOHN F. SOJKA, ANNE L. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 005 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 004 | DILLON -JAMES PROPERTIES LLC | 195R CENTRAL STREET HUDSON, NH 03051-4805 |
| 198 | 013-CDX Nos. 1-6 | STRATOS REALTY TRUST TSOULAKOS, STEVE, TRUSTEE | * 6308 HALIFAX DRIVE NEW PORT RICHEY, FL 34653 |
| 198 | 147 | 100 LOWELL ROAD, LLC | 122 LOWELL ROAD-S-3. HUDSON, NH 03051 |
| 198 | 020 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 021 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 017 | LACHANCE, MARTHA | PO BOX 893 HUDSON, NH 03051 |
| 198 | 146 | TOWN OF HUDSON | 12 SCHOOL STREET HUDSON, NH 03051 |
| 197 | 197 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |

* staff
edited.
76

| | | | |
|-------------------|---------|---|---------------------------------------|
| 198 | 001 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 002 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 003 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 008 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 188-001 | VOLIS, ANTHONY L. VOLIS, ROBERTA M. | 13 LINDEN STREET HUDSON, NH 03051 |
| 197 | 188-002 | MANNING, DAVID E | 9 LINDEN STREET HUDSON, NH 03051 |
| 197 | 189-001 | WHALEN, STEPHANIE M. | 9 LINDEN STREET HUDSON, NH 03051 |
| INDIRECT ABUTTERS | | | |
| 198 | 007 | SOJKA, BRIAN M. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 148 | MAYNARD, RONALD F. MAYNARD, JERILYN O. | 104 LOWELL RD. HUDSON, NH 03051 |
| 198 | 018 | PATEL, AVANI, TR PATEL, ASHOKKUMAR, TR | 96 SNOW ROAD HAVERHILL, MA 01830 |
| 198 | 145 | QUIGLEY, PAMELA J. | 18 COUNTY ROAD HUDSON, NH 03051 |
| 197 | 187-002 | KAPIL, ASHU; BHARDWAJ, SHWETA | 12 LINDEN ST HUDSON, NH 03051 |
| 197 | 187-001 | PURCELL, SCOTT D. PURCELL, CASSANDRA | 10 LINDEN STREET HUDSON, NH 03051 |
| | | | |
| | | | |
| | | | |
| | | | |
| ATTORNEY | | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET MANCHESTER, NH 03104 | |
| ENGINEER | | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | By 1 st class mail + \$.78 |
| ARCHITECT | | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | By 1 st class mail + \$.78 |

USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6526 00 | COLBEA ENTERPRISES. LLC 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865 | APPLICANT/OWNER NOTICE MAILED RE: Map 198, Lots 11,12,14,15,16 |
| 2 | 9589 0710 5270 3393 6526 17 | KON-SULT, INC. 6 BIRCH STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6526 24 | WHALEN, STEPHANIE M. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | 9589 0710 5270 3393 6526 31 | GARDINER. ARTHUR B.; GARDINER. MARY J. 11 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 5 | 9589 0710 5270 3393 6526 48 | SOJKA, ANNE L., TR.; SOJKA REVOCABLE TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | RE: Map 197, Lots 197,198 and Map 198, Lots 1-3,5,8 |
| 6 | 9589 0710 5270 3393 6526 55 | SOJKA, ANNE L., TR.; ANNE L. SOJKA FAMILY TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED RE: Map 197, Lot 211 and Map 198, Lot 010 |
| 7 | 9589 0710 5270 3393 6526 62 | DILLON -JAMES PROPERTIES LLC 195R CENTRAL STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 8 | 9589 0710 5270 3393 6526 79 | SOJKA, JOHN F.; SOJKA, ANNE L. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 9 | 9589 0710 5270 3393 6526 86 | STRATOS REALTY TRUST; TSOULAKOS, STEVE, TRUSTEE 6308 HALIFAX DRIVE, NEW PORT RICHEY, FL 34653 | ABUTTER NOTICE MAILED RE: Map 198, Lot 013, Sublots 1-6 |
| 10 | 9589 0710 5270 3393 6526 93 | LACHANCE, MARTHA PO BOX 893, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| | Total Number of pieces listed by sender 10 | Total number of pieces rec'vd at Post Office 10 | Postmaster (receiving Employee) S.G. |

USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 2 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6527 09 | MANNINO INVESTMENTS, LLC 14 WINN RD., NASHUA, NH 03062 | ABUTTER NOTICE MAILED Re: Map 198, Lots 20, 21 |
| 2 | 9589 0710 5270 3393 6527 16 | 100 LOWELL RD, LLC 122 LOWELL RD. - S-3, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6527 23 | VOLIS, ANTHONY L. ; VOLIS, ROBERTA M. 13 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-001 |
| 4 | 9589 0710 5270 3393 6527 30 | MANNING, DAVID E. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-002 |
| 5 | 9589 0710 5270 3393 6527 47 | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET, MANCHESTER, NH 03104 | APPLICANT/OWNER NOTICE MAILED |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |
| | | | |
| | Total Number of pieces listed by sender 5 | Total number of pieces rec'vd at Post Office 5 | Postmaster (receiving Employee) SG |



USPS-First Class Mail

| | | | |
|----------------|--|--|--|
| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 1 |
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | Mailed First Class | PURCELL, SCOTT D.; PURCELL, CASSANDRA 10 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 2 | Mailed First Class | KAPIL, ASHU; BHARDWAJ, SHWETA 12 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | Mailed First Class | SOJKA, BRIAN M. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | Mailed First Class | PATEL, AVANI, TR.; PATEL, ASHOKKUMAR, TR. 96 SNOW RD., HAVERHILL, MA 01830 | ABUTTER NOTICE MAILED |
| 5 | Mailed First Class | QUIGLEY, PAMELA J. 18 COUNTY ROAD, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 6 | Mailed First Class | MAYNARD, RONALD F.; MAYNARD, JERILYN O. 104 LOWELL RD., HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 7 | Mailed First Class | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | APPLICANT/OWNER NOTICE MAILED |
| 8 | Mailed First Class | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | APPLICANT/OWNER NOTICE MAILED |
| | Total # of pieces listed by sender | Total # of pieces rec'vd at Post Office | Postmaster (receiving Employee) |
| | 8 | 8 | <i>Paula Angeli</i> |

Indirect First Class





TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

May 14, 2026

APPLICANT NOTIFICATION

You are hereby notified of hearings that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, May 28, 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 198-012 (05-28-26): Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an extension/renewal of each of the following three (3) variances granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH [Map 198, Lots 011, 012, 014, 015, 016]:

- a. **Wall Signs: A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]**
- b. **Free-Standing Signs: A variance to allow a 146.9 SF freestanding "pylon" sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]**
- c. **Directional Signs: A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]**

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

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
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- a. **Wall Signs:** A **variance** to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]
- b. **Free-Standing Signs:** A **variance** to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]
- c. **Directional Signs:** A **variance** to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]

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 to: bgradert@hudsonnh.gov by **10 AM the Wednesday 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. 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 Development Services Department located at the Hudson Town Hall.

Respectfully,

Ben Witham-Gradert
Associate Planner

APPLICATION FOR A VARIANCE

TB 5/6/26

This form constitutes a request for a variance from the literal provisions of the Hudson Zoning Ordinance Article XII Signs of HZO Section(s) 334-64(A) and 334-64 in order to permit the following:

Please see attached

Horizontal lines for additional information.

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.”)

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

Colbea Enterprises, LLC
91-97 Lowell Road; Map 198, Lots 11, 12, 14, 15, 16
HZO 334-64 and 334-64 (A)

PRELIMINARY STATEMENT

The Applicant requests an ***extension/renewal*** for a variance to allow a free-standing ‘pylon’ sign (the “Pylon”) with 146.9 Square Foot where 100 square feet is allowed as per Hudson Zoning Ordinance (the “HZO”) **Section 334-64 (A)**. See Exhibit “1,” sign “A” (Signage Plan & Elevations). Despite the need for the square footage relief, the sign is still under the permitted 30 feet of height as per the HZO.

Additionally, the Applicant is also requesting a variance from **HZO Section 334-64** to allow for three (3)¹ free-standing signs (in addition to the Pylon) where only one (1) is allowed. The additional free-standing signs are the Electric Vehicle Charging Station (sign “R” on Exhibit 1), the Menu Board relative to the drive-thru (sign “B” on Exhibit 1), and the Canopy Sign above the fueling stations (sign “F” on Exhibit 1). Collectively referred to as the “Free-Standing Signs.”

The Applicant sought three (3) variances in May/June of 2024 all of which were granted. There have been no changes to the proposal relative to the extension/renewal of the relief sought.

After the Applicant received the relief from the ZBA, the Applicant then proceeded to Site Review before the Planning Board and, in sum, the first Site Plan was rejected by the Planning Board. The Applicant returned with a modified Site Plan that addressed previously raised concerns regarding the first Site Plan related to noise levels, traffic, and screening. Most of said

¹ The initial request called for 5 signs but some are now no longer required due to the removal of the car wash.

concerns were addressed by the Applicant through subtle amendments to the Site Plan such as fencing, etc.

The only truly significant amendment was the Applicant removed the proposed Car Wash in response to several abutters' concerns having to do with noise (*air dryer*). Beyond the car wash being removed, there is little change made to the Site Plan that would impact any of the aforementioned variance extensions/renewals – *all other relevant factors have not changed since the original variances were requested in 2024.*

The subsequent version of the Site plan was approved on February 25, 2026. As of now, the aforesaid variances are still good but are set to expire as per the HZO on June 27, 2026. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to “substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this extension/renewal in order preserve the previously granted relief.

BACKGROUND

The intended project is a gas station/convenience store to be constructed at 91-97 Lowell Road in Hudson (the “Property”). The Property is located in the Business Zone (“B Zone”) as defined in the HZO.

Currently, the Property is undeveloped and consists of multiple lots that will be merged into one lot totaling 5 acres, give or take. The Property is within the Aquifer area; however, its transmissivity is within the “Low-Moderate Yield.” See HZO Map III-12 (Aquifer).

The surrounding area is almost exclusively commercial and the Property does abut the Town Residential Zone (“TR Zone”).

Notably, the Property, when looking head on from Lowell Road, is flanked on the right (north) side by a tall vegetative buffer and on the left (south) side by a 2-story building (*built in 1983 according to tax records*) that is well inside the 50-foot setback from Lowell Road.

The project adheres to the 50-foot setback, the gas canopy is setback over 100 feet from Lowell Road, and the main building is setback over 200 feet from Lowell Road. As such, the project will be tucked back from Lowell Road and not very visible to motorists on Lowell Road until they are passing very close to the Property.

RELIEF REQUESTED

Relief is requested from **Section 334-64 (A)** of the Ordinance which restricts the total area of a Free-Standing Sign to 100 square feet and a maximum height of 30 feet. The proposed Pylon is only intended to be 25 feet high, therefore, the requested relief is relative to only the square footage. Given the site distance issues as described above, the Pylon needs to have the extra square footage to fit all various types of businesses and relative information in such a way to be readable for motorists. Motorists will not see the sign until they are close to the Property due to the large preexisting structure and vegetation, described above, on the north and south abutting lots.

Relief is also requested from **HZO Section 334-64** to allow for the additional Free-Standing Signs, as described above, as the HZO only allows for one such sign. The Free-Standing Signs are needed to identify different areas of the Property that are set apart from the main structure. The HZO, while very comprehensive and robust, does not lend itself to the type and style of this project. Said project is a gas station/convenience store, which is a commonplace business for a commercial zone such as the one at issue.

1. **Granting the variance would not be contrary to the public interest because:**

The standard for prongs one and two of the variance criteria is whether the requested relief, if granted, will *alter the essential character of the neighborhood or negatively impact the health, welfare, and safety of the surrounding area* and *mere conflict with the terms of the ordinance is insufficient* as all variance requests are somewhat averse to an ordinance, hence why the relief is sought in the first instance. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

Furthermore, it important to note that prong 1 is in the negative. That is to say that it does not require the Applicant to prove that the proposed use is IN the public interest, but only to prove that it is NOT CONTRARY TO the public interest.

PYLON:

A Pylon of appropriate size showing the location and price of gas for purchase is a benefit to the general public. The Property is located in the B Zone and sits along a busy road in an almost exclusively commercial area. Lowell Road is a main thoroughway for Hudson, which is also known as State Route 3A, consisting of two lanes of opposite traffic with a middle lane for turning.

Drivers who need, among other things, gas must know where they are going and the Pylon will help alert motorists to the presence of the business and aid in the traffic flow.

The proposed Pylon is the standard sign that is used by the Applicant at most, if not all, of their businesses. The Pylon will not cause a distraction because it is a relatively standard gas station sign like so many used at many gas stations throughout the state and the Pylon will not obstruct the vision of drivers or block surrounding businesses.

Although 'standard,' what makes the needs of this sign different is the number of items that must be displayed as there are multiple businesses and services that are being proposed. The proposal will not only include a gas station but also a convenience store, separate coffee shop counter business, and an Electric Vehicle ("EV") charging station. EV charging stations are lacking in the state and the need for such stations is becoming more and more necessary as people make the switch to electric vehicles in these modern times.

The proposed Pylon will be an appropriate sign for the B Zone and it will not alter the overall esthetic of the area since the area is commercial.

The purpose and goal of the Ordinance, particularly Section 334-64 (A), is to ensure that signage does not get too large, unsightly, or cause any distractions for motorists.

The proposed Pylon does not create a distraction because it is a standard gas station sign and it does not obstruct the views of drivers who will benefit from a sign showing where a gas station is located. Notably, the Pylon is intended to stand at 5 feet less than the HZO's height limit so it will not be particularly tall but will have slightly more mass to it with the requested square footage.

Overall, the new sign will blend in with the surrounding area because the abutters are largely commercial businesses and will likely benefit said business customers visiting the Property that may be in the area to dine at the nearby restaurants or shop at the nearby stores.

In sum, the Pylon is in line with the essential character of the neighborhood, which is commercial in nature, and poses no significant threat to the health, welfare, and safety of the surrounding area.

Free-Standing Signs:

Much of the same can be said for the additional Free-Standing Signs, which are a relatively benign ask. These signs will certainly pose no threat to the community nor will they even be particularly visible from Lowell Road or Atwood Avenue.

Rather, these signs are needed to identify specific areas of the Property so one knows where the EV charging station is, *etc.* Moreover, given that the EV charging station is separate from the main building, the only way to construct these signs is by having them be free-standing since it would be illogical to have them as part of the main building.

The signs would not detract from the essential character of the neighborhood, said character being commercial, nor be a threat to public safety – indeed – they would seem very commonplace for what is being proposed.

Finally, since the Free-Standing signs will assist patrons with their movement around the Property they will aid and foster public safety.

2. If the variance were granted, the spirit of the ordinance would be observed because:

As a matter of law, the analysis for both prongs one and two of the Variance criteria are the same. As such, the Applicant incorporates and repeats the narrative of Prong 1 (above) and reiterates the same for Prong 2. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

3. Granting the variance would do substantial justice because:

Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. Malachy Glen Assocs. v. Town of Chichester, 155 N.H. 102, 109 (2007).

The Pylon Sign:

Here, the loss to the applicant in not approving this variance would far outweigh any benefit to the general public. A gas station requires a Pylon of appropriate size to help customers find the gas station and see it from a distance so they have ample to time to be in the correct lane to turn into the gas station. Moreover, the Pylon needs to accurately convey the various businesses and amenities that will be available at the Property.

If the Pylon could not be seen from a distance, the customers may be unable to reach the gas station in time and end up driving by, or they may attempt to reach the gas station by cutting through multiple lanes, turning around in other business' driveways, etc.

The Pylon will help bring in customers to the Property and the sign will not block any views, obstruct sightlines, or block any abutting commercial properties.

Free-Standing Signs:

Finally, the Free-Standing Signs are necessary to identify stand-alone areas of the Property that are not attached to the main building.

If denied, the public gains nothing. The signs are meant to be informational and foster public safety. A denial would only result in a more confusing layout for the business wherein nobody wins.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The Property currently is an undeveloped 'eyesore' so the overall project as a whole will be a significant improvement to what exists there today.

The abutters are largely other commercial properties with signs to attract customers. The Pylon will not block any of the abutters from the sight of potential customers and a large sign showing the location of the gas station will attract potential customers to the area. The Free-Standing Signs would not even be seen from Lowell Road or Atwood Avenue.

Finally, given that the Property is currently unused and unsightly the proposal as a whole will likely positively affect the surrounding properties. Indeed, we contend that this project will be an attractive business when constructed.

5. Unnecessary Hardship:

“Hardship,” under NH RSA 674:33, I (b) (1) (A) and (B) is a straight-forward three step analyses;

- a. What are the special conditions of the property, if any;
- b. ‘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,’ **which can be said another way that if the variance is granted would it unreasonably frustrate the purpose ordinance;** and,
- c. Is the proposed use reasonable?

The special conditions (a) are satisfied due to the unique characteristics of the section of Lowell Road where the Property is located.

Despite being right in the heart of the B Zone, the immediate Property falls in something of a business ‘dead zone.’ Across the street there is a restaurant, the entrance to County Road, and an empty vacant commercial lot.

Significantly, there is a dense vegetative buffer along the Property line to the north that would obstruct the Property's view if a motorist is driving south.

The abutting property to the south (99 Lowell Road) is preexisting and nonconforming, at least with respect to the setback from Lowell Road, and is almost on top of Lowell Road. Furthermore, the part of the structure within the setback is also rather tall, at least taller than the rest of the structure. As such, similarly to the vegetation to the north, the building to the south will obstruct the Property's view for a motorist travelling north.

Therefore, in light of these special conditions the mass of the Pylon needs to be large enough so a driver can ascertain what amenities are present at the Property within a short span of time, since drivers will only have a few seconds to read the sign as its view will be obstructed by the either structures or vegetation to the north and south.

Finally, the Pylon has a lot of information to convey. First, the gas prices need to be displayed prominently – a requirement and staple of all gas stations. Second, there is a convenience store, the gas itself (Shell), the coffee shop, and the EV charging station. As such, the extra square footage is needed to convey all the businesses and amenities while still remaining below the height requirement.

Turning to the other Free-Standing Signs, the HZO does not seem to contemplate a scenario like what is being proposed. The Free-Standing signs are critical to identify the various areas of the Property given there is a separate EV charging station. It would be illogical to place these signs upon the main building when said amenity is separate and distinct.

Next, is whether “[n]o fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the

property.” See NH RSA 674:33, *et seq.* Or, again, if the variance is granted will it *unreasonably frustrate the purpose of the HZO.*

The purpose and goal of the Ordinance is to ensure that signage does not get too large, too numerous, too unsightly, or cause too many distractions.

Here, despite the extra square footage the Pylon will not be particularly tall, in fact it will be 5 feet under that which is allowed under the HZO. We contend the Pylon will be attractive as the Applicant has several similar businesses located throughout New England. Indeed, there is one located at 4 Blackstone Drive in Nashua should any ZBA members wish to view it in order to familiarize themselves with what is being proposed.

The Pylon’s extra square footage is needed so that the Applicant can fit all the various businesses and amenities on offer in a manner that can be read safely by drivers who will only have a short span of time to ascertain the Pylon’s verbiage due to the obstructions to the north and south.

Finally, the free-Standing Signs are, again, a benign ask that will not be seen from Lowell Road or Atwood Avenue but are needed to direct customers to the appropriate area of the Property depending on what the customer is seeking (*e.g., EV charging*).

Overall, we contend that what the Applicant is asking for with respect to this relief will not unreasonably frustrate the purpose of the HZO.

As for (c), the proposed use for all the signs under this variance is commercial and the B Zone allows for commercial businesses such as gas stations and, thus, the proposed use is reasonable.



TOWN OF HUDSON

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

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

Zoning Determination #26-037

April 9, 2026

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104

Re: 91/95/97 Lowell Road and 7 Atwood, 14 Benton Ave.
198/016-000; 198/015-000; 198-014-000
198/012 000; 198/011-000
District: Business (B)

Dear Mr. Drescher

Request for Extension of Variances:

Please advise as to which application package(s) are required to request an extension of the Zoning Board's granted variances for signage, originally approved on June 27, 2024. The delay is due to the time required to obtain Planning Board approval for the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c.

Zoning Review

According to Town records, all three lots are classified as vacant commercial properties. The parcel at 7 Atwood contains a residential structure built in 1940 and a service shop constructed in 1947. Combined, the lots total approximately 3 acres.

All lots are serviced by Town water; however, while 91-97 Atwood are connected to Town sewer, 7 Atwood has Town water only and is not connected to Town sewer.

Plans Attached: Site Development Plans Date 4-19-24
Site Development Plans Date 12-22-25

On June 27, 2024, three (3) variances were granted, as follows:

1. 198-012 a – A variance to allow three (3) business and industrial wall signs where only one (1) is permitted.
2. 198-012 b – A variance to allow a freestanding “pylon” sign with 146.9 square feet where a maximum of 100 square feet is permitted, and to allow five (5) freestanding signs where each individual site is limited to one (1) freestanding pole or ground sign.
3. 198-012 c – A variance to allow several directional and directory signs to exceed three (3) square feet in area, where such signs are limited to no more than three (3) square feet and may not contain additional advertising or messaging other than incidental corporate or institutional symbols or logos.

Previous Signs Approved by Variance on June 27, 2024

1) Wall Signs

Three (3) wall signs where one (1) is permitted:

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

2) Freestanding Signs

Where no more than one (1) freestanding pole or ground sign is permitted:

- (W) Car wash menu
- (R) Electric charging station identification sign
- (U) Coin box canopy sign
- (B) Menu board
- (A) New identification sign

3) Directional Signs

Where signs are limited to three (3) square feet:

- (G) Twelve dispenser signs (3.1 sq. ft. each)
- (T) One flip sign (open/close) (3.7 sq. ft.)
- (S) Car wash enter/exit sign (5.1 sq. ft.)

Determination

After reviewing the updated sign package, there has been a reduction in the total number of signs. This reduction results from the removal of the car wash use, which was eliminated during the Planning Board site plan review process.

Below are the three sign categories for which variances were granted on June 27, 2024. Within each category, several signs from the original variance approvals have been removed, as outlined below.

1) Wall Signs

These remain the same as those approved on June 27, 2024:

Three (3) wall signs where one (1) is permitted:

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

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

These signs require a variance from the Zoning Board of Adjustment per § 334-63, Business and Industrial Building Signs.

2) Freestanding Signs

These have been reduced but remain consistent with the relief granted on June 27, 2024:

- (R) Electric charging station identification sign
- (B) Menu board
- (A) New identification sign

These signs require a variance from the Zoning Board of Adjustment per § 334-64, Freestanding Business and Industrial Signs.

3) Directional Signs

These have been reduced from the original approval:

- (G) Twelve dispenser signs (3.1 sq. ft. each)

These signs require a variance from the Zoning Board of Adjustment per § 334-68, Directional and Directory Signs.

Final Determination

Due to the date on which the three variances were granted, an extension from the Zoning Board of Adjustment is required pursuant to § 334-82, *Time Limits*. You will need to complete a variance application form, the same type that was submitted for the original variance request.

Sincerely,

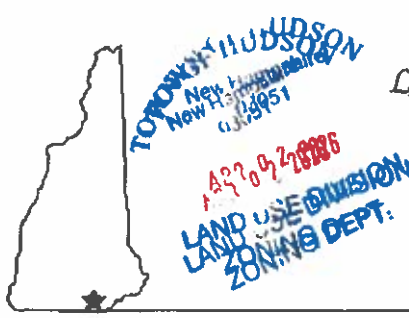


Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Jim Michaud, Chief Assessor
Inspectional Services
Owner: Colbea Enterprises
File

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

26-037



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 4/2/2026

Property Location 91 - 97 Lowell Road, Hudson, NH

Map 198 Lot 11,12 Sublot 14, 15, 16

Zoning District if known B-Business

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)

Please advise as to required application package(s) needed to request renewal/extension of Zoning Board grants of variances for signage, approved on 6/27/2024. The delay is due to time needed to get Planning Board approval of the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c. Please see attached updated plans. Please also advise as to the additional requirements, if any, for the attached plans to meet application check-list requirements so that this information may be communicated to the engineer before submittal.

Applicant Contact Information:

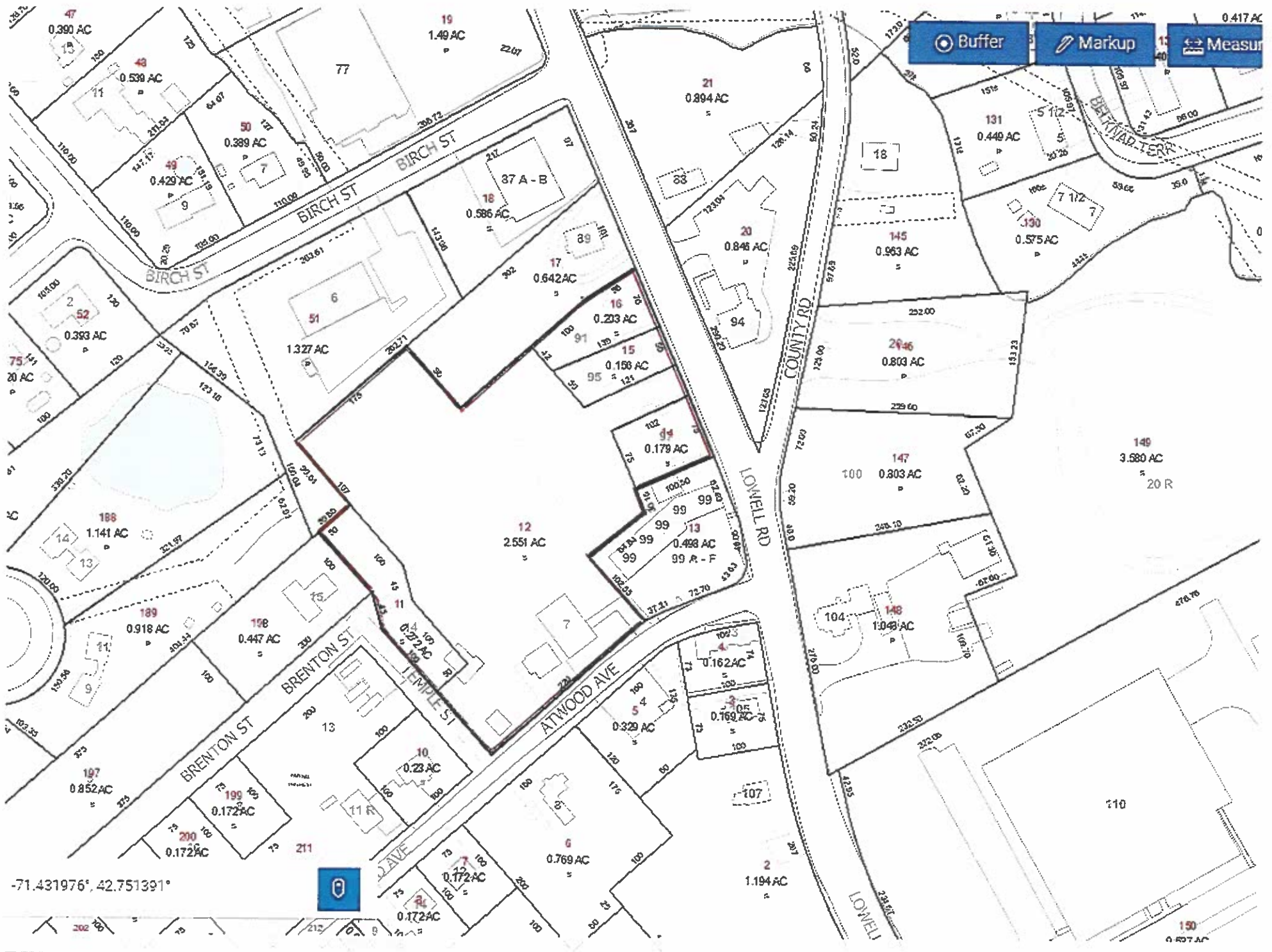
Name: Colbea Enterprises, through their attorney, Christopher B. Drescher, Esq.
 Address: 722 Chestnut Street, Manchester, NH 03104
 Phone Number: 603-624-4333
 Email: cdrescher@cbzlaw.com

For Office use

ATTACHMENTS: TAX CARD | GIS

NOTES: stamped plans required / final plans approved by PB. Highlight specific signs on variance applications.

ZONING DETERMINATION LETTER SENT DATE: _____



Buffer Markup Measure

-71.431976°, 42.751391°



Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|----------------------------|--|-------|--------------------------------|---------|----------|------|---------|--------------|------|---------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML1 | Comm-Lowell St Map 10 Area | | | 2025 | 3900 | 200,400 | 2025 | 3900 | 200,400 | 2024 | 3900 | 200,400 |
| | | TOPO | UTILITIES | | | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | | |
| | | Septic | | | | | | | | | | | | |
| | | Access Only | | | Total | | 200,400 | Total | | 200,400 | Total | | 200,400 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|------|-------------|------------|-----|-----|------------|----|--|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | 0 | 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC, | Appraised Bldg. Value (Card) | | 0 |
| COLBEA ENTERPRISES, LLC | 8896 | 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | 0 |
| SOJKA, ERIC | 8011 | 0644 | 08-12-2008 | U | V | 70,500 | 38 | Grantor: SOJKA, ERIC, | Appraised Ob (B) Value (Bldg) | | 0 |
| SOJKA, ERIC | 2004 | 2518 | 11-25-2004 | U | V | 0 | 38 | | Appraised Land Value (Bldg) | | 200,400 |
| SOJKA, CHESTER W. | 2052 | 0298 | 09-29-1969 | Q | V | | 00 | Grantor: SOJKA, CHESTER W., Grantor: SOJKA, CHESTER W., | Special Land Value | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | 200,400 |
| | | | | | | | | | Valuation Method | | C |
| | | | | | | | | | Total Appraised Parcel Value | | 200,400 |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | | | | | |
|-------------------|----------------------|------------|------|--------------------|----------|---------|------------------------------|--|--|--|--|---------|
| Parcel ID | 198-016-000 | Descrpt | Code | Appraised | Assessed | | | | | | | |
| Zoning | BD:Business District | LAND | 3900 | 200,400 | 200,400 | | | | | | | |
| Flood Hazard | C | | | | | | | | | | | |
| Neigh/Abut1 | | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | | | | | | | |
| Neigh/Abut3 | PREV 0046-0017-0000 | | | | | | | | | | | |
| GIS ID | 198-016-000 | Assoc Pid# | | Total: | 200,400 | 200,400 | Total Appraised Parcel Value | | | | | 200,400 |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|---|----|----|----------------------------------|------------------------|----|----|----------------------------------|
| VERTICAL BLINDS STORE, TENANT AT WILL FO R 3 YRS. P.D.A.S. B.P. = NO START, RE-CH K 4/02/ boundary plan #39005/unoccupied 2017/Back on Market 2018 - Summit Realty as an assemblage | | | | Date | Id | Cd | Purpost/Result |
| | | | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | | | 06-15-2017 | 09 | 45 | Field Review |
| | | | | 04-28-2017 | 07 | 81 | Income And Expense Returned |
| | | | | 02-24-2017 | 07 | 80 | Income And Expense Request Maile |
| | | | | 05-15-2012 | 09 | 45 | Field Review |
| | | | | 03-01-2012 | 01 | 80 | Income And Expense Request Maile |
| 02-16-2007 | 01 | 80 | Income And Expense Request Maile | | | | |
| 11-21-2006 | 09 | 03 | Meas/Inspect | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|--------------------|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | |
| 2018-00311 | 04-16-2018 | DM | Demolition | | C | | | | |
| 2002-46 | 07-30-2001 | MN | Manual | | C | | | Visit Notes: Demo; | |

| 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 | 0.203 | AC | 260,000 | 3.45 | E | 1.00 | ML1 | 2.60 | Other | 0.65 | 0.65 | other=visibility; | 200,400 |
| Total Card Land Units: | | | | 0.203 AC | | Parcel Total Land Area: | | | | 0.203 AC | | Total Land Value: | | 200,400 | | |

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

Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| 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 | LB | 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 | | | | |

Property Location: 95 LOWELL RD
 Vision ID: 6325 Account #: 3848

Parcel ID: 198/015/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:39:44 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|-----------------------|------------|------|--------------------------------|----------|-------|---------|--------------|---------|-------|----------|--|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed | |
| | | ML2 | Comm- Upper Lowell St | | 2025 | 1300 | 138,700 | 2025 | 1300 | 138,700 | 2024 | 1300 | 138,700 | |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | | |
| | | | | Town Sewer | | | | | | | | | | |
| | | | | | | Total | 138,700 | Total | 138,700 | Total | 138,700 | Total | 138,700 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|-----|------------|---------|---|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: 91-95 LOWELL ROAD, LLC. Grantor: SOJKA, ERIC Grantor: SOJKA, CHESTER Grantor: MINROF, JAMES C. | Appraised Bldg. Value (Card) | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | 0 |
| 91-95 LOWELL ROAD, LLC | | 8011 0646 | 08-12-2008 | U | V | 70,500 | 38 | | Appraised Ob (B) Value (Bldg) | | 0 |
| SOJKA, CHESTER W. | | 2004 2518 | 11-24-2004 | U | V | 0 | 81 | | Appraised Land Value (Bldg) | | 138,700 |
| 91-95 LOWELL ROAD, LLC | | 2816 0343 | 01-12-1981 | Q | V | | 00 | | Special Land Value | | 0 |
| | | | | | | Total: | 138,700 | 138,700 | Total Appraised Parcel Value | | 138,700 |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | APPRAISED VALUE SUMMARY | |
|-------------------|----------------------|---------------------|--------------------|------|-----------|------------------------------|------------------------------|
| Parcel ID | 198-015-000 | | Descrpt | Code | Appraised | Assessed | Total Appraised Parcel Value |
| Zoning | BD:Business District | | LAND | 1300 | 138,700 | 138,700 | 138,700 |
| Flood Hazard | C | | | | | | Valuation Method |
| Neigh/Abut1 | | | | | | | C |
| Neigh/Abut2 | | | | | | | |
| Neigh/Abut3 | | PREV 0046-0016-0000 | | | | | |
| GIS ID | 198-015-000 | Assoc Pid# | | | Total: | 138,700 | 138,700 |
| | | | | | | Total Appraised Parcel Value | 138,700 |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|--|----|----|-----------|------------------------|----|----|---------------------------------|
| GRY/boundary plan #39005/Back on Market 2018 - Summit Realty as an assemblage 06/19: THIS HO ME HAS BEEN DEMO'D/NOW VACANT. | | | | Date | Id | Cd | Purpost/Result |
| | | | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | | | 06-07-2019 | 19 | 02 | Measured |
| | | | | 11-08-2011 | 14 | 02 | Measured |
| | | | | 08-25-2007 | 08 | 02 | Measured |
| | | | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map |
| | | | | 03-28-2001 | 00 | 02 | Measured |
| 02-11-1991 | 02 | 14 | Inspected | | | | |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments |
| 2018-00312 | 04-16-2018 | DM | Demolition | | C | | | |

| 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 | 1300 | VACANT RES LAND | Site | 0.156 AC | 170,000 | | 4.35 | 5 | 1.00 | ML2 | 1.50 | Develop | 0.80 | | size; | 138,700 |
| Total Card Land Units: | | | | 0.156 AC | Parcel Total Land Area: | | | | 0.156 | AC | Total Land Value: | | | 138,700 | | |

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

Property Location: 95 LOWELL RD
 Vision ID: 6325 Account #: 3848

Parcel ID: 198/015/000//
 Bidg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:39:44 PM

| 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: 97 LOWELL RD
 Vision ID: 6323 Account #: 3850

Parcel ID: 198/014/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:40:19 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|--|--|------------------------|-----------------------|------------------|---------|--------------------------------|----------|---------|------|--------------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML2 | Comm- Upper Lowell St | | 2025 | 3900 | 152,000 | 2025 | 3900 | 152,000 | 2024 | 3900 | 152,000 |
| | | TOPO | | UTILITIES | | | | | | | | | |
| | | Rolling | | Town Water | | | | | | | | | |
| | | Town Sewer | | | | | | | | | | | |
| | | | | Total | 152,000 | | Total | 152,000 | | Total | 152,000 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|-----|---------------|---------|--|-------------------------------|---------|--|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC, HENRIETTE L., | Appraised Bldg. Value (Card) | 0 | |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | 0 | |
| SOJKA, ERIC | | 8114 2673 | 07-16-2009 | U | V | 180,000 | 81 | | Appraised Ob (B) Value (Bldg) | 0 | |
| | | | | | | | | | Appraised Land Value (Bldg) | 152,000 | |
| | | | | | | | | | Special Land Value | 0 | |
| | | | | | | | | | Total Appraised Parcel Value | 152,000 | |
| | | | | | | | | | Valuation Method | C | |
| | | | | | | Total: | 152,000 | 152,000 | Total Appraised Parcel Value | 152,000 | |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | NOTES | | | | | |
|-------------------|----------------------|------------|------|--------------------|----------|---|--|-------|--|---------|---------|------------------------------|---------|
| Parcel ID | 198-014-000 | Descrpt | Code | Appraised | Assessed | 11-8-11 EXT INSP:SMALL 3x8 PATIO IN FRON T OF FFL AREA. TOO SMALL FOR CARD./bound ary plan #39005/bldgs demo'd after 4-1-2 018/Back on Market 2018 - Summit Realty as an assemblage | | | | | | | |
| Zoning | BD:Business District | LAND | 3900 | 152,000 | 152,000 | | | | | | | | |
| Flood Hazard | C | | | | | | | | | | | | |
| Neigh/Abut1 | | | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | Total: | | | | 152,000 | 152,000 | Total Appraised Parcel Value | 152,000 |
| Neigh/Abut3 | | | | | | | | | | | | | |
| GIS ID | 198-014-000 | Assoc Pid# | | | | | | | | | | | |

| BUILDING PERMIT RECORD | | | | VISIT / CHANGE HISTORY | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|------------------------|------------|----------|---------------------------------|---|--------|-----------|-------|----------|----|----|----------------|------------|----|----|--------------|------------|----|----|----------|------------|----|----|----------|------------|----|----|---------------------------|------------|----|----|---------------------------------|------------|----|----|------------------|------------|----|----|-----------|------------|----|----|----------|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018-00313 | 04-17-2018 | DM | Demolition | | C | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | <table border="1"> <thead> <tr> <th>Date</th> <th>Id</th> <th>Cd</th> <th>Purpost/Result</th> </tr> </thead> <tbody> <tr><td>10-29-2018</td><td>01</td><td>20</td><td>Other Change</td></tr> <tr><td>11-08-2011</td><td>14</td><td>02</td><td>Measured</td></tr> <tr><td>08-25-2007</td><td>06</td><td>02</td><td>Measured</td></tr> <tr><td>05-16-2007</td><td>01</td><td>43</td><td>Comm Ind Zone Letter Sent</td></tr> <tr><td>01-13-2006</td><td>01</td><td>71</td><td>Acreage Adjustment From New Map</td></tr> <tr><td>08-06-2002</td><td>00</td><td>18</td><td>Hearing - Change</td></tr> <tr><td>04-19-2001</td><td>00</td><td>14</td><td>Inspected</td></tr> <tr><td>03-28-2001</td><td>00</td><td>02</td><td>Measured</td></tr> </tbody> </table> | | | | Date | Id | Cd | Purpost/Result | 10-29-2018 | 01 | 20 | Other Change | 11-08-2011 | 14 | 02 | Measured | 08-25-2007 | 06 | 02 | Measured | 05-16-2007 | 01 | 43 | Comm Ind Zone Letter Sent | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map | 08-06-2002 | 00 | 18 | Hearing - Change | 04-19-2001 | 00 | 14 | Inspected | 03-28-2001 | 00 | 02 | Measured |
| Date | Id | Cd | Purpost/Result | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10-29-2018 | 01 | 20 | Other Change | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11-08-2011 | 14 | 02 | Measured | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08-25-2007 | 06 | 02 | Measured | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 05-16-2007 | 01 | 43 | Comm Ind Zone Letter Sent | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 08-06-2002 | 00 | 18 | Hearing - Change | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 04-19-2001 | 00 | 14 | Inspected | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 03-28-2001 | 00 | 02 | Measured | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

| 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 | 0.217 AC | 260,000 | | 3.26 | E | 1.00 | ML2 | 1.50 | Develop | 0.55 | size; | 152,000 |
| Total Card Land Units: | | | | 0.217 AC | Parcel Total Land Area: | | | | 0.217 | AC | Total Land Value: | | | | 152,000 |

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

Property Location: 97 LOWELL RD
 Vision ID: 6323 Account #: 3850

Parcel ID: 198/014/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:40:19 PM

| 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 | Total Value | 0 | | | | |

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1

Card Address: Card #: 1 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:38 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|---------------------|-----------|-------|--------------------------------|----------|---------|---------|--------------|---------|---------|----------|---------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed | |
| | | RE | Residential Average | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 | |
| | | TOPO | | UTILITIES | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 |
| | | Level | Town Water | | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 | |
| | | Town Sewer | | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 | | |
| | | | | | Total | 706,300 | | Total | 706,300 | | Total | 706,300 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|-----|------------|------|-----------------------------------|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | | 0 00 | Grantor: SOJKA, ERIC, CHESTER W., | Appraised Bldg. Value (Card) | | 206,300 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | 7,300 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | Q | I | | 0 00 | | Appraised Ob (B) Value (Bldg) | | 45,700 |
| | | | | | | | | | Appraised Land Value (Bldg) | | 447,000 |
| | | | | | | | | | Special Land Value | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | 706,300 |
| | | | | | | | | | Valuation Method | | C |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | | APPRAISED VALUE SUMMARY | |
|-------------------|----------------------|---------------------|--------------------|------|----------------|----------------|-------------------------------------|--|
| Parcel ID | 198-012-000 | | Describe | Code | Appraised | Assessed | Total Appraised Parcel Value | |
| Zoning | BD:Business District | | BLDG | 0101 | 72,176 | 72,176 | 706,300 | |
| Flood Hazard | B | | LAND | 0101 | 202,800 | 202,800 | Valuation Method | |
| Neigh/Abut1 | | | OB | 0101 | 8,632 | 8,632 | C | |
| Neigh/Abut2 | | | LAND | 1010 | 57,000 | 57,000 | | |
| Neigh/Abut3 | | PREV 0046-0013-0000 | BLDG | 3320 | 141,424 | 141,424 | | |
| GIS ID | 198-012-000 | Assoc Pid# | LAND | 3320 | 187,200 | 187,200 | | |
| | | | OB | 3320 | | | | |
| | | | Total: | | 706,300 | 706,300 | Total Appraised Parcel Value | |
| | | | | | | | 706,300 | |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|---|--|------------------------|----|----|----------------------------------|
| BLU, INT AVG, GAR CB/for sale june 2012= | | Date | Id | Cd | Purpost/Result |
| \$1.95 million, for sale 2/2013 for \$1.5 | | 05-16-2022 | 24 | 45 | Field Review |
| 5 million, includes this site plus 198-1 | | 06-15-2017 | 09 | 45 | Field Review |
| 1, 14, 15, 16/boundary plan #39005/Back | | 05-18-2012 | 09 | 45 | Field Review |
| on Market 2018 - Summit Realty as an ass | | 08-25-2007 | 06 | 02 | Measured |
| emblage | | 03-04-2002 | 00 | 80 | Income And Expense Request Maile |
| | | 09-18-2001 | 00 | 16 | Fieldrev-Chg |
| | | 04-03-2001 | 00 | 03 | Meas/Inspect |
| | | 02-08-1991 | 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 | 0101 | SINGLE FAMILY RES M | Site | 1.000 | AC 260,000 | | 1.00 | E | 1.00 | ML2 | 1.50 | | | USE: | 390,000 |
| 1 | 1010 | SINGLE FAMILY RES | Excess | 1.461 | AC 26,000 | | 1.00 | 0 | 1.00 | ML2 | 1.50 | | | | 57,000 |
| Total Card Land Units: | | | | 2.461 AC | | Parcel Total Land Area: | | | | 2.461 AC | | Total Land Value: | | 447,000 | |

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

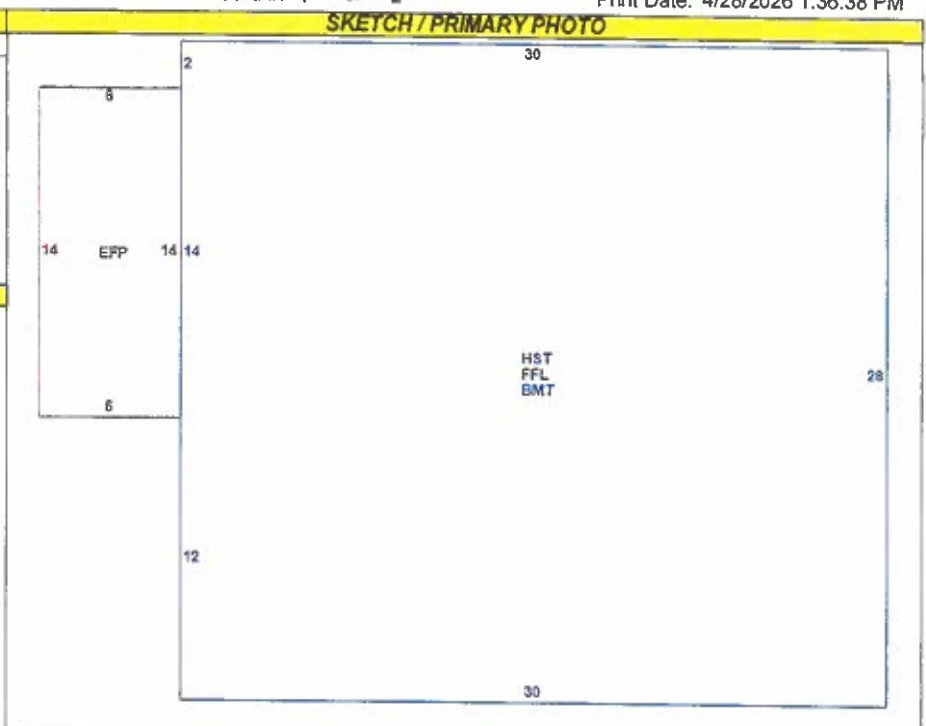
Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:38 PM

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|--------|-----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Model | 01 | Residential | Avg Ht/FL | 8 | |
| Stories: | 1.5 | | Extra Kitchens | 0 | |
| Style: | 04 | Cape Cod | Add Kitchen Ra | | |
| Grade: | C | Average | | | |
| (Liv) Units | 1 | | | | |
| Exterior Wall 1 | 04 | Vinyl | | | |
| Roof Structure | 01 | Gable | | | |
| Roof Cover | 01 | Asphalt Shingle | | | |
| Frame | 01 | Wood | | | |
| Foundation | 02 | Conc Block | | | |
| Interior Wall 1 | 02 | Plaster | | | |
| Interior Floor 1 | 02 | Softwood | | | |
| Heat Fuel | 01 | Oil | | | |
| Heat Type | 01 | Forced Air | | | |
| # Heat Systems | 1 | | | | |
| AC Percent | 0 | | | | |
| Total Rooms | 6 | | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 1 | | | | |
| 3/4 Baths | 0 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 0 | | | | |
| Kitchens | 1 | | | | |
| Kitchen Rating | AV | Average | | | |
| Bath Rating | AV | Average | | | |
| Half Bath Rating | | | | | |
| Bsmt Garage | 0 | | | | |
| Fireplace(s) | 0 | | | | |
| Fireplace Rating | | | | | |
| WS Flues | 0 | | | | |
| Color | YELLOW | | | | |
| Avg Ht/FL | 8 | | | | |
| Extra Kitchens | 0 | | | | |
| | | | COST / MARKET VALUATION | | |
| | | | Building Value New | | 231,323 |
| | | | Year Built | | 1940 |
| | | | Effective Year Built | | 1987 |
| | | | Depreciation Code | | AV |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | 35 |
| | | | Functional Obsol | | |
| | | | External Obsol | | 5 |
| | | | Trend Factor | | 1.000 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | 60 |
| | | | RCNLD | | 138,800 |
| | | | 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 Bld | Cnd. | % G | Assd. Value |
| CPORT | Carport | L | 378 | UNITS | 22.00 | 1940 | AV | 60 | 5,000 |
| GAR1 | Garage, 1 story | L | 576 | SQ. FT | 33.70 | 1940 | AV | 60 | 11,600 |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|-----------------------------------|-----------------------|-------------|------------|----------|--------------------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| BMT | Basement, Unfinished | 0 | 840 | 210 | 37.82 | 31,771 |
| EFP | Encl. Porch, Finished | 0 | 84 | 59 | 106.26 | 8,926 |
| FFL | First Floor, Finished | 840 | 840 | 840 | 151.29 | 127,084 |
| HST | Half Story, Finished | 420 | 840 | 420 | 75.65 | 63,542 |
| Total Liv Area/Gr. Area/Eff Are | | 1,260 | 2,604 | 1,529 | Total Value | 231,323 |



Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/ 012/ 000/ 1
 Bldg #: 2

Bldg Name:
 Card #: 2 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:39 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|-------|---------------------|------------|--------------------------------|------|----------|---------|------|----------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | RE | | Residential Average | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 |
| | | TOPO | | UTILITIES | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 |
| | | 01 | Level | 03 | Town Water | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 |
| | | | | 02 | Town Sewer | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 |
| | | | | | 3320 | 141,424 | | 3320 | 141,424 | | 3320 | 141,424 | | |
| | | | | | Total | 706,300 | | Total | 706,300 | | Total | 706,300 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | VI | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|----|--------------|----|---|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 00 | | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | 206,300 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 18 | | | Appraised Xf (B) Value (Bldg) | | 7,300 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | Q | I | 0 00 | | | Appraised Ob (B) Value (Bldg) | | 45,700 |
| | | | | | | | | | Appraised Land Value (Bldg) | | 447,000 |
| | | | | | | | | | Special Land Value | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | 706,300 |
| | | | | | | | | | Valuation Method | | C |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | |
|-------------------|----------------------|---------------------|--------------------|------|-----------|----------|
| Parcel ID | 198-012-000 | | Descript | Code | Appraised | Assessed |
| Zoning | BD:Business District | | BLDG | 0101 | 72,176 | 72,176 |
| Flood Hazard | B | | LAND | 0101 | 202,800 | 202,800 |
| Neigh/Abut1 | | | OB | 0101 | 8,632 | 8,632 |
| Neigh/Abut2 | | | LAND | 1010 | 57,000 | 57,000 |
| Neigh/Abut3 | | PREV 0046-0013-0000 | BLDG | 3320 | 141,424 | 141,424 |
| GIS ID | 198-012-000 | Assoc Pid# | LAND | 3320 | 706,300 | 706,300 |
| | | | Total: | | 706,300 | 706,300 |

| NOTES | | VISIT / CHANGE HISTORY | | | | | |
|--|--|------------------------|----|------|----|----|----------------|
| TINY'S GARAGE. JUNK YARD IN BACK. FOR S ALE 603-889-0616 5/22 VACANT; BOARDED-UP | | Date | Id | Type | Is | Cd | Purpost/Result |
| | | 06-15-2017 | 09 | | | 45 | Field Review |
| | | 05-18-2012 | 09 | | | 45 | Field Review |
| | | 08-25-2007 | 06 | | | 02 | Measured |
| | | 09-18-2001 | 00 | | | 14 | Inspected |
| | | 04-03-2001 | 00 | | | 03 | Meas/Inspect |
| | | 02-08-1991 | 02 | | | 14 | Inspected |

| BUILDING PERMIT RECORD | | | | | | |
|------------------------|------------|--------|-------------|--------|--------|----------|
| Permit Id | Issue Date | Permit | Description | Amount | Status | 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 | |
| 2 | 3320 | AUTO REPAIR SHOPS | Site | 0.000 AC | 0 | | 1.00 | 0 | 1.00 | RE | 1.00 | | | 0 | |
| Total Card Land Units: | | | | 0.000 AC | Parcel Total Land Area: | | | | 2.461 | AC | Total Land Value: | | | | 0 |

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

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 2

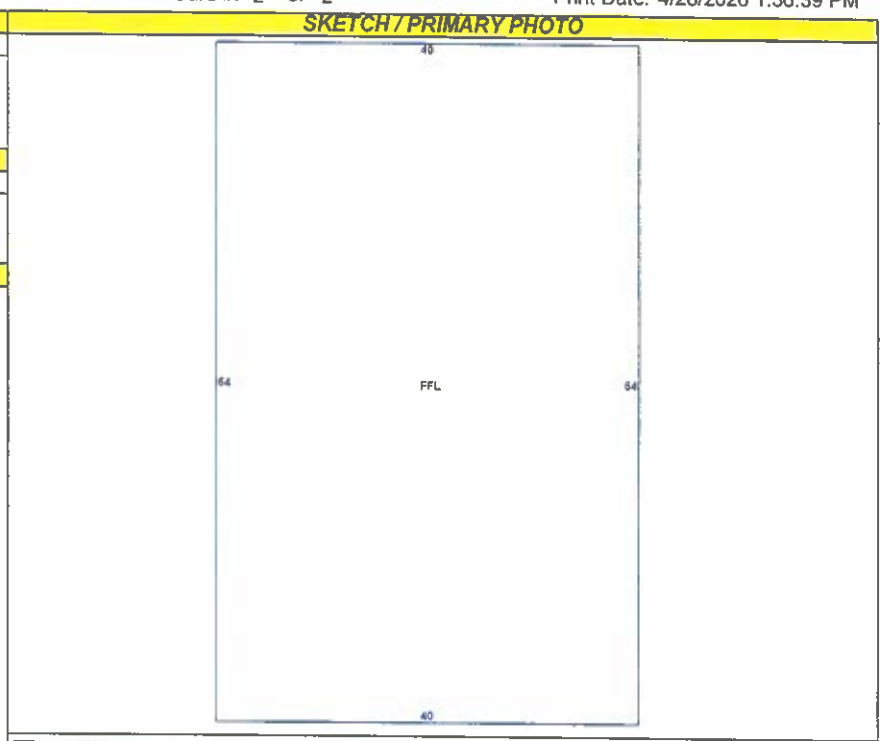
Bldg Name:
 Card #: 2 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:39 PM

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-------|-----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Model | 94 | Com/Ind | Frame | 01 | |
| Style: | 25 | Service Shops | Foundation | 06 | |
| Grade | D | Fair | Bsmnt Garage | 0 | |
| Stories: | 1 | | | | |
| # of Units | 2 | | | | |
| Wall Height | 12.00 | | | | |
| Exterior Wall 1 | 18 | Corr Steel | | | |
| Exterior Wall 2 | 04 | Vinyl | | | |
| Roof Structure | 01 | Gable | | | |
| Roof Cover | 01 | Asphalt Shingle | | | |
| Interior Wall 1 | 05 | Minimal | | | |
| Interior Wall 2 | | | | | |
| Interior Floor 1 | 12 | Concrete | | | |
| Interior Floor 2 | | | | | |
| Heat Fuel | 01 | Oil | | | |
| Heat Type | 05 | Steam | | | |
| 2nd Heat Type | | | | | |
| AC Percent | 0 | | | | |
| Heat/AC | | | | | |
| Full Baths | 0 | | | | |
| 3/4 Baths | 0 | | | | |
| Half Baths | 1 | | | | |
| Kitchens | 0 | | | | |
| Baths/Plumbing | 02 | AVERAGE | | | |
| Bedrooms | 0 | | | | |
| Ceiling/Wall | | | | | |
| Rooms/Partition | L | Light | | | |
| % Comn Wall | 0.00 | | | | |
| % Heated | 100 | | | | |
| # Heat Systems | 1 | | | | |
| % Sprinkler | | | | | |
| Frame | 01 | Wood | | | |

| MIXED USE | | |
|-----------|-------------------|------------|
| Code | Description | Percentage |
| 3320 | AUTO REPAIR SHOPS | 100 |
| | | 0 |
| | | 0 |

| COST / MARKET VALUATION | |
|--------------------------|---------|
| RCN | 135,081 |
| Year Built | 1947 |
| Effective Year Built | 1972 |
| Depreciation Code | FR |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 50 |
| Functional Obsol | |
| External Obsol | |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 50 |
| RCNLD | 67,500 |
| 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 Price | Yr Blt | Cond. | % Gd | Assd. Value | |
| GAR1 | Garage, 1 story | L | 1,500 | SQ. FT | 33.70 | 1960 | FR | 50 | 25,300 | |
| LIFT | Automotive Lift | B | 1 | UNITS | 7260.00 | 1947 | FR | 50 | 7,300 | |
| PAVASP | Asphalt Paving | L | 3,800 | UNITS | 2.00 | 1980 | FR | 50 | 3,800 | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | |
|---------------------------------------|-----------------------|-------------|------------|----------|-------------|----------------|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
| FFL | First Floor, Finished | 2,560 | 2,560 | 2,560 | 52.77 | 135,081 |
| Total SQFT / Sketched Area / Eff Area | | 2,560 | 2,560 | 2,560 | Total Value | 135,081 |



Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|----------------------|-----------|--|--------------------------------|------|----------|------|-------|--------------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | RD | Residential Avg/Fair | | | 2025 | 1300 | 120,200 | 2025 | 1300 | 120,200 | 2024 | 1300 | 120,200 |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | | |
| | | Septic | | | | | | | | | | | | |
| | | Total | | 120,200 | | Total | | 120,200 | | Total | | 120,200 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|--|------------------------------|------------|-----|-----|------------|------|---|-------------------------------|--|--|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | | 0 00 | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W., Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| SOJKA, ERIC | | 2004 2518 | 06-12-2009 | U | V | | 46 | | Appraised Ob (B) Value (Bldg) | | | | 0 |
| SOJKA, CHESTER W. | | 1994 0140 | 08-30-1968 | Q | V | | 00 | | Appraised Land Value (Bldg) | | | | 120,200 |
| | | Special Land Value | | | | | | | | | | | 0 |
| | | Total Appraised Parcel Value | | | | | | | | | | | 120,200 |
| | | Valuation Method | | | | | | | | | | | C |
| | | Total Appraised Parcel Value | | | | | | | | | | | 120,200 |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | | APPRAISED VALUE SUMMARY | |
|-------------------|----------------------|------------|--------------------|------|-----------|----------|------------------------------|--|
| Parcel ID | 198-011-000 | | Descript | Code | Appraised | Assessed | | |
| Zoning | BD:Business District | | LAND | 1300 | 120,200 | 120,200 | | |
| Flood Hazard | C | | | | | | Valuation Method | |
| Neigh/Abut1 | | | | | | | | |
| Neigh/Abut2 | | | | | | | | |
| Neigh/Abut3 | PREV 0046-0012-0000 | | | | | | | |
| GIS ID | 198-011-000 | Assoc Pid# | | | | | Total Appraised Parcel Value | |
| | | | Total: | | 120,200 | 120,200 | Total Appraised Parcel Value | |
| | | | | | | | 120,200 | |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|--|--|------------------------|----|----|---------------------------------|
| 10-25-11 EXT INSP: SHED IS MORE OF A OLD TRUCK BODY./boundary plan #39005/Back on Market 2018 - Summit Realty as an assem blage 6/19 PROPERTY NOW VACANT | | Date | Id | Cd | Purpost/Result |
| | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | 06-04-2019 | 19 | 02 | Measured |
| | | 10-25-2011 | 14 | 02 | Measured |
| | | 08-12-2007 | 06 | 02 | Measured |
| | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map |
| | | 11-24-2004 | 01 | 20 | Other Change |
| | | 04-03-2001 | 00 | 03 | Meas/Inspect |
| | | 05-17-1991 | 02 | 14 | Inspected |

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | |
| 2018-00310 | 04-16-2018 | DM | Demolition | | C | | | | |

| 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 | 1300 | VACANT RES LAND | Site | 0.275 AC | 170,000 | | 2.70 | 5 | 1.00 | RD | 0.95 | | | | | 120,200 |

Total Card Land Units: 0.275 AC Parcel Total Land Area: 0.275 AC Total Land Value: 120,200

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

Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

| 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 Bt | 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 | | | | | | | | | |

EXHIBIT 1

334-04 (R)(B)(A) ~~FREESTANDING SIGNS~~ (F) ¹⁶ 5-6-24

PROPOSED SIGN SCHEDULE

| MARK | DESCRIPTION | SIZE | AREA (SF) | QUAN. | SIZE (SF) | ILLUMINATION | REMARKS | TYPE |
|---|----------------------|-------------------------|-----------|-------|-----------|--------------|---------|-------------|
| FREESTANDING SIGNS | | | | | | | | |
| A | I.D. SIGN | 6'-0" x 25'-0" | 146.9 | 1 | 146.9 | INT | NEW | GROUND |
| TOTAL FREESTANDING SIGNAGE: 146.9 S.F. (100 S.F. TOTAL PERMITTED) | | | | | | | | |
| *HUDSON ZBA GRANTED RELIEF AT JUNE 27, 2024 MEETING FOR TOTAL S.F. | | | | | | | | |
| B | MENU BOARD SIGN | 3'-1 1/2" x 7'-2 1/2" | 60.0 | 1 | 60.0 | INT | NEW | GROUND |
| TOTAL MENU BOARD SIGNAGE: 60 S.F. | | | | | | | | |
| WALL SIGNS | | | | | | | | |
| C | "SEASONS" SIGN | 24' x 3'-6" | 84 | 1 | 84 | INT | NEW | WALL |
| D | "CORNER MARKET" SIGN | 15'-8" x 0'-10 1/2" | 13.95 | 1 | 13.95 | NON | NEW | WALL |
| E | CO-BRAND SIGN | 7'-1" x 2'-6" | 17.7 | 1 | 17.7 | INT | NEW | WALL |
| F | CANOPY SIGN | 4'-0" x 4'-0" | 16.0 | 2 | 32.0 | INT | NEW | WALL |
| G | DRIVE-THRU AWNING | 4'-4 1/2" x 5'-0" | 11.5 | 1 | 11.5 | NON | NEW | WALL |
| TOTAL WALL SIGNAGE: 159.15 S.F. (216 S.F. PERMITTED - 2X BUILDING FRONTAGE) | | | | | | | | |
| (CONVENIENCE STORE FRONTAGE = 108') | | | | | | | | |
| DIRECTIONAL AND MISCELLANEOUS SIGNS | | | | | | | | |
| G | LED PRICES | 2'-6" x 1'-0" | 2.5 | 12 | 30.0 | INT | NEW | MISC |
| H | VIDEO SCREEN | 0'-8 1/2" x 0'-6 1/2" | 0.4 | 12 | 4.8 | INT | NEW | MISC |
| I | DISPENSER SIGN | 4'-9" x 0'-2 1/2" | 3.1 | 12 | 37.2 | NON | NEW | MISC |
| J | DRIVE-THRU SIGN | 2'-6" x 2'-0" | 2.75 | 4 | 11.0 | INT | NEW | DIRECTIONAL |
| K | "WELCOME" SIGN | 4'-3" x 0'-6" | 2.1 | 1 | 2.1 | INT | NEW | DIRECTIONAL |
| L | "DO NOT ENTER" SIGN | 2'-6" x 2'-5" | 6.3 | 5 | 31.5 | NON | NEW | DIRECTIONAL |
| M | "STOP" SIGN | 2'-6" x 2'-5" | 6.3 | 5 | 31.5 | NON | NEW | DIRECTIONAL |
| N | CLEARANCE BAR | 7'-10 1/2" x 0'-11 1/2" | 7.5 | 1 | 7.5 | NON | NEW | DIRECTIONAL |
| P | "NO PARKING" SIGN | 1'-0" x 1'-6" | 1.5 | 3 | 4.5 | NON | NEW | DIRECTIONAL |
| R | CHARGING BAY SIGN | 6'-0" x 2'-2 1/2" | 17.2 | 1 | 17.2 | NON | NEW | DIRECTIONAL |
| TOTAL DIRECTIONAL AND MISCELLANEOUS SIGNAGE: 177.3 S.F. | | | | | | | | |

SITE DEVELOPMENT PLANS

TAX MAP '98 LOTS 11, 12, '14, 15, & '16
SIGNAGE PLAN & ELEVATIONS
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS APRIL 18, 2024

Seacoast Division

Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Soil Technicians

170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone (603) 431-2222
Fax (603) 431-0910
www.tfm-nh.com

18'49.00

DATE: 10/24/2024

PROJECT: 18'49-00_SIGN

SHEET: C-15

Apr 01, 2024 - 12:31pm
 File: C:\Projects\18149\18149.dwg
 Lowell Rd Hudson NH 03801
 Season's Market - Hudson, NH
 Production Drawings: 18149.dwg

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____ SIGNATURE DATE: _____ AND _____

CHAIRMAN: _____ SECRETARY: _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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48 Constitution Drive, Bedford, NH 03110
All rights reserved. These plans and materials may not be copied, modified, reprinted or otherwise reproduced in any form or by any means without the prior written permission of TFM, Inc.
This plan is not effective unless signed by a duly authorized officer of TFM, Inc.

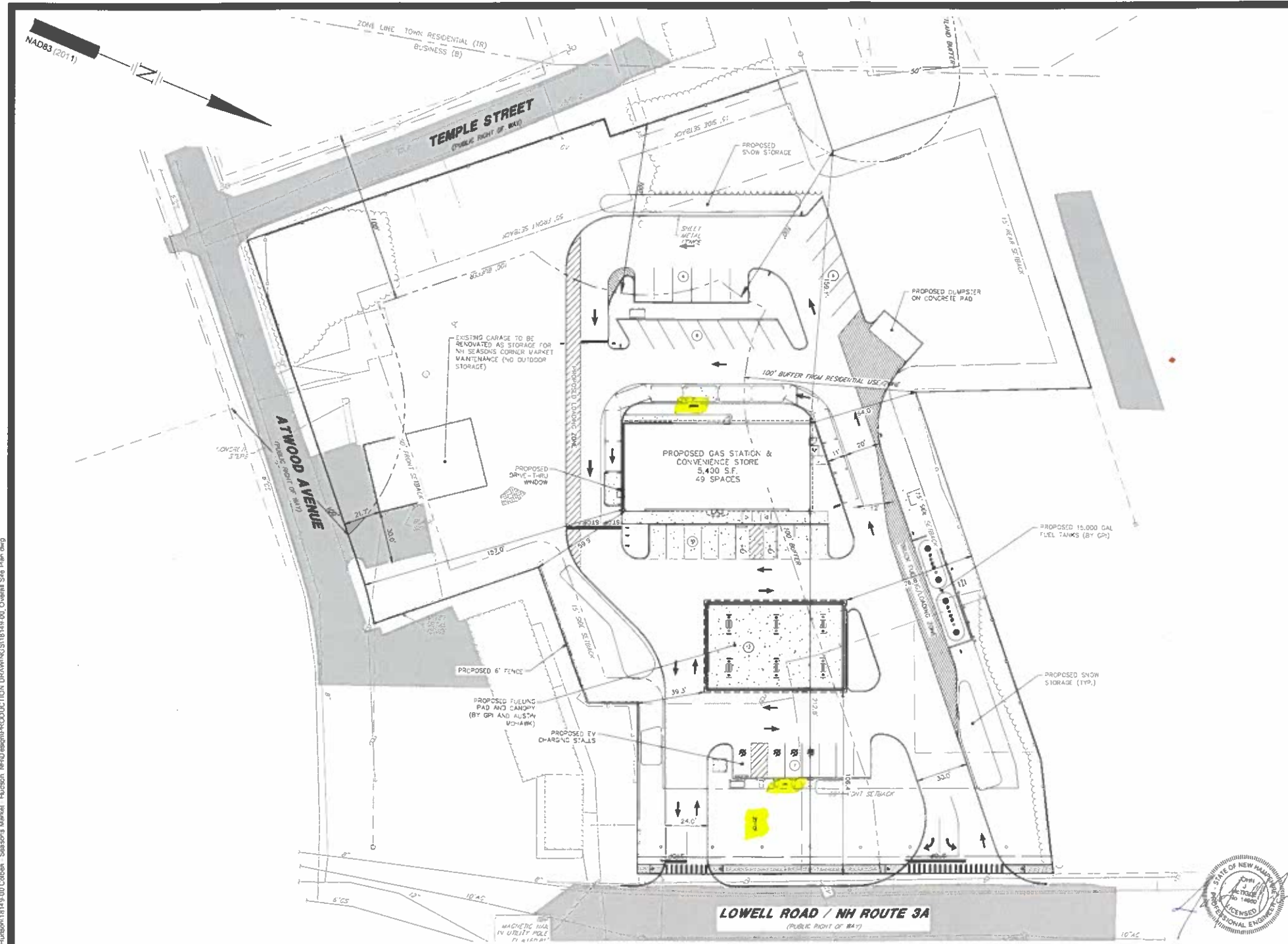
R PROPOSED CHARGING BAY SIGN (NON-ILLUMINATED) AREA=17.2 SF (QTY. 1)

| REV. | DATE | DESCRIPTION | BY | CHK |
|------|------------|-------------------------------------|-----|-----|
| 3 | 3/15/2024 | REMOVE CAR WASH SIGNAGE | JAC | JCR |
| 2 | 2/9/2024 | NO REVISIONS THIS SHEET | JAC | JCR |
| 1 | 12/22/2023 | REVISED PER TUSS & O'NEILL COMMENTS | JAC | JCR |

EXHIBIT 2

EXHIBIT 3

334-64 (R)(B)(A) FREESTANDING SIGNS



SITE DATA

OWNER OF RECORD OF MAP 198 LOT 11, 12, 14, 15, 16: COLBEA ENTERPRISES, LLC
 699 GEORGE WASHINGTON HIGHWAY, LINCOLN, RI, 02852
 DEED REFERENCE TO PARCEL: 19 BK 6998 PG 1947
 AREA OF PARCEL = 147,962± SF OR 3.39681 ACRES

ZONED: BUSINESS
 EXISTING USE: COMMERCIAL/RESIDENTIAL
 PROPOSED USE: GAS STATION/CONVENIENCE STORE WITH DRIVE-THRU

- THE PURPOSE OF THIS PLAN IS TO DEPICT CONSTRUCTION OF A SINGLE STORY, 5,400 S.F. GAS STATION AND CONVENIENCE STORE, ALONG WITH A FUELING CANOPY (CONSISTING OF SIX DISPENSER ISLANDS FOR A TOTAL OF 12 FUELING STATIONS) WITHIN THE BUILDING IS A CO-TENANT OF 552 S.F. WITH A DRIVE-THRU WINDOW. THE PLAN ALSO DEPICTS THE RENOVATION OF AN EXISTING GARAGE ON SITE TO BE USED FOR STORAGE OF SEASONS CORNER MARKET STORE AND GAS PUMP MAINTENANCE ITEMS.
- TYPICAL HOURS OF OPERATION: 24 HRS.
- 3. DIMENSIONAL REQUIREMENTS (CURRENT ZONING)**

| MINIMUM LOT DIMENSIONS: | REQUIRED: | PROVIDED: |
|-------------------------|----------------------|----------------------|
| LOT AREA | 30,000 SF (0.69± AC) | 148,104 SF (3.41 AC) |
| LOT FRONTAGE | 150 FT | >150 FT |

| MINIMUM YARD DIMENSIONS: | REQUIRED: | PROVIDED: |
|--------------------------|-----------|-----------|
| FRONT | 50 FT | 157 FT |
| SIDE | 15 FT | 59.9 FT |
| REAR | 15 FT | 159.1 FT |

| MAXIMUM STRUCTURE DIMENSIONS: | REQUIRED: | PROVIDED: |
|-------------------------------|-----------|-------------------------|
| STRUCTURE HEIGHT | 50 FT | <50 FT (22.54 EXISTING) |
| LOT COVERAGE | 60% | 47.3% |
| MINIMUM LANDSCAPE BUFFER: | | |
| BUFFER FRONT | 35 FT | 35 FT |
| BUFFER SIDE | 15 FT | 3 FT *NEEDED REQUIRED |
| BUFFER REAR | 15 FT | >15 FT |
| MINIMUM RESIDENTIAL BUFFER | 50 FT | 5 FT *NEEDED REQUIRED |
| MINIMUM OPEN SPACE | 40% | 55.4% |

- 4. PARKING REQUIREMENTS**

| PARKING SPACES (SEE CALCULATION) | 47 SPACES | 49 SPACES |
|----------------------------------|---------------|---------------|
| ACCESSIBLE SPACES (REQ'D BY ADA) | 2 SPACES | 2 SPACES |
| PARKING SPACE SIZE | 10 FT X 20 FT | 10 FT X 20 FT |
| ALLEY WIDTH | 24 FT | 24 FT |

- 5. PARKING CALCULATIONS**

REQUIRED PARKING RATIO:

| | |
|--------------------------|-------------------------------------|
| ADJUTIVE FUEL STATION: | 1 SPACE/PLUMP PLUS 1 SPACE/EMPLOYEE |
| FAST FOOD W/ DRIVE-THRU: | 1 SPACE/100 S.F. |
| RETAIL: | 1 SPACE/200 S.F. |

TOTAL REQUIRED = 12 PLUMPS + 1 SPACE/PLUMP = 12 SPACES + 1 SPACE = 13 SPACES
 5 EMPLOYEES + 1 SPACE/EMPLOYEE = 5 SPACES
 552 S.F. * 1 SPACE/100 S.F. = 5.5 SPACES
 4,960 S.F. * 1 SPACE/200 S.F. = 24.8 SPACES
TOTAL = 47 SPACES

- ### NOTES
- SEE NOTES ON SHEET C-01.
 - ALL DIMENSIONS ARE TO THE FACE OF CURB UNLESS NOTED OTHERWISE.
 - LIGHTING, SIGNAGE, LANDSCAPING, AND SCREENING SHALL MEET THE REQUIREMENTS OF THE HUDSON ZONING ORDINANCE AND SITE PLAN REGULATIONS.
 - SNOW SHALL NOT BE STOCKPILED IN STORMWATER BMP'S, WETLAND BUFFERS, OR WETLANDS. SEE SNOW STORAGE LOCATIONS. IN THE EVENT THAT THE SNOW STORAGE AREAS PROVIDED ON THE SITE ARE COMPLETELY UTILIZED, EXCESS SNOW SHALL BE TRANSPORTED OFF SITE FOR DISPOSAL IN ACCORDANCE WITH HUDSON REGULATION. IF SNOW IS STORED WITHIN PARKING AREA, KEEP CATCH BASINS CLEAR. SEE SHEET C-04 AND C-05 FOR SNOW STORAGE AREAS.
 - THE PROPOSED CO-TENANT ASSOCIATED WITH THE CONVENIENCE STORE WILL NOT INCLUDE ANY INDOOR OR OUTDOOR SEATING.

SITE DEVELOPMENT PLANS

TAX MAP 198 LOTS 11, 12, 14, 15, & 16
OVERALL SITE LAYOUT PLAN
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
 OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

1"=60' (11"x17")
SCALE: 1"=30' (22"x34") **OCTOBER 28, 2025**

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____
 CHAIRMAN: _____ SIGNATURE DATE: _____ AND _____
 SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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This plan is not effective unless signed by a duly authorized officer of TFM, Inc.



| REV# | DATE | DESCRIPTION | DR | CR |
|------|------------|------------------------------------|-----|-----|
| 3 | 3/10/2025 | NO REVISIONS TO SHEET | JJC | CRK |
| 2 | 2/9/2025 | REVISED PER FUS & O'NEILL COMMENTS | JJC | CRK |
| 1 | 12/22/2024 | REVISED PER FUS & O'NEILL COMMENTS | JJC | CRK |

Seacoast Division

TFM Civil Engineers
 Structural Engineers
 Geologic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0910
 www.tfm-inc.com

18149.00 C-03

Mar 13, 2025 - 3:30pm
 File: H:\SEC_Invest\18149.00\Collon - Hudson - INFO\design\PRODUCTION DRAWING\18149.00_Overall Site Plan.dwg

Printed
5/06/2026
9:19AM
Created
5/06/2026
9:00 AM

Transaction Receipt

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

Receipt# 864,746
tgoodwyn

| | Description | Current Invoice | Payment | Balance Due |
|------|--|-----------------|----------|-------------|
| 1.00 | Zoning Applications- 5/28/26 ZBA Mtg. 91-97 Lowell Rd Map 198, Lots 16,15,14,12,11 | | | |
| | Variance a | 0.00 | 185.0000 | 0.00 |
| | Variance b | 0.00 | 185.0000 | 0.00 |
| | Variance c | 0.00 | 185.0000 | 0.00 |
| | Abutter Notices | 0.00 | 97.4400 | 0.00 |
| | | | Total: | 652.44 |

| Remitter | Pay Type | Reference | Tendered | Change | Net Paid |
|--------------------------------|----------|-------------|----------|--------|----------|
| Cronin Bisson & Zalinsky, P.C. | CHECK | CHECK# 3703 | 652.44 | 0.00 | 652.44 |

Total Due: 652.44
Total Tendered: 652.44
Total Change: 0.00
Net Paid: 652.44

CRONIN BISSON & ZALINSKY, P.C. - PETTY CASH ACCOUNT

Town of Hudson

4/29/2026

Extension of Variances for Colbea Enterprises

3703

652.44

BNE/Petty Cash Acct Extension of Variances

652.44

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 198-012 b**, being a case brought by **Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, to request an extension/renewal of the following variance granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH.** [Map 198, Lots 011, 012, 014, 015, 016; Zoned Business (B); HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]

- b. Free-Standing Signs: A variance to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign.**

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

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

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



Variance c-renewal/extension
Application

Christopher B. Drescher
Admitted in NH

April 22, 2026

Town of Hudson
ZBA
C/O Chris Sullivan
12 School Street
Hudson, NH 03051

IN RE: **Variance Renewal – Colbea Enterprises, LLC, 91-97 Lowell Road**

Greetings to the Honorable Board:

This office represents Colbea Enterprises, LLC, the Applicant relative to **Case #198-012 a, Case #198-012 b, and Case #198-012 c**, located at **91-97 Lowell Road**.

In June of 2024, the Applicant received three (3) variances associated with the signage for this project. As of now, the aforesaid variances are still good but are set to expire as per the HZO on ***June 27, 2026***. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to “substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this renewal in order preserve the previously granted relief.

Notably, the first Site Plan an application was *denied* and the Applicant returned to with a revised Site Plan application to address previously raised concerns. In sum, the most significant change was the removal of a proposed car wash. It was this subsequent Site Plan that was approved on ***February 25, 2026***.

We opted to provide this cover letter to explain that we are submitting two signage plans as Exhibit “1” and Exhibit “2” that will be attached to each Application.

Exhibit 1, depicts the current signage that is the subject of this renewal request and was part of the original variance request in 2024.

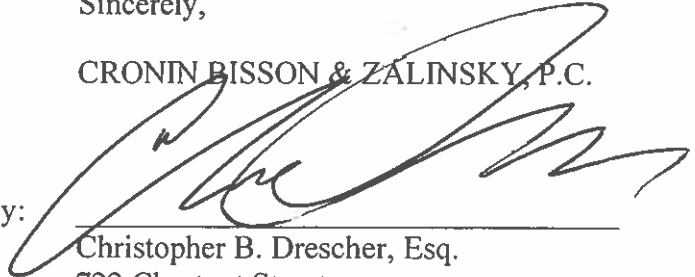
Exhibit 2, is the previous signage plan from 2024, however, it has been annotated with “Xs” to demonstrate to the Honorable Board what has been removed in light of the above referenced revision. We offer this Exhibit 2 simply as a helpful tool for the ZBA.

Should you have any questions, concerns, or if I forgot anything please do not hesitate to contact me at the information below.

Sincerely,

CRONIN BISSON & ZALINSKY, P.C.

By:

A handwritten signature in black ink, appearing to read 'Chris Drescher', written over a horizontal line.

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104
(603)-624-4333
cdrescher@cbzlaw.com

MAY 05 2026
LAND USE DIVISION
ZONING DEPT.

APPLICATION FOR A VARIANCE

VARIANCE C
DISPENSER SIGNS
H20 334-68

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

Case No. 198-012C(05-28-26)
Date Filed 5/5/26

Name of Applicant Colbea Enterprises, LLC Map: 198 Lot: 11,12,14,15,16 Zoning District: B-Business
Contact person: Jay Hall, Esq., duly authorized
Telephone Number (Home) Colbea: 401-943-0005 ext: 356 (Work) Attorney: 603-624-4333
Christopher Drescher, Esq.
Mailing Address 695 George Washington Highway, Lincoln, RI 02865
Owner Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI 02865

Location of Property 91-97 Lowell Road, Hudson, NH
(Street Address)

x [Signature]
Signature of Applicant

x 4-10-26
Date

x [Signature]
Signature of Property-Owner(s)

x 4-10-26
Date

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

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

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

Date received: 5/5/26

COST:

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

15 Abutter Notice:

8 Direct Abutters x Certified postage rate \$ 6.08 = \$ N/C

8 Indirect Abutters x First Class postage rate \$ 0.78 = \$ N/C

Total amount due: \$ 185

Var. a - \$282.44
Var. b - \$185
Var. c - \$185

Amt. received: \$ 652.44

Receipt No.: 864,746

Received by: [Signature]

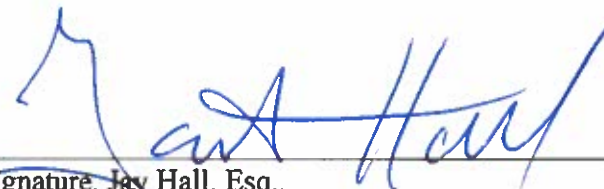
Check #
3703

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

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

LETTER OF AUTHORITY/PERMISSION

The undersigned, being the owner of the property known as 91-97 Lowell Road, Map 198, Lots 11,12,14,15 &16, hereby grants authority and consent to attorneys at Cronin, Bisson & Zalinsky, P.C., to sign and file ZBA and Planning Board applications and any related materials on my behalf and deliver the same to the Town of Hudson, represent me at any hearing(s) concerning these applications, and perform all other necessary actions in connection with such applications.



Signature, Jay Hall, Esq.,

Duly Authorized for Colbea Enterprises, LLC



Date

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 |
|------------------------|---|-------------------|
| x <u>JH</u> Pending | Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| x <u>JH</u> Pending | 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> |
| x <u>JH</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> |
| x <u>JH</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | <u>TG</u> |
| x <u>JH</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> |
| x <u>JH</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> |
| x <u>JH</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> |
| x <u>JH</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> |
| x <u>JH</u> | If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board. | <u>N/A</u> |

CERTIFIED PLOT PLAN:

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

76
Attached -
See
Signage
Plans
Exhibits 1,2,3

a) JAH The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan.

b) JAH The plot plan shall be up-to date and dated, and shall be no more than three years old.

c) JAH The plot plan shall have the signature and the name of the preparer, with his/her/their seal.

d) JAH 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) JAH 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) JAH 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) JAH The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments.

h) JAH The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance.

i) JAH 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.

JAH
Signature of Applicant(s)

4-10-26
Date

JAH
Signature of Property Owner(s)

4-10-26
Date

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|---------------------------|---------------------|--|---|
| SUBJECT PROPERTIES | | | |
| 198 | 016 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 015 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 014 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 012 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| 198 | 011 | COLBEA ENTERPRISES, LLC | 695 GEORGE WASHINGTON HWY LINCOLN, RI 02865 |
| DIRECT ABUTTERS | | | |
| 197 | 051 | KON-SULT, INC. | 6 BIRCH STREET HUDSON, NH 03051 |
| 197 | 189-002 | GARDINER, ARTHUR B. GARDINER, MARY J. | 11 LINDEN STREET HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 211 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 010 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 006 | SOJKA, JOHN F. SOJKA, ANNE L. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 005 | SOJKA, ANNE L., TR. ANNE L. SOJKA FAMILY TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 004 | DILLON -JAMES PROPERTIES LLC | 195R CENTRAL STREET HUDSON, NH 03051-4805 |
| 198 | 013-CDX Nos. 1-6 | STRATOS REALTY TRUST TSOULAKOS, STEVE, TRUSTEE | * 6308 HALIFAX DRIVE NEW PORT RICHEY, FL 34653 |
| 198 | 147 | 100 LOWELL ROAD, LLC | 122 LOWELL ROAD-S-3. HUDSON, NH 03051 |
| 198 | 020 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 021 | MANNINO INVESTMENTS, LLC | 14 WINN ROAD NASHUA, NH 03062 |
| 198 | 017 | LACHANCE, MARTHA | PO BOX 893 HUDSON, NH 03051 |
| 198 | 146 | TOWN OF HUDSON | 12 SCHOOL STREET HUDSON, NH 03051 |
| 197 | 197 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 198 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |

* Staff
edited
TG

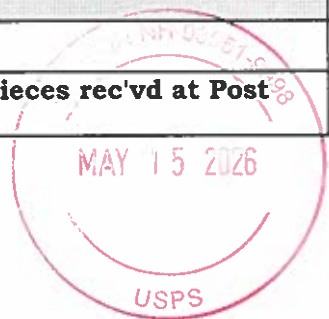
| | | | |
|-------------------|---------|---|---------------------------------------|
| 198 | 001 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 002 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 003 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 008 | SOJKA, ANNE L., TR. SOJKA REVOCABLE TRUST | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 197 | 188-001 | VOLIS, ANTHONY L. VOLIS, ROBERTA M. | 13 LINDEN STREET HUDSON, NH 03051 |
| 197 | 188-002 | MANNING, DAVID E | 9 LINDEN STREET HUDSON, NH 03051 |
| 197 | 189-001 | WHALEN, STEPHANIE M. | 9 LINDEN STREET HUDSON, NH 03051 |
| INDIRECT ABUTTERS | | | |
| 198 | 007 | SOJKA, BRIAN M. | 11 ATWOOD AVENUE HUDSON, NH 03051 |
| 198 | 148 | MAYNARD, RONALD F. MAYNARD, JERILYN O. | 104 LOWELL RD. HUDSON, NH 03051 |
| 198 | 018 | PATEL, AVANI, TR PATEL, ASHOKKUMAR, TR | 96 SNOW ROAD HAVERHILL, MA 01830 |
| 198 | 145 | QUIGLEY, PAMELA J. | 18 COUNTY ROAD HUDSON, NH 03051 |
| 197 | 187-002 | KAPIL, ASHU; BHARDWAJ, SHWETA | 12 LINDEN ST HUDSON, NH 03051 |
| 197 | 187-001 | PURCELL, SCOTT D. PURCELL, CASSANDRA | 10 LINDEN STREET HUDSON, NH 03051 |
| ATTORNEY | | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET MANCHESTER, NH 03104 | |
| ENGINEER | | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | By 1 st class mail + \$.78 |
| ARCHITECT | | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | By 1 st class mail + \$.78 |

USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6526 00 | COLBEA ENTERPRISES. LLC 695 GEORGE WASHINGTON HWY, LINCOLN, RI 02865 | APPLICANT/OWNER NOTICE MAILED RE: Map 198, Lots 11,12,14,15,16 |
| 2 | 9589 0710 5270 3393 6526 17 | KON-SULT, INC. 6 BIRCH STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6526 24 | WHALEN, STEPHANIE M. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | 9589 0710 5270 3393 6526 31 | GARDINER. ARTHUR B.; GARDINER. MARY J. 11 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 5 | 9589 0710 5270 3393 6526 48 | SOJKA, ANNE L., TR.; SOJKA REVOCABLE TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | RE: Map 197, Lots 197,198 and Map 198, Lots 1-3,5,8 |
| 6 | 9589 0710 5270 3393 6526 55 | SOJKA, ANNE L., TR.; ANNE L. SOJKA FAMILY TRUST 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED RE: Map 197, Lot 211 and Map 198, Lot 010 |
| 7 | 9589 0710 5270 3393 6526 62 | DILLON -JAMES PROPERTIES LLC 195R CENTRAL STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 8 | 9589 0710 5270 3393 6526 79 | SOJKA, JOHN F.; SOJKA, ANNE L. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 9 | 9589 0710 5270 3393 6526 86 | STRATOS REALTY TRUST; TSOULAKOS, STEVE, TRUSTEE 6308 HALIFAX DRIVE, NEW PORT RICHEY, FL 34653 | ABUTTER NOTICE MAILED RE: Map 198, Lot 013, Sublots 1-6 |
| 10 | 9589 0710 5270 3393 6526 93 | LACHANCE, MARTHA PO BOX 893, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| | Total Number of pieces listed by sender 10 | Total number of pieces rec'vd at Post Office 10 | Postmaster (receiving Employee) S.G. |

USPS-Verified Mail

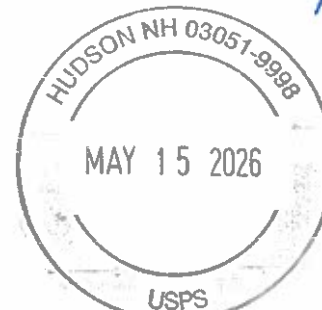
| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 2 of 2 |
|---------|--|--|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6527 09 | MANNINO INVESTMENTS, LLC 14 WINN RD., NASHUA, NH 03062 | ABUTTER NOTICE MAILED Re: Map 198, Lots 20, 21 |
| 2 | 9589 0710 5270 3393 6527 16 | 100 LOWELL RD, LLC 122 LOWELL RD. - S-3, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | 9589 0710 5270 3393 6527 23 | VOLIS, ANTHONY L. ; VOLIS, ROBERTA M. 13 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-001 |
| 4 | 9589 0710 5270 3393 6527 30 | MANNING, DAVID E. 9 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED Re: Map 197, Lot 188-002 |
| 5 | 9589 0710 5270 3393 6527 47 | CHRISTOPHER DRESCHER CRONIN, BISSON & ZALINSKY P.C. 722 CHESTNUT STREET, MANCHESTER, NH 03104 | APPLICANT/OWNER NOTICE MAILED |
| 6 | | | |
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USPS-First Class Mail

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|----------------|--|--|--|
| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL | Case# 198-012 VARIANCES a, b, c 91-97 Lowell Rd, Hudson, NH 03051 Map 198/Lot 012-000 1 of 1 |
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | Mailed First Class | PURCELL, SCOTT D.; PURCELL, CASSANDRA 10 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 2 | Mailed First Class | KAPIL, ASHU; BHARDWAJ, SHWETA 12 LINDEN STREET, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 3 | Mailed First Class | SOJKA, BRIAN M. 11 ATWOOD AVENUE, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 4 | Mailed First Class | PATEL, AVANI, TR.; PATEL, ASHOKKUMAR, TR. 96 SNOW RD., HAVERHILL, MA 01830 | ABUTTER NOTICE MAILED |
| 5 | Mailed First Class | QUIGLEY, PAMELA J. 18 COUNTY ROAD, HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 6 | Mailed First Class | MAYNARD, RONALD F.; MAYNARD, JERILYN O. 104 LOWELL RD., HUDSON, NH 03051 | ABUTTER NOTICE MAILED |
| 7 | Mailed First Class | TF MORAN, INC. 170 COMMERCE WAY, SUITE 102 PORTSMOUTH, NH 03801 | APPLICANT/OWNER NOTICE MAILED |
| 8 | Mailed First Class | HFA-AE 31 HAYWARD STREET, SUITE E1 FRANKLIN, MA 02038 | APPLICANT/OWNER NOTICE MAILED |
| | Total # of pieces listed by sender | Total # of pieces rec'vd at Post Office | Postmaster (receiving Employee) |
| | 8 | 8 | <i>Paula Angeli</i> |

Indirect First Class





TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

May 14, 2026

APPLICANT NOTIFICATION

You are hereby notified of hearings that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, May 28, 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 198-012 (05-28-26): Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requests an extension/renewal of each of the following three (3) variances granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH [Map 198, Lots 011, 012, 014, 015, 016]:

- a. **Wall Signs: A variance to allow three (3) Business and Industrial wall signs where only one (1) is permitted. [HZO Article XII: Signs; §334-63, Business and industrial building signs]**
- b. **Free-Standing Signs: A variance to allow a 146.9 SF freestanding “pylon” sign where a maximum size of 100 SF is permitted and to allow five (5) freestanding signs where each individual site may have no more than one (1) freestanding pole or ground sign. [HZO Article XII: Signs; §334-64A and §334-64, Freestanding business and industrial signs]**
- c. **Directional Signs: A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos. [HZO Article XII: Signs; §334-68, Directional and directory signs]**

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

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
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- c. **Directional Signs:** A **variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos.** [HZO Article XII: Signs; §334-68, Directional and directory signs]

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 to: bgradert@hudsonnh.gov by **10 AM the Wednesday 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. 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 Development Services 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 XII Signs of HZO Section(s) 334-68 in order to permit the following:

Please see attached

FACTS SUPPORTING THIS REQUEST:

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

- I.(a) "The Zoning Board of Adjustment shall have the power to:
 - (2) Authorize, upon appeal in specific cases, a variance from the terms of the zoning ordinance if:
 - (A) The variance will not be contrary to the public interest;
 - (B) The spirit of the ordinance is observed;
 - (C) Substantial justice is done;
 - (D) The values of surrounding properties are not diminished; and
 - (E) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - (b)(1) For purposes of this subparagraph I(a)(2)(E), "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - (A) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - (B) The proposed use is a reasonable one.
 - (2) If the criteria in subparagraph (1) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.
 - (3) The definition of "unnecessary hardship" set forth in subparagraphs (1) and (2) shall apply whether the provision of the ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the ordinance.

FACTS SUPPORTING THIS REQUEST:

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

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

Please see attached

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

Please see attached

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

Please see attached

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

Please see attached

Colbea Enterprises, LLC
91-97 Lowell Road; Map 198, Lots 11, 12, 14, 15, 16
HZO 334-68

Preliminary Statement

The Applicant requests an extension/renewal for a variance to allow certain directional and directory signs to be larger than three (3) Square Feet (the “Signs” collectively hereafter) as per Hudson Zoning Ordinance (the “HZO”) **Section 334-68**. See Exhibit “1,” sign “I” (12 Dispenser Signs (each at 3.1 Square Feet)).

The Applicant sought three (3) variances in May/June of 2024 all of which were granted.

The Applicant then proceeded to Site Review before the Planning Board and, in sum, the first Site Plan was rejected by the Planning Board. The Applicant returned with a modified Site Plan that addressed previously raised concerns regarding the first Site Plan related to noise levels, traffic, and screening. Most of said concerns were addressed by the Applicant through subtle amendments to the Site Plan such as fencing, etc.

The only truly significant amendment was the Applicant removed the proposed Car Wash in response to several abutters’ concerns having to do with noise (*air dryer*). Beyond the car wash being removed, there is little change made to the Site Plan that would impact any of the aforementioned variance extensions/renewals – *all other relevant factors have not changed since the original variances were requested in 2024*.

The subsequent version of the Site plan was approved on February 25, 2026. As of now, the aforesaid variances are still good but are set to expire as per the HZO on June 27, 2026. HZO Section 334-82 (E). It is not likely that the Applicant will have everything ready to

“substantially” begin work at the Property by June 27, 2026. As such, the Applicant seeks this renewal in order preserve the previously granted relief out of an abundance of caution.

BACKGROUND

The intended project is a gas station/convenience store to be constructed at 91-97 Lowell Road in Hudson (the “Property”). The Property is located in the Business Zone (“B Zone”) as defined in the HZO.

Currently, the Property is undeveloped and consists of multiple lots that will be merged into one lot totaling 5 acres, give or take. The Property is within the Aquifer area; however, its transmissivity is within the “Low-Moderate Yield.” See HZO Map III-12 (Aquifer).

The surrounding area is almost exclusively commercial and the Property does abut the Town Residential Zone (“TR Zone”).

Relief Requested

Relief is requested from **Section 334-68** of the Ordinance which restricts the size of directional and directory signs to a maximum of three (3) Square Feet. Here, the Applicant is requesting relief from the HZO to allow the Signs a minimal expansion of .1 square feet.

1. Granting the variance would not be contrary to the public interest because:

The standard for prongs one and two of the variance criteria is whether the requested relief, if granted, will *alter the essential character of the neighborhood or negatively impact the health, welfare, and safety of the surrounding area* and *mere conflict with the terms of the ordinance is insufficient* as all variance requests are somewhat averse to an ordinance, hence why the relief is sought in the first instance. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

Furthermore, it important to note that prong 1 is in the negative. That is to say that it does not require the applicant to prove that the proposed use is IN the public interest, but only to prove that it is NOT CONTRARY TO the public interest.

As stated above, there is a lot of information to convey to the customers and the signage needs to be 'user-friendly' at the Property as a whole. Relative to this application, the Signs are necessary to convey product information and pump identification for the fuel dispensers.

The purpose and goal of the Ordinance, particularly Section 334-68, is to ensure that directional and directory signs do not get too large, unsightly, or cause any unintended distractions for motorists. More specific to the instant matter is that Section 334-68 restricts the size of signs to 3 Square Feet.

The proposed size of the Signs is not only necessary but will be just enough to accomplish their goal without creating a confusing eyesore. The Signs do not create a distraction for any drivers but rather are needed to promote product and identification in an orderly and attractive manner so as to not negatively impact motor vehicle movement throughout the Property.

In sum, the Signs are in line with the essential (commercial) character of the neighborhood and pose no significant threat to the health, welfare, and safety of the surrounding area.

These Signs will certainly pose no threat to the community nor will the Signs will be visible from Atwood Avenue or Lowell Road as they will be set back and under the canopy. Rather these signs are needed to identify information at the pumps.

The Signs would not detract from the essential character of the neighborhood nor be a threat to public safety – indeed – they would promote safety and seem very commonplace for what is being proposed.

2. If the variance were granted, the spirit of the ordinance would be observed because:

As a matter of law, the analysis for both prongs one and two of the Variance criteria are the same. Harborside Associates, L.P. v. Parade Residence Hotel, LLC, 162 N.H. 508 (2011).

3. Granting the variance would do substantial justice because:

Perhaps the only guiding rule [on this standard] is that any loss to the individual that is not outweighed by a gain to the general public is an injustice. Malachy Glen Assocs. v. Town of Chichester, 155 N.H. 102, 109 (2007).

Here, the loss to the applicant in not approving this variance would far outweigh any benefit to the general public. There are several businesses that will be located at the Property and each should enjoy its own identification. The Signs are part of the fuel pump and aid in conveying pricing and other advertisements.

The public gains nothing from a denial.

4. If the variance were granted, the values of the surrounding properties would not be diminished because:

The Property currently is an undeveloped 'eyesore' so the overall project as a whole will be a significant improvement to what exists there today. The abutters are largely other commercial properties with signs to attract customers. The Signs will not be seen from Lowell Road. Finally, given that the Property is unused and unsightly the proposal as a whole will likely positively affect the surrounding properties.

There is no evidence to suggest that the relief, if granted, will negatively impact property values.

5. Unnecessary Hardship:

“Hardship,” under NH RSA 674:33, I (b) (1) (A) and (B) is a straight forward three-step analyses;

- a. What are the special conditions of the property, if any;
- b. ‘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,’ which can be said another way that if the variance is granted *would it unreasonably frustrate the purpose ordinance*; and,
- c. Is the proposed use reasonable?

The special conditions (a) are satisfied due to the characteristics of the section of Lowell Road where the Property is located. Despite being right in the heart of the B Zone, the Property falls in something of a business ‘dead zone.’ Across the street there is a restaurant, the entrance to County Road, and an empty, vacant commercial lot. Significantly, there is a dense vegetative buffer along Property line relative to the abutter’s lot to the north that would obstruct the Property’s view if one is driving south.

The abutting property to the south (99 Lowell Road) is preexisting and nonconforming, at least with respect to the setback from Lowell Road, and is almost on top of Lowell Road. Furthermore, the part of the structure within the setback is also rather tall, at least taller than the rest of the structure. As such, similarly to the vegetation to the north, the building to the south would obstruct the Property’s view for someone travelling north.

What is being proposed, which is a gas station/convenience store is a common combination of businesses. Given that Lowell Road is a state highway it can handle the traffic and, more specifically, has a lot of traffic making this location a perfect fit for this type of business.

Generally, these types of businesses tend to be located along busy main roads to attract its customers.

The HZO does not seem to contemplate a scenario like what is being proposed. The Signs are critical to convey consumer information such a fuel price and pump identification. The Signs are sized as per the manufacturer and are not the result of the applicant's design. The proposed use is a reasonable one and is consistent with this type of business.

Next, is whether “[n]o fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property.” *See* NH RSA 674:33, *et seq.* Or, again, if the variance is granted will it **unreasonably frustrate the purpose of the HZO.**

The purpose and goal of the Ordinance is to ensure that signage does not get too large, too numerous, too unsightly, or cause any distractions.

Here, despite the request for slightly larger signs for the gas pumps, the Signs will not overly offend the HZO. We contend the Signs will be attractive as the Applicant has several similar businesses located throughout New England. Indeed, there is one located at 4 Blackstone Drive in Nashua should any ZBA members wish to view it in order to familiarize themselves with what is being proposed.

The Signs are needed so that the Applicant can inform their customers of pertinent information at the gas pumps.

The relief relative to the Signs is a minimal and benign ask and the Signs will not be seen from Lowell Road or Atwood Avenue. The extra size being requested is fairly minimal as the

HZO mandates a maximum of 3 Square Feet. The request for the signs relative to the gas pumps is only an increase from 3.0 to 3.1.

Finally, the proposed use is commercial and the B Zone allows for commercial businesses such as multi-purpose convenience stores/gas stations. Therefore, the proposed use is reasonable.



TOWN OF HUDSON

Zoning/Code Enforcement

12 School Street
Hudson, New Hampshire 03051

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

Zoning Determination #26-037

April 9, 2026

Christopher B. Drescher, Esq.
722 Chestnut Street
Manchester, NH 03104

Re: 91/95/97 Lowell Road and 7 Atwood, 14 Benton Ave.
198/016-000; 198/015-000; 198-014-000
198/012 000; 198/011-000
District: Business (B)

Dear Mr. Drescher

Request for Extension of Variances:

Please advise as to which application package(s) are required to request an extension of the Zoning Board's granted variances for signage, originally approved on June 27, 2024. The delay is due to the time required to obtain Planning Board approval for the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c.

Zoning Review

According to Town records, all three lots are classified as vacant commercial properties. The parcel at 7 Atwood contains a residential structure built in 1940 and a service shop constructed in 1947. Combined, the lots total approximately 3 acres.

All lots are serviced by Town water; however, while 91-97 Atwood are connected to Town sewer, 7 Atwood has Town water only and is not connected to Town sewer.

Plans Attached: Site Development Plans Date 4-19-24
Site Development Plans Date 12-22-25

On June 27, 2024, three (3) variances were granted, as follows:

1. **198-012 a** – A variance to allow three (3) business and industrial wall signs where only one (1) is permitted.
2. **198-012 b** – A variance to allow a freestanding “pylon” sign with 146.9 square feet where a maximum of 100 square feet is permitted, and to allow five (5) freestanding signs where each individual site is limited to one (1) freestanding pole or ground sign.
3. **198-012 c** – A variance to allow several directional and directory signs to exceed three (3) square feet in area, where such signs are limited to no more than three (3) square feet and may not contain additional advertising or messaging other than incidental corporate or institutional symbols or logos.

Previous Signs Approved by Variance on June 27, 2024

1) Wall Signs

Three (3) wall signs where one (1) is permitted:

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

2) Freestanding Signs

Where no more than one (1) freestanding pole or ground sign is permitted:

- (W) Car wash menu
- (R) Electric charging station identification sign
- (U) Coin box canopy sign
- (B) Menu board
- (A) New identification sign

3) Directional Signs

Where signs are limited to three (3) square feet:

- (G) Twelve dispenser signs (3.1 sq. ft. each)
- (T) One flip sign (open/close) (3.7 sq. ft.)
- (S) Car wash enter/exit sign (5.1 sq. ft.)

Determination

After reviewing the updated sign package, there has been a reduction in the total number of signs. This reduction results from the removal of the car wash use, which was eliminated during the Planning Board site plan review process.

Below are the three sign categories for which variances were granted on June 27, 2024. Within each category, several signs from the original variance approvals have been removed, as outlined below.

1) Wall Signs

These remain the same as those approved on June 27, 2024:

Three (3) wall signs where one (1) is permitted:

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

- (C) The Seasons sign
- (D) Corner Market sign
- (E) CO-Brand sign

These signs require a variance from the Zoning Board of Adjustment per § 334-63, Business and Industrial Building Signs.

2) Freestanding Signs

These have been reduced but remain consistent with the relief granted on June 27, 2024:

- (R) Electric charging station identification sign
- (B) Menu board
- (A) New identification sign

These signs require a variance from the Zoning Board of Adjustment per § 334-64, Freestanding Business and Industrial Signs.

3) Directional Signs

These have been reduced from the original approval:

- (G) Twelve dispenser signs (3.1 sq. ft. each)

These signs require a variance from the Zoning Board of Adjustment per § 334-68, Directional and Directory Signs.

Final Determination

Due to the date on which the three variances were granted, an extension from the Zoning Board of Adjustment is required pursuant to § 334-82, *Time Limits*. You will need to complete a variance application form, the same type that was submitted for the original variance request.

Sincerely,

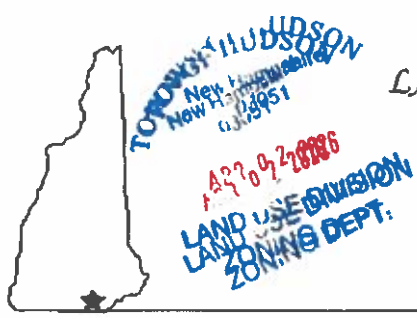


Chris Sullivan
Zoning Administrator/Code Enforcement Officer
(603) 816-1275
csullivan@hudsonnh.gov

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Jim Michaud, Chief Assessor
Inspectional Services
Owner: Colbea Enterprises
File

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

26-037



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 4/2/2026

Property Location 91 - 97 Lowell Road, Hudson, NH

Map 198 Lot 11,12 Sublot 14, 15, 16

Zoning District if known B-Business

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)

Please advise as to required application package(s) needed to request renewal/extension of Zoning Board grants of variances for signage, approved on 6/27/2024. The delay is due to time needed to get Planning Board approval of the project, which has now been secured. The original case numbers are 198-012 a., 198-012 b., and 198-012 c. Please see attached updated plans. Please also advise as to the additional requirements, if any, for the attached plans to meet application check-list requirements so that this information may be communicated to the engineer before submittal.

Applicant Contact Information:

Name: Colbea Enterprises, through their attorney, Christopher B. Drescher, Esq.

Address: 722 Chestnut Street, Manchester, NH 03104

Phone Number: 603-624-4333

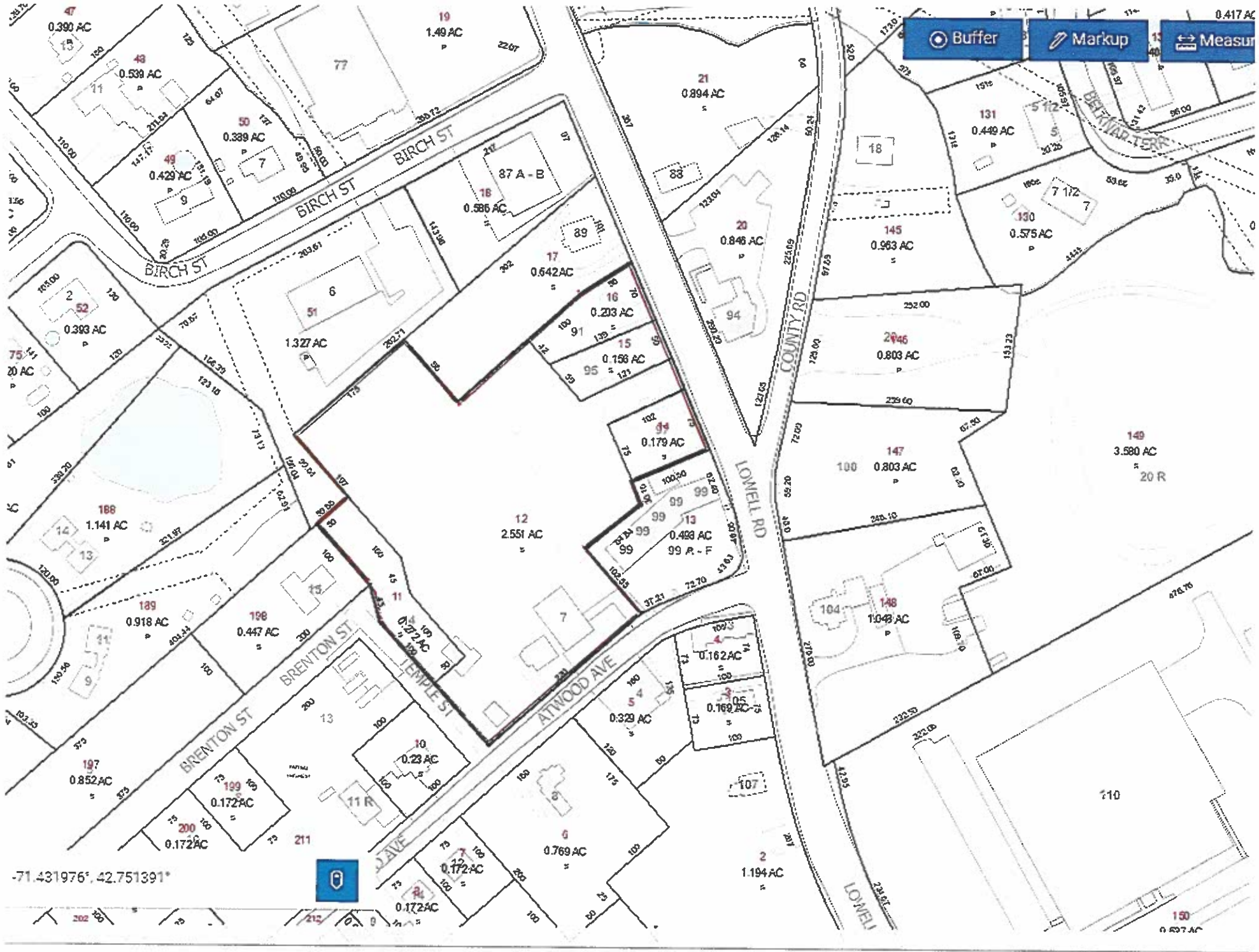
Email: cdrescher@cbzlaw.com

For Office use

ATTACHMENTS: TAX CARD | GIS

NOTES: stamped plans required / final plans approved by PB. Highlight specific signs on variance applications.

ZONING DETERMINATION LETTER SENT | DATE: _____



Buffer Markup Measure

-71.431976°, 42.751391°



Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|--|--|------------------------|----------------------------|------------------|------|--------------------------------|----------|------|---------|--------------|------|---------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML1 | Comm-Lowell St Map 10 Area | | 2025 | 3900 | 200,400 | 2025 | 3900 | 200,400 | 2024 | 3900 | 200,400 |
| | | TOPO | | UTILITIES | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | |
| | | Septic | | | | | | | | | | | |
| | | Access Only | | Total | | 200,400 | Total | | 200,400 | Total | | 200,400 | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|--|-------------|------------|-----|-----|------------|----|-----------------------|--|-------------------------------|---|---|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC. | Appraised Bldg. Value (Card) | | | 0 | |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Grantor: SOJKA, ERIC. | Appraised Xf (B) Value (Bldg) | | | 0 |
| SOJKA, ERIC | | 8011 0644 | 08-12-2008 | U | V | 70,500 | 38 | Grantor: SOJKA, ERIC. | | Appraised Ob (B) Value (Bldg) | | | 0 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | U | V | 0 | 38 | | Grantor: SOJKA, CHESTER W., Grantor: SOJKA, CHESTER W., | Appraised Land Value (Bldg) | | | 200,400 |
| SOJKA, CHESTER W. | | 2052 0298 | 09-29-1969 | Q | V | | 00 | Special Land Value | | | 0 | | |
| | | | | | | Total: | | 200,400 | 200,400 | Total Appraised Parcel Value | | | 200,400 |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | APPRAISED VALUE SUMMARY | | | |
|-------------------|----------------------|---------------------|------|--------------------|----------|---------|---------|------------------------------|------------------|--|---------|
| Parcel ID | 198-016-000 | Descript | Code | Appraised | Assessed | | | | | | |
| Zoning | BD:Business District | LAND | 3900 | 200,400 | 200,400 | | | | | | |
| Flood Hazard | C | | | | | | | | Valuation Method | | |
| Neigh/Abut1 | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | | | | | | |
| Neigh/Abut3 | | PREV 0046-0017-0000 | | | | | | | | | |
| GIS ID | 198-016-000 | Assoc Pld# | | Total: | | 200,400 | 200,400 | Total Appraised Parcel Value | | | 200,400 |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|---|----|----|--------------|------------------------|----|----|----------------------------------|
| VERTICAL BLINDS STORE, TENANT AT WILL FO R 3 YRS. P.D.A.S. B.P. = NO START, RE-CH K 4/02/ boundary plan #39005/unoccupied 2017/Back on Market 2018 - Summit Realty as an assemblage | | | | Date | Id | Cd | Purpost/Result |
| | | | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | | | 06-15-2017 | 09 | 45 | Field Review |
| | | | | 04-28-2017 | 07 | 81 | Income And Expense Returned |
| | | | | 02-24-2017 | 07 | 80 | Income And Expense Request Maile |
| | | | | 05-15-2012 | 09 | 45 | Field Review |
| | | | | 03-01-2012 | 01 | 80 | Income And Expense Request Maile |
| | | | | 02-16-2007 | 01 | 80 | Income And Expense Request Maile |
| 11-21-2006 | 09 | 03 | Meas/Inspect | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|--------------------|--|--|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | | | |
| 2018-00311 | 04-16-2018 | DM | Demolition | | C | | | Visit Notes: Demo; | | | |
| 2002-46 | 07-30-2001 | MN | Manual | | C | | | | | | |

| 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 | 0.203 | AC | 260,000 | 3.45 | E | 1.00 | ML1 | 2.60 | Other | 0.65 | 0.65 | other=visibility; | 200,400 |
| Total Card Land Units: | | | | 0.203 AC | | Parcel Total Land Area: | | | | 0.203 AC | | Total Land Value: | | 200,400 | | |

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

Property Location: 91 LOWELL RD
 Vision ID: 6326 Account #: 3849

Parcel ID: 198/016/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 3900
 Print Date: 4/28/2026 1:39:01 PM

| 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: 95 LOWELL RD
 Vision ID: 6325 Account #: 3848

Parcel ID: 198/015/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:39:44 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | |
|--|--|------------------------|-----------------------|-----------|------|--------------------------------|----------|-------|---------|--------------|---------|-------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | ML2 | Comm- Upper Lowell St | | 2025 | 1300 | 138,700 | 2025 | 1300 | 138,700 | 2024 | 1300 | 138,700 |
| | | TOPO | | UTILITIES | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | |
| | | Town Sewer | | | | | | | | | | | |
| | | | | | | Total | 138,700 | Total | 138,700 | Total | 138,700 | Total | 138,700 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|------|-------------|------------|-----|-----|------------|----|--|-------------------------------|--|--|--|----------------|
| COLBEA ENTERPRISES, LLC | 0 | 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: 91-95 LOWELL ROAD, LLC, Grantor: SOJKA, ERIC Grantor: SOJKA, CHESTER Grantor: MUNROE, JAMES C. | Appraised Bldg. Value (Card) | | | | 0 |
| COLBEA ENTERPRISES, LLC | 8896 | 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| 91-95 LOWELL ROAD, LLC | 8011 | 0646 | 08-12-2008 | U | V | 70,500 | 38 | | Appraised Ob (B) Value (Bldg) | | | | 0 |
| SOJKA, CHESTER W. | 2004 | 2518 | 11-24-2004 | U | V | 0 | 81 | | Appraised Land Value (Bldg) | | | | 138,700 |
| 91-95 LOWELL ROAD, LLC | 2816 | 0343 | 01-12-1981 | Q | V | | 00 | | Special Land Value | | | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | | | 138,700 |
| | | | | | | | | | Valuation Method | | | | C |
| Total: | | | | | | | | | 138,700 | | | | 138,700 |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | NOTES | | | |
|-------------------|----------------------|------------|------|--------------------|----------------|--|--|-------|--|------------------------------|---------|
| Parcel ID | 198-015-000 | Descrpt | Code | Appraised | Assessed | GRY/boundary plan #39005/Back on Market 2018 - Summit Realty as an assemblage 06/19: THIS HO ME HAS BEEN DEMO'D/NOW VACANT. | | | | | |
| Zoning | BD:Business District | LAND | 1300 | 138,700 | 138,700 | | | | | | |
| Flood Hazard | C | | | | | | | | | | |
| Neigh/Abut1 | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | | | | | | |
| Neigh/Abut3 | PREV 0046-0016-0000 | | | | | | | | | | |
| GIS ID | 198-015-000 | Assoc Pid# | | Total: | 138,700 | 138,700 | | | | Total Appraised Parcel Value | 138,700 |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|--|----|----|-----------|------------------------|----|----|---------------------------------|
| GRY/boundary plan #39005/Back on Market 2018 - Summit Realty as an assemblage 06/19: THIS HO ME HAS BEEN DEMO'D/NOW VACANT. | | | | Date | Id | Cd | Purpost/Result |
| | | | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | | | 06-07-2019 | 19 | 02 | Measured |
| | | | | 11-08-2011 | 14 | 02 | Measured |
| | | | | 08-25-2007 | 08 | 02 | Measured |
| | | | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map |
| | | | | 03-28-2001 | 00 | 02 | Measured |
| 02-11-1991 | 02 | 14 | Inspected | | | | |

| BUILDING PERMIT RECORD | | | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|--|--|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | | | |
| 2018-00312 | 04-16-2018 | DM | Demolition | | C | | | | | | |

| 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 | 1300 | VACANT RES LAND | Site | 0.156 | AC | 170,000 | 4.35 | 5 | 1.00 | ML2 | 1.50 | Develop | 0.80 | size; | 138,700 |
| Total Card Land Units: | | | | 0.156 AC | | Parcel Total Land Area: | | | | 0.156 AC | | Total Land Value: | | 138,700 | |

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

Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:38 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|------------|------------------------|---------------------|-----------|--------|--------------------------------|----------|---------|-------|--------------|--------|---------|----------|--|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed | |
| | | RE | Residential Average | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 | |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Level | Town Water | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 | |
| | Town Sewer | | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 | | | |
| | | | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 | | | |
| | | | | | Total | 706,300 | Total | 706,300 | Total | 706,300 | Total | 706,300 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|-----|------------|------|-----------------------------------|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | | 0 00 | Grantor: SOJKA, ERIC, CHESTER W., | Appraised Bldg. Value (Card) | | 206,300 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | 7,300 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | Q | I | | 0 00 | | Appraised Ob (B) Value (Bldg) | | 45,700 |
| | | | | | | | | | Appraised Land Value (Bldg) | | 447,000 |
| | | | | | | | | | Special Land Value | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | 706,300 |
| | | | | | | | | | Valuation Method | | C |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | |
|-------------------|----------------------|---------------------|------------------------------|------|----------------|----------------|
| Parcel ID | 198-012-000 | | Describe | Code | Appraised | Assessed |
| Zoning | BD:Business District | | BLDG | 0101 | 72,176 | 72,176 |
| Flood Hazard | B | | LAND | 0101 | 202,800 | 202,800 |
| Neigh/Abut1 | | | OB | 0101 | 8,632 | 8,632 |
| Neigh/Abut2 | | | LAND | 1010 | 57,000 | 57,000 |
| Neigh/Abut3 | | PREV 0046-0013-0000 | BLDG | 3320 | 141,424 | 141,424 |
| GIS ID | 198-012-000 | Assoc Pid# | LAND | 3320 | 187,200 | 187,200 |
| | | | OB | 3320 | | |
| | | | Total: | | 706,300 | 706,300 |
| | | | Total Appraised Parcel Value | | | 706,300 |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|---|--|------------------------|----|----|----------------------------------|
| BLU, INT AVG, GAR CB/for sale june 2012= | | Date | Id | Cd | Purpost/Result |
| \$1.95 million, for sale 2/2013 for \$1.5 | | 05-16-2022 | 24 | 45 | Field Review |
| 5 million, includes this site plus 198-1 | | 06-15-2017 | 09 | 45 | Field Review |
| 1, 14, 15, 16/boundary plan #39005/Back | | 05-18-2012 | 09 | 45 | Field Review |
| on Market 2018 - Summit Realty as an ass | | 08-25-2007 | 06 | 02 | Measured |
| emblage | | 03-04-2002 | 00 | 80 | Income And Expense Request Maile |
| | | 09-18-2001 | 00 | 16 | Fieldrev-Chg |
| | | 04-03-2001 | 00 | 03 | Meas/Inspect |
| | | 02-08-1991 | 02 | 14 | Inspected |

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

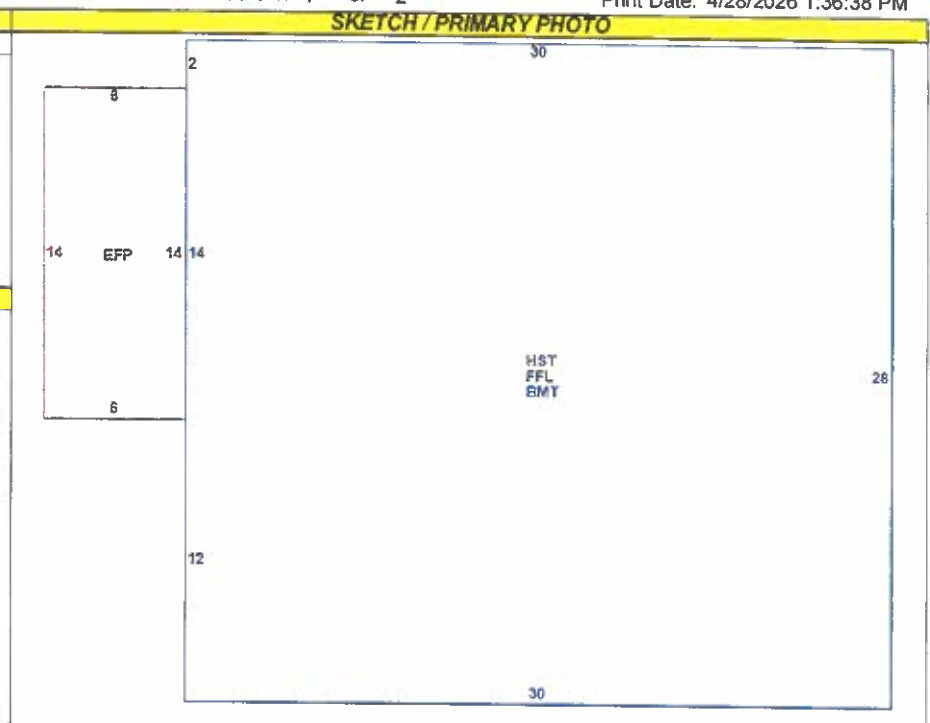
| LAND LINE VALUATION SECTION | | | | | | | | | | | | | | |
|-----------------------------|--------------|---------------------|-----------|------------|------------|-------------------------|-----------|------------|-------|-------|-----------|-------------------|-------|------------|
| B # | LandUse Code | Description | Land Type | Land Units | Unit Price | Acrege Disc. | Size Adj. | Site Index | Cond. | Nbhd. | Nbhd Adj. | Land Adjustment | Notes | Land Value |
| 1 | 0101 | SINGLE FAMILY RES M | Site | 1.000 | AC | 260,000 | 1.00 | E | 1.00 | ML2 | 1.50 | | USE; | 390,000 |
| 1 | 1010 | SINGLE FAMILY RES | Excess | 1.461 | AC | 26,000 | 1.00 | 0 | 1.00 | ML2 | 1.50 | | | 57,000 |
| Total Card Land Units: | | | | 2.461 | AC | Parcel Total Land Area: | | | | 2.461 | AC | Total Land Value: | | 447,000 |

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

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|--------|-----------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Model | 01 | Residential | Avg Ht/FL | 8 | |
| Stories: | 1.5 | | Extra Kitchens | 0 | |
| Style: | 04 | Cape Cod | Add Kitchen Ra | | |
| Grade: | C | Average | | | |
| (Liv) Units | 1 | | | | |
| Exterior Wall 1 | 04 | Vinyl | | | |
| Roof Structure | 01 | Gable | | | |
| Roof Cover | 01 | Asphalt Shingle | | | |
| Frame | 01 | Wood | | | |
| Foundation | 02 | Conc Block | | | |
| Interior Wall 1 | 02 | Plaster | | | |
| Interior Floor 1 | 02 | Softwood | | | |
| Heat Fuel | 01 | Oil | | | |
| Heat Type | 01 | Forced Air | | | |
| # Heat Systems | 1 | | | | |
| AC Percent | 0 | | | | |
| Total Rooms | 6 | | | | |
| Bedrooms | 4 | | | | |
| Full Baths | 1 | | | | |
| 3/4 Baths | 0 | | | | |
| Half Baths | 0 | | | | |
| Extra Fixtures | 0 | | | | |
| Kitchens | 1 | | | | |
| Kitchen Rating | AV | Average | | | |
| Bath Rating | AV | Average | | | |
| Half Bath Rating | | | | | |
| Bsmt Garage | 0 | | | | |
| Fireplace(s) | 0 | | | | |
| Fireplace Rating | | | | | |
| WS Flues | 0 | | | | |
| Color | YELLOW | | | | |
| Avg Ht/FL | 8 | | | | |
| Extra Kitchens | 0 | | | | |

COST / MARKET VALUATION

| | |
|--------------------------|---------|
| Building Value New | 231,323 |
| Year Built | 1940 |
| Effective Year Built | 1987 |
| Depreciation Code | AV |
| Remodel Rating | |
| Year Remodeled | |
| Depreciation % | 35 |
| Functional Obsol | |
| External Obsol | 5 |
| Trend Factor | 1.000 |
| Condition | |
| Condition % | |
| Percent Good | 60 |
| RCNLD | 138,800 |
| 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 |
|-------|-----------------|-----|-------|--------|----------|---------|------|-----|-------------|
| CPORT | Carport | L | 378 | UNITS | 22.00 | 1940 | AV | 60 | 5,000 |
| GAR1 | Garage, 1 story | L | 576 | SQ. FT | 33.70 | 1940 | AV | 60 | 11,600 |

BUILDING SUB-AREA SUMMARY SECTION

| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value |
|--|-----------------------|--------------|--------------|--------------|--------------------|----------------|
| BMT | Basement, Unfinished | 0 | 840 | 210 | 37.82 | 31,771 |
| EFP | Encl. Porch, Finished | 0 | 84 | 59 | 106.26 | 8,926 |
| FFL | First Floor, Finished | 840 | 840 | 840 | 151.29 | 127,084 |
| HST | Half Story, Finished | 420 | 840 | 420 | 75.65 | 63,542 |
| Total Liv Area/Gr. Area/Eff Are | | 1,260 | 2,604 | 1,529 | Total Value | 231,323 |



Property Location: 7 ATWOOD AVE
 Vision ID: 6315 Account #: 1115

Parcel ID: 198/012/000/1
 Bldg #: 2

Bldg Name:
 Card #: 2 of 2

LUC: 0130
 Print Date: 4/28/2026 1:36:39 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|-------|---------------------|------------|--------------------------------|------|----------|-------|------|----------|-------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed |
| | | RE | | Residential Average | | 2025 | 0101 | 72,176 | 2025 | 0101 | 72,176 | 2024 | 0101 | 72,176 |
| | | TOPO | | UTILITIES | | | 0101 | 202,800 | | 0101 | 202,800 | | 0101 | 202,800 |
| | | 01 | Level | 03 | Town Water | | 0101 | 8,632 | | 0101 | 8,632 | | 0101 | 8,632 |
| | | | | 02 | Town Sewer | | 1010 | 57,000 | | 1010 | 57,000 | | 1010 | 57,000 |
| | | | | | | | 3320 | 141,424 | | 3320 | 141,424 | | 3320 | 141,424 |
| | | | | | | Total | | 706,300 | Total | | 706,300 | Total | | 706,300 |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | |
|-------------------------|--|-------------|------------|-----|-----|------------|----|---|-------------------------------|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | 206,300 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | I | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | 7,300 |
| SOJKA, ERIC | | 2004 2518 | 11-25-2004 | Q | I | 0 | 00 | | Appraised Ob (B) Value (Bldg) | | 45,700 |
| | | | | | | | | | Appraised Land Value (Bldg) | | 447,000 |
| | | | | | | | | | Special Land Value | | 0 |
| | | | | | | | | | Total Appraised Parcel Value | | 706,300 |
| | | | | | | | | | Valuation Method | | C |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | |
|-------------------|----------------------|---------------------|--------------------|------|----------------|----------------|
| Parcel ID | 198-012-000 | | Descript | Code | Appraised | Assessed |
| Zoning | BD:Business District | | BLDG | 0101 | 72,176 | 72,176 |
| Flood Hazard | B | | LAND | 0101 | 202,800 | 202,800 |
| Neigh/Abut1 | | | OB | 0101 | 8,632 | 8,632 |
| Neigh/Abut2 | | | LAND | 1010 | 57,000 | 57,000 |
| Neigh/Abut3 | | PREV 0046-0013-0000 | BLDG | 3320 | 141,424 | 141,424 |
| GIS ID | 198-012-000 | Assoc Pid# | LAND | 3320 | Total: 706,300 | Total: 706,300 |

| NOTES | | VISIT / CHANGE HISTORY | | | | | |
|--|--|------------------------|----|------|----|----|----------------|
| TINY'S GARAGE. JUNK YARD IN BACK. FOR S ALE 603-889-0616 5/22 VACANT; BOARDED-UP | | Date | Id | Type | Is | Cd | Purpost/Result |
| | | 06-15-2017 | 09 | | | 45 | Field Review |
| | | 05-18-2012 | 09 | | | 45 | Field Review |
| | | 08-25-2007 | 06 | | | 02 | Measured |
| | | 09-18-2001 | 00 | | | 14 | Inspected |
| | | 04-03-2001 | 00 | | | 03 | Meas/Inspect |
| | | 02-08-1991 | 02 | | | 14 | Inspected |

| BUILDING PERMIT RECORD | | | | | | | | |
|------------------------|------------|--------|-------------|--------|--------|-----------|-------|----------|
| Permit Id | Issue Date | Permit | 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 | |
| 2 | 3320 | AUTO REPAIR SHOPS | Site | 0.000 AC | 0 | | 1.00 | 0 | 1.00 | RE | 1.00 | | | 0 | |
| Total Card Land Units: | | | | 0.000 AC | Parcel Total Land Area: | | | | 2.461 | AC | Total Land Value: | | | | 0 |

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 | 94 | Com/Ind | Frame | 01 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Style: | 25 | Service Shops | Foundation | 06 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Grade | D | Fair | Bsmt Garage | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Stories: | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # of Units | 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Wall Height | 12.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Wall 1 | 18 | Corr Steel | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exterior Wall 2 | 04 | Vinyl | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Structure | 01 | Gable | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Roof Cover | 01 | Asphalt Shingle | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall 1 | 05 | Minimal | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Wall 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor 1 | 12 | Concrete | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Interior Floor 2 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Fuel | 01 | Oil | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat Type | 05 | Steam | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2nd Heat Type | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| AC Percent | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Heat/AC | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Full Baths | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3/4 Baths | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Half Baths | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Kitchens | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Baths/Plumbing | 02 | AVERAGE | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bedrooms | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Ceiling/Wall | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Rooms/Partition | L | Light | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Comn Wall | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Heated | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| # Heat Systems | 1 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| % Sprinkler | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Frame | 01 | Wood | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>Percentage</th> </tr> </thead> <tbody> <tr> <td>3320</td> <td>AUTO REPAIR SHOPS</td> <td>100</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> <tr> <td></td> <td></td> <td>0</td> </tr> </tbody> </table> | | | | | | Code | Description | Percentage | 3320 | AUTO REPAIR SHOPS | 100 | | | 0 | | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Percentage | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3320 | AUTO REPAIR SHOPS | 100 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="2">COST / MARKET VALUATION</th> </tr> </thead> <tbody> <tr> <td>RCN</td> <td>135,081</td> </tr> <tr> <td>Year Built</td> <td>1947</td> </tr> <tr> <td>Effective Year Built</td> <td>1972</td> </tr> <tr> <td>Depreciation Code</td> <td>FR</td> </tr> <tr> <td>Remodel Rating</td> <td></td> </tr> <tr> <td>Year Remodeled</td> <td></td> </tr> <tr> <td>Depreciation %</td> <td>50</td> </tr> <tr> <td>Functional Obsol</td> <td></td> </tr> <tr> <td>External Obsol</td> <td></td> </tr> <tr> <td>Trend Factor</td> <td>1.000</td> </tr> <tr> <td>Condition</td> <td></td> </tr> <tr> <td>Condition %</td> <td></td> </tr> <tr> <td>Percent Good</td> <td>50</td> </tr> <tr> <td>RCNLD</td> <td>67,500</td> </tr> <tr> <td>Dep % Ovr</td> <td></td> </tr> <tr> <td>Dep Ovr Comment</td> <td></td> </tr> <tr> <td>Misc Imp Ovr</td> <td></td> </tr> <tr> <td>Misc Imp Ovr Comment</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr</td> <td></td> </tr> <tr> <td>Cost to Cure Ovr Comment</td> <td></td> </tr> </tbody> </table> | | | | | | COST / MARKET VALUATION | | RCN | 135,081 | Year Built | 1947 | Effective Year Built | 1972 | Depreciation Code | FR | Remodel Rating | | Year Remodeled | | Depreciation % | 50 | Functional Obsol | | External Obsol | | Trend Factor | 1.000 | Condition | | Condition % | | Percent Good | 50 | RCNLD | 67,500 | Dep % Ovr | | Dep Ovr Comment | | Misc Imp Ovr | | Misc Imp Ovr Comment | | Cost to Cure Ovr | | Cost to Cure Ovr Comment | |
| COST / MARKET VALUATION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCN | 135,081 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Built | 1947 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Effective Year Built | 1972 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciation Code | FR | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remodel Rating | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Remodeled | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Depreciation % | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Functional Obsol | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| External Obsol | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Trend Factor | 1.000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Condition | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Condition % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Percent Good | 50 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| RCNLD | 67,500 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dep % Ovr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Dep Ovr Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc Imp Ovr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Misc Imp Ovr Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost to Cure Ovr | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Cost to Cure Ovr Comment | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Code</th> <th>Description</th> <th>L/B</th> <th>Units</th> <th>UOM</th> <th>Unit Price</th> <th>Yr Blt</th> <th>Cond.</th> <th>% Gd</th> <th>Assd. Value</th> </tr> </thead> <tbody> <tr> <td>GAR1</td> <td>Garage, 1 story</td> <td>L</td> <td>1,500</td> <td>SQ. FT</td> <td>33.70</td> <td>1960</td> <td>FR</td> <td>50</td> <td>25,300</td> </tr> <tr> <td>LIFT</td> <td>Automotive Lift</td> <td>B</td> <td>1</td> <td>UNITS</td> <td>7260.00</td> <td>1947</td> <td>FR</td> <td>50</td> <td>7,300</td> </tr> <tr> <td>PAVASP</td> <td>Asphalt Paving</td> <td>L</td> <td>3,800</td> <td>UNITS</td> <td>2.00</td> <td>1980</td> <td>FR</td> <td>50</td> <td>3,800</td> </tr> </tbody> </table> | | | | | | Code | Description | L/B | Units | UOM | Unit Price | Yr Blt | Cond. | % Gd | Assd. Value | GAR1 | Garage, 1 story | L | 1,500 | SQ. FT | 33.70 | 1960 | FR | 50 | 25,300 | LIFT | Automotive Lift | B | 1 | UNITS | 7260.00 | 1947 | FR | 50 | 7,300 | PAVASP | Asphalt Paving | L | 3,800 | UNITS | 2.00 | 1980 | FR | 50 | 3,800 | | |
| Code | Description | L/B | Units | UOM | Unit Price | Yr Blt | Cond. | % Gd | Assd. Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| GAR1 | Garage, 1 story | L | 1,500 | SQ. FT | 33.70 | 1960 | FR | 50 | 25,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LIFT | Automotive Lift | B | 1 | UNITS | 7260.00 | 1947 | FR | 50 | 7,300 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PAVASP | Asphalt Paving | L | 3,800 | UNITS | 2.00 | 1980 | FR | 50 | 3,800 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th colspan="7">BUILDING SUB-AREA SUMMARY SECTION</th> </tr> <tr> <th>Code</th> <th>Description</th> <th>Living Area</th> <th>Floor Area</th> <th>Eff Area</th> <th>Unit Cost</th> <th>Undeprec Value</th> </tr> </thead> <tbody> <tr> <td>FFL</td> <td>First Floor, Finished</td> <td>2,560</td> <td>2,560</td> <td>2,560</td> <td>52.77</td> <td>135,081</td> </tr> <tr> <td colspan="2">Total SQFT / Sketched Area / Eff Area</td> <td>2,560</td> <td>2,560</td> <td>2,560</td> <td>Tot Value</td> <td>135,081</td> </tr> </tbody> </table> | | | | | | BUILDING SUB-AREA SUMMARY SECTION | | | | | | | Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | FFL | First Floor, Finished | 2,560 | 2,560 | 2,560 | 52.77 | 135,081 | Total SQFT / Sketched Area / Eff Area | | 2,560 | 2,560 | 2,560 | Tot Value | 135,081 | | | | | | | | | | | | | | |
| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| FFL | First Floor, Finished | 2,560 | 2,560 | 2,560 | 52.77 | 135,081 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total SQFT / Sketched Area / Eff Area | | 2,560 | 2,560 | 2,560 | Tot Value | 135,081 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|----------------------|-----------|--|--------------------------------|------|----------|------|-------|--------------|---------|------|----------|
| COLBEA ENTERPRISES, LLC 695 GEORGE WASHINGTON HWY LINCOLN RI 02865 | | Nbhd | Nbhd Name | | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed |
| | | RD | Residential Avg/Fair | | | 2025 | 1300 | 120,200 | 2025 | 1300 | 120,200 | 2024 | 1300 | 120,200 |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Level | Town Water | | | | | | | | | | | |
| | | Septic | | | | | | | | | | | | |
| | | Total | | 120,200 | | Total | | 120,200 | | Total | | 120,200 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|-------------------------|--|------------------------------|------------|-----|-----|------------|----|---|-------------------------------|--|--|--|---------|
| COLBEA ENTERPRISES, LLC | | 0 0 | 08-19-2022 | U | V | 0 | 00 | Grantor: SOJKA, ERIC, Grantor: SOJKA, CHESTER W., Grantor: SOJKA, CHESTER W., | Appraised Bldg. Value (Card) | | | | 0 |
| COLBEA ENTERPRISES, LLC | | 8896 1847 | 09-12-2016 | U | V | 1,100,000 | 18 | | Appraised Xf (B) Value (Bldg) | | | | 0 |
| SOJKA, ERIC | | 2004 2518 | 06-12-2009 | U | V | 0 | 46 | | Appraised Ob (B) Value (Bldg) | | | | 0 |
| SOJKA, CHESTER W. | | 1994 0140 | 08-30-1968 | Q | V | | 00 | | Appraised Land Value (Bldg) | | | | 120,200 |
| | | Special Land Value | | | | | | | | | | | 0 |
| | | Total Appraised Parcel Value | | | | | | | | | | | 120,200 |
| | | Valuation Method | | | | | | | | | | | C |
| | | Total Appraised Parcel Value | | | | | | | | | | | 120,200 |

| SUPPLEMENTAL DATA | | | CURRENT ASSESSMENT | | | | APPRAISED VALUE SUMMARY | | | | |
|-------------------|----------------------|---------------------|--------------------|------|-----------|----------|------------------------------|--|--|--|---------|
| Parcel ID | 198-011-000 | | Descript | Code | Appraised | Assessed | | | | | |
| Zoning | BD:Business District | | LAND | 1300 | 120,200 | 120,200 | | | | | |
| Flood Hazard | C | | | | | | Valuation Method | | | | C |
| Neigh/Abut1 | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | | | | | | |
| Neigh/Abut3 | | PREV 0046-0012-0000 | | | | | | | | | |
| GIS ID | 198-011-000 | Assoc Pid# | | | | | | | | | |
| | | | Total: | | 120,200 | 120,200 | Total Appraised Parcel Value | | | | 120,200 |

| NOTES | | VISIT / CHANGE HISTORY | | | |
|---|--|------------------------|----|----|---------------------------------|
| 10-25-11 EXT INSP:SHED IS MORE OF A OLD TRUCK BODY./boundary plan #39005/Back on Market 2018 - Summit Realty as an assem blage 6/19 PROPERTY NOW VACANT | | Date | Id | Cd | Purpost/Result |
| | | 07-12-2019 | 12 | 15 | Permit Visit |
| | | 06-04-2019 | 19 | 02 | Measured |
| | | 10-25-2011 | 14 | 02 | Measured |
| | | 08-12-2007 | 06 | 02 | Measured |
| | | 01-13-2006 | 01 | 71 | Acreage Adjustment From New Map |
| | | 11-24-2004 | 01 | 20 | Other Change |
| | | 04-03-2001 | 00 | 03 | Meas/Inspect |
| | | 05-17-1991 | 02 | 14 | Inspected |

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------|-------|----------|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | |
| 2018-00310 | 04-16-2018 | DM | Demolition | | C | | | | |

| 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 | 1300 | VACANT RES LAND | Site | 0.275 AC | 170,000 | | 2.70 | 5 | 1.00 | RD | 0.95 | | | 120,200 |

Total Card Land Units: 0.275 AC Parcel Total Land Area: 0.275 AC Total Land Value: 120,200

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

Property Location: 14 BRENTON AVE
 Vision ID: 6314 Account #: 1530

Parcel ID: 198/011/000//
 Bldg #: 1

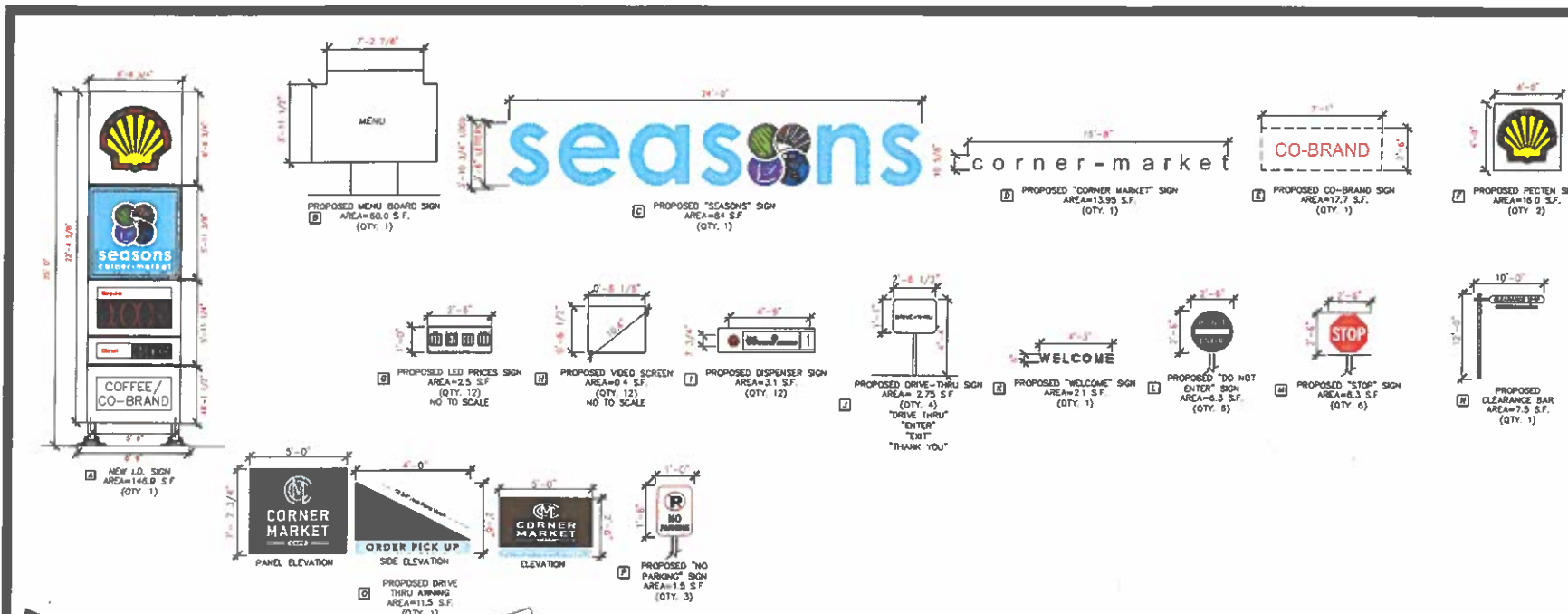
Card Address:
 Card #: 1 of 1

LUC: 1300
 Print Date: 4/28/2026 1:38:17 PM

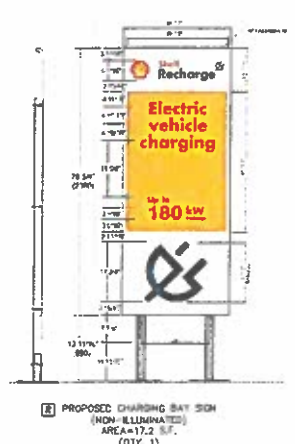
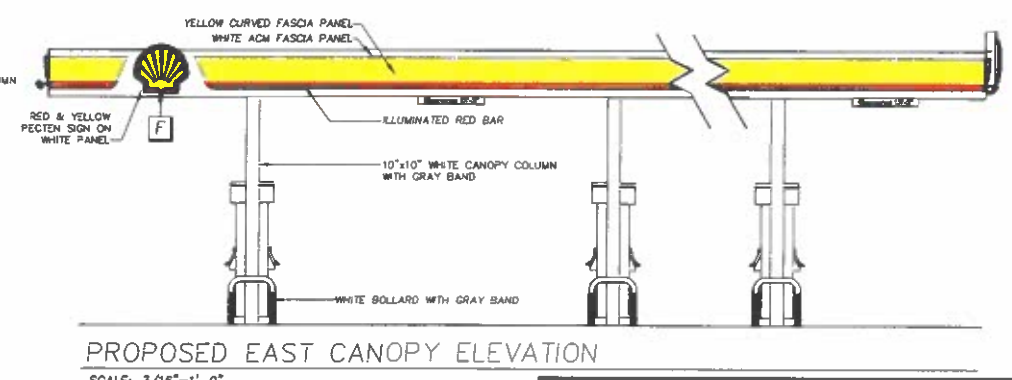
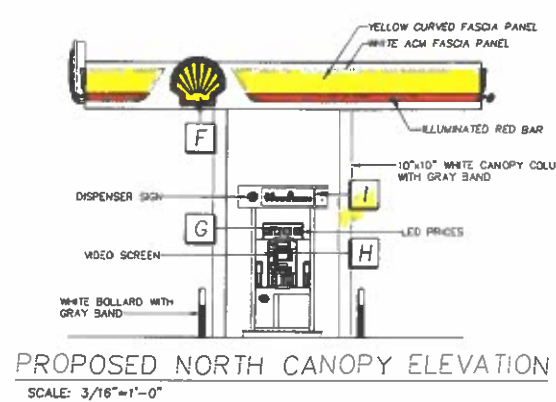
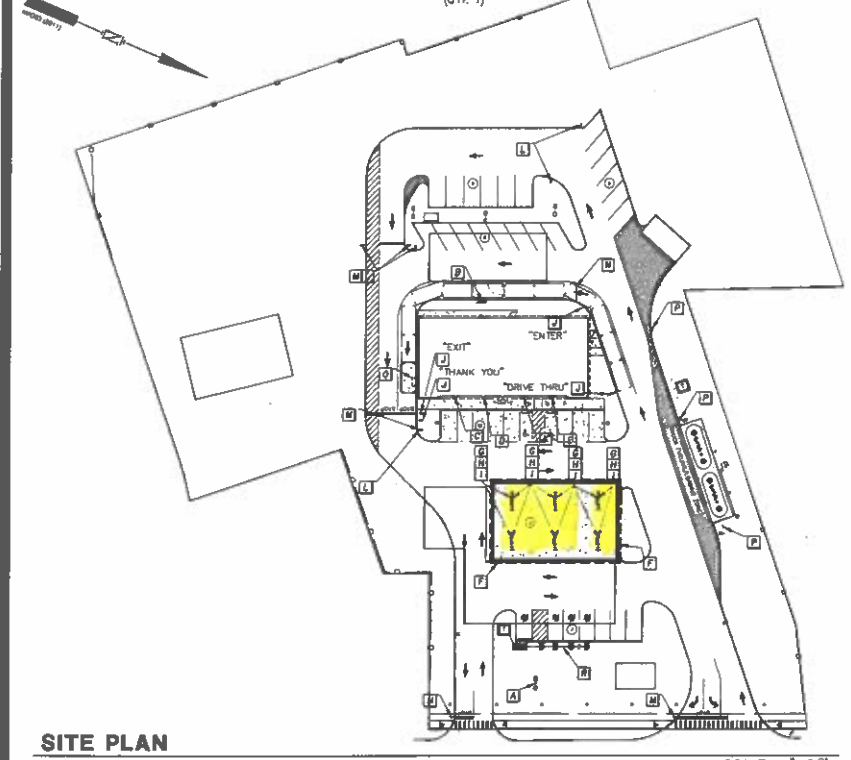
| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | | SKETCH / PRIMARY PHOTO | | | |
|---|---------------------------------|-------------|---------------------------------|----------|-------------|------------------------|------|-----|-------------|
| Element | Cd | Description | Element | 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 | | | |

EXHIBIT 1

334-68 I 12 DISPENSER SIGNS



| PROPOSED SIGN SCHEDULE | | | | | | | | | |
|---|----------------------|------------------------|-----------|-------|-----------|--------------|---------|-------------|--|
| MARK | DESCRIPTION | SIZE | AREA (SF) | QUAN. | SIZE (SF) | ILLUMINATION | REMARKS | TYPE | |
| FREESTANDING SIGNS | | | | | | | | | |
| A | I.D. SIGN | 6'-0" X 25'-0" | 148.9 | 1 | 148.9 | INT | NEW | GROUND | |
| TOTAL FREESTANDING SIGNAGE: 148.9 S.F. (100 S.F. TOTAL PERMITTED) *HUDSON ZBA GRANTED RELIEF AT JUNE 27, 2024 MEETING FOR TOTAL S.F. | | | | | | | | | |
| B | MENU BOARD SIGN | 3'-11 1/2" X 7'-2 7/8" | 60.0 | 1 | 60.0 | INT | NEW | GROUND | |
| TOTAL MENU BOARD SIGNAGE: 60 S.F. | | | | | | | | | |
| WALL SIGNS | | | | | | | | | |
| C | "SEASONS" SIGN | 24' X 3'-6" | 84 | 1 | 84 | INT | NEW | WALL | |
| D | "CORNER MARKET" SIGN | 15'-8" X 0'-10 1/2" | 13.95 | 1 | 13.95 | NON | NEW | WALL | |
| E | CO-BRAND SIGN | 7'-1" X 2'-6" | 17.7 | 1 | 17.7 | INT | NEW | WALL | |
| F | CANOPY SIGN | 4'-0" X 4'-0" | 16.0 | 2 | 32.0 | INT | NEW | WALL | |
| G | DRIVE-THRU AWNING | 4'-8" X 5'-0" | 11.5 | 1 | 11.5 | NON | NEW | WALL | |
| TOTAL WALL SIGNAGE: 159.15 S.F. (218 S.F. PERMITTED - 2X BUILDING FRONTAGE) (CONVENIENCE STORE FRONTAGE = 108') | | | | | | | | | |
| DIRECTIONAL AND MISCELLANEOUS SIGNS | | | | | | | | | |
| G | LED PRICES | 2'-6" X 1'-0" | 2.5 | 12 | 30.0 | INT | NEW | MISC. | |
| H | VIDEO SCREEN | 0'-8 1/2" X 0'-6 1/2" | 0.4 | 12 | 4.8 | INT | NEW | MISC. | |
| I | DISPENSER SIGN | 4'-9" X 0'-2 1/2" | 3.1 | 12 | 37.2 | NON | NEW | MISC. | |
| J | DRIVE-THRU SIGN | 2'-6" X 2'-0" | 2.75 | 4 | 11.0 | INT | NEW | DIRECTIONAL | |
| K | "WELCOME" SIGN | 4'-3" X 0'-8" | 2.1 | 1 | 2.1 | INT | NEW | DIRECTIONAL | |
| L | "DO NOT ENTER" SIGN | 2'-6" X 2'-6" | 6.3 | 7 | 44.1 | NON | NEW | DIRECTIONAL | |
| M | "STOP" SIGN | 2'-6" X 2'-6" | 6.3 | 6 | 37.8 | NON | NEW | DIRECTIONAL | |
| N | CLEARANCE BAR | 7'-10 1/2" X 0'-1 1/2" | 7.5 | 1 | 7.5 | NON | NEW | DIRECTIONAL | |
| P | "NO PARKING" SIGN | 1'-0" X 1'-6" | 1.5 | 3 | 4.5 | NON | NEW | DIRECTIONAL | |
| R | CHARGING BAY SIGN | 6'-0" X 2'-7 1/2" | 17.2 | 1 | 17.2 | NON | NEW | DIRECTIONAL | |
| TOTAL DIRECTIONAL AND MISCELLANEOUS SIGNAGE: 198.2 S.F. | | | | | | | | | |



SITE DEVELOPMENT PLANS
TAX MAP 198 LOTS 11, 12, 14, 15, & 16
SIGNAGE PLAN & ELEVATIONS
PROPOSED GAS STATION & CONVENIENCE STORE
91-97 LOWELL ROAD, HUDSON, NH
OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS APRIL 18, 2024

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING: _____
CHAIRMAN: _____ SIGNATURE DATE: _____ AND
SECRETARY: _____ SIGNATURE DATE: _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

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This plan is not effective unless signed by a duly authorized officer of TFM, Inc.

| REV | DATE | DESCRIPTION | DR | CR |
|-----|------------|-------------------------------------|-----|-----|
| 3 | 3/10/2024 | REMOVE CAR WASH SIGNAGE | JKC | CRK |
| 2 | 2/9/2024 | NO REVISIONS THIS SHEET | JKC | CRK |
| 1 | 12/22/2023 | REVISED PER TUSSE & O'NEIL COMMENTS | JKC | CRK |

Seacoast Division
TFM
Civil Engineers
Structural Engineers
Traffic Engineers
Land Surveyors
Landscape Architects
Scientists

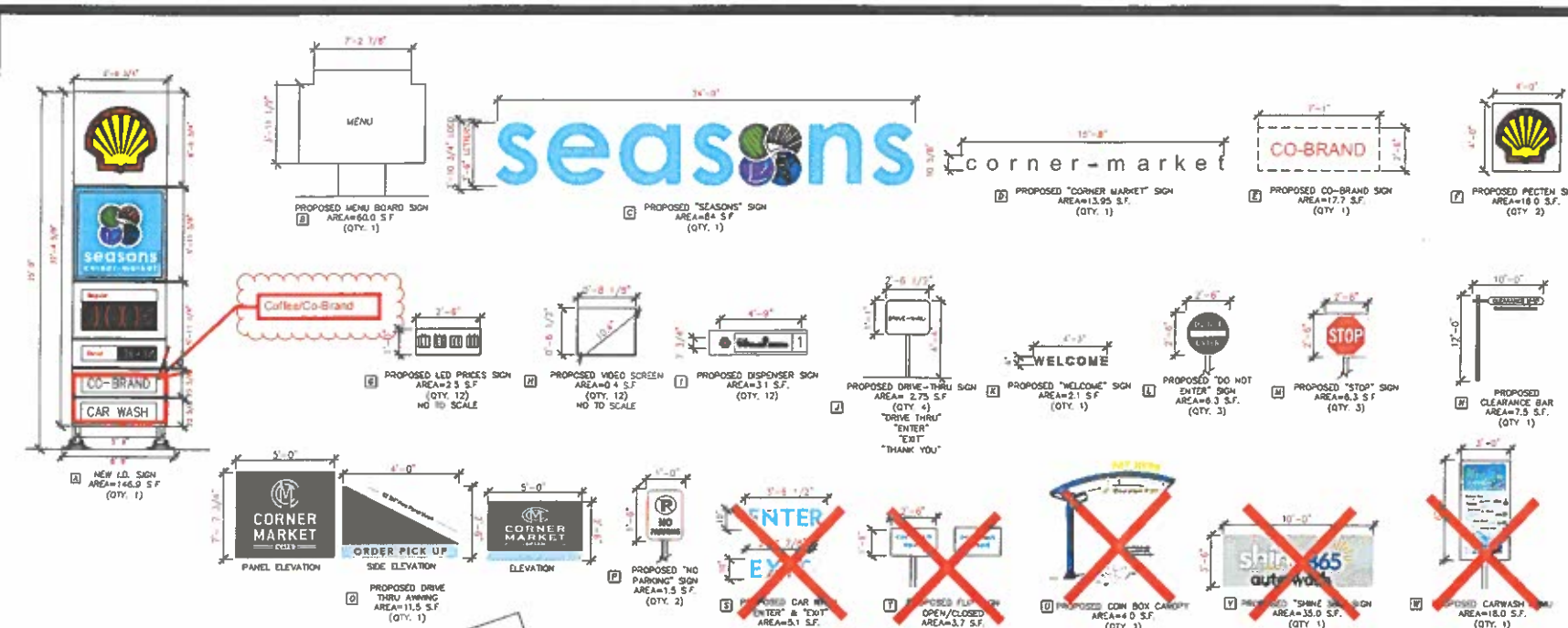
170 Commerce Way, Suite 102
Portsmouth, NH 03801
Phone: (603) 431-2227
Fax: (603) 431-0910
www.tfmcorp.com

18149.00
C-15

Apr 01, 2024 - 12:37pm
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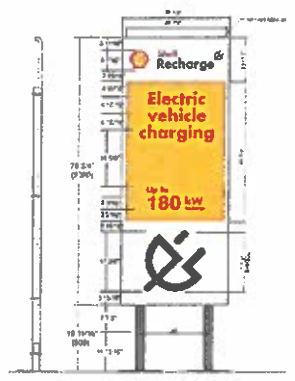
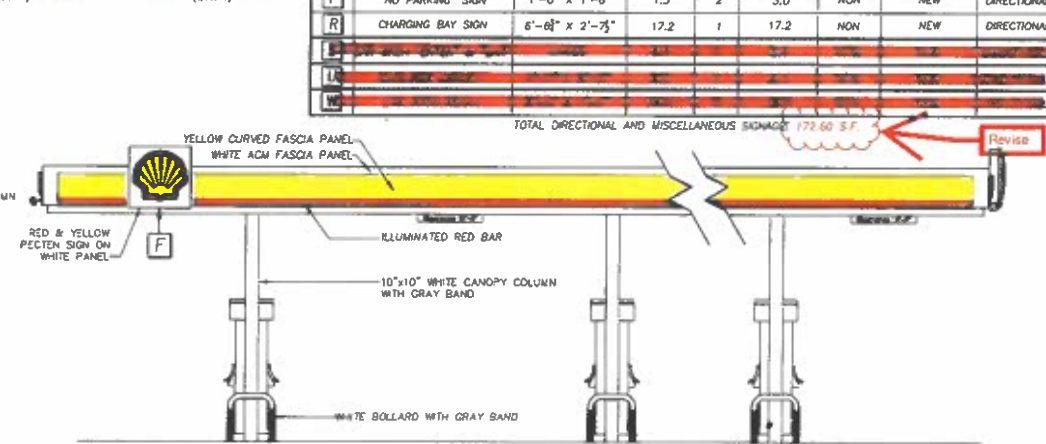
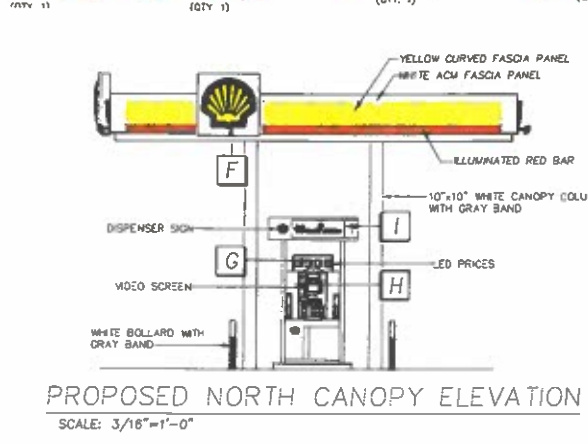
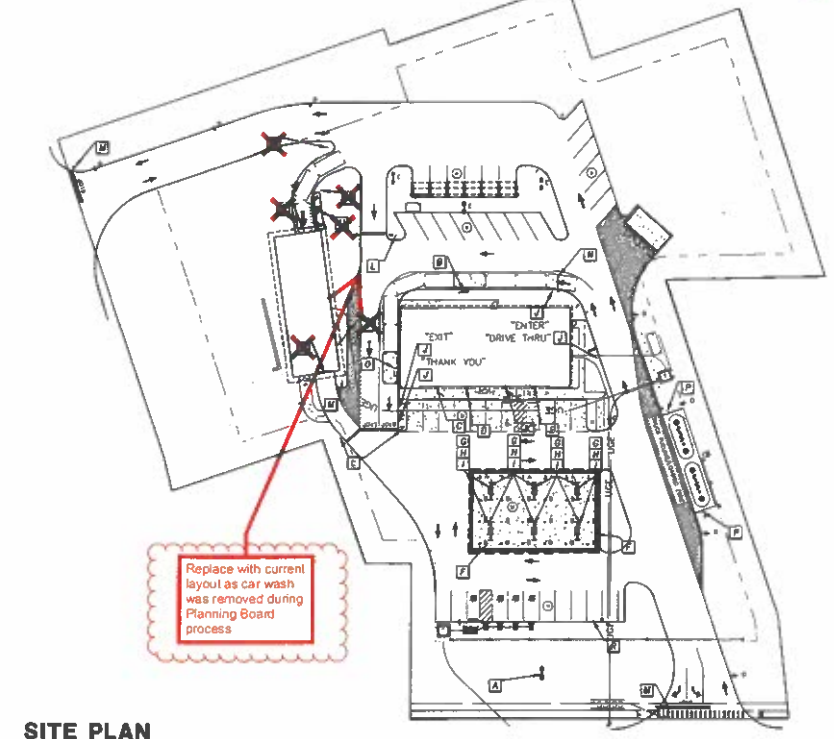
EXHIBIT 2

Apr 18, 2024 - 11:51 AM
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PROPOSED SIGN SCHEDULE

| MARK | DESCRIPTION | SIZE | AREA (S.F.) | QUAN. | SIZE (S.F.) | ILLUMINATION | REMARKS | TYPE |
|---|----------------------|-------------------------|-------------|-------|-------------|--------------|---------|-------------|
| FREESTANDING SIGNS | | | | | | | | |
| A | I.D. SIGN | 6'-0" X 25'-0" | 146.9 | 1 | 146.9 | INT | NEW | GROUND |
| TOTAL FREESTANDING SIGNAGE: 146.9 S.F., 25.0' TALL (100 S.F. TOTAL PERMITTED; MAXIMUM HEIGHT 30') | | | | | | | | |
| MENU BOARD SIGNS | | | | | | | | |
| B | MENU BOARD SIGN | 3'-1 1/2" X 7'-2 1/2" | 60.0 | 1 | 60.0 | INT | NEW | GROUND |
| TOTAL MENU BOARD SIGNAGE: 60 S.F. | | | | | | | | |
| WALL SIGNS | | | | | | | | |
| C | 'SEASONS' SIGN | 24' X 3'-6" | 84 | 1 | 84 | INT | NEW | WALL |
| D | 'CORNER MARKET' SIGN | 15'-8" X 0'-10 1/2" | 13.95 | 1 | 13.95 | NON | NEW | WALL |
| E | CO-BRAND SIGN | 7'-1" X 2'-6" | 17.7 | 1 | 17.7 | INT | NEW | WALL |
| F | CANOPY SIGN | 4'-0" X 4'-0" | 16.0 | 2 | 32.0 | INT | NEW | WALL |
| G | DRIVE-THRU SIGN | 4'-4 1/2" X 5'-0" | 11.5 | 1 | 11.5 | NON | NEW | WALL |
| TOTAL WALL SIGNAGE: 197.65 S.F. (100 S.F. PERMITTED - 2X BUILDING FRONTAGE) | | | | | | | | |
| DIRECTIONAL AND MISCELLANEOUS SIGNS | | | | | | | | |
| H | LED PRICES | 2'-6" X 1'-0" | 2.5 | 12 | 30.0 | INT | NEW | MISC. |
| I | VIDEO SCREEN | 0'-8 1/2" X 0'-6 1/2" | 0.4 | 12 | 4.8 | INT | NEW | MISC. |
| J | DISPENSER SIGN | 4'-9" X 0'-7 1/2" | 3.1 | 12 | 37.2 | NON | NEW | MISC. |
| K | DRIVE-THRU SIGN | 2'-6" X 2'-0" | 2.75 | 4 | 11.0 | INT | NEW | DIRECTIONAL |
| L | 'WELCOME' SIGN | 4'-3" X 0'-6" | 2.1 | 1 | 2.1 | INT | NEW | DIRECTIONAL |
| M | 'DO NOT ENTER' SIGN | 2'-6" X 2'-6" | 6.3 | 3 | 18.9 | NON | NEW | DIRECTIONAL |
| N | 'STOP' SIGN | 2'-6" X 2'-6" | 6.3 | 3 | 18.9 | NON | NEW | DIRECTIONAL |
| O | CLEARANCE BAR | 7'-10 1/2" X 0'-11 1/2" | 7.5 | 1 | 7.5 | NON | NEW | DIRECTIONAL |
| P | 'NO PARKING' SIGN | 1'-0" X 1'-6" | 1.5 | 2 | 3.0 | NON | NEW | DIRECTIONAL |
| R | CHARGING BAY SIGN | 8'-8 1/2" X 2'-7 1/2" | 17.2 | 1 | 17.2 | NON | NEW | DIRECTIONAL |
| TOTAL DIRECTIONAL AND MISCELLANEOUS SIGNAGE: 172.60 S.F. | | | | | | | | |



PROGRESS PENT
 date: 4.19.2024

SITE DEVELOPMENT PLANS
 TAX MAP 198 LOTS 11, 12, 14, 15, & 16
SIGNAGE PLAN & ELEVATIONS
 GAS STATION/CONVENIENCE STORE/CAR WASH
 91-97 LOWELL ROAD, HUDSON, NH
 OWNED BY & PREPARED FOR
COLBEA ENTERPRISES, LLC

SCALE: NTS APRIL 18, 2024

APPROVED BY THE HUDSON, NH PLANNING BOARD

DATE OF MEETING _____ SIGNATURE DATE _____ AND
 CHAIRMAN _____ SIGNATURE DATE _____
 SECRETARY _____ SIGNATURE DATE _____

SITE PLANS ARE VALID FOR TWO YEARS FROM THE DATE OF PLANNING BOARD MEETING FINAL APPROVAL. FINAL APPROVAL COMMENCES AT THE PLANNING BOARD MEETING DATE AT WHICH THE PLAN RECEIVES FINAL APPROVAL.

PURSUANT TO THE SITE REVIEW REGULATIONS OF THE HUDSON PLANNING BOARD, THE SITE PLAN APPROVAL GRANTED HEREIN EXPIRES ONE YEAR FROM DATE OF APPROVAL.

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Seacoast Division
TFM
 Civil Engineers
 Structural Engineers
 Traffic Engineers
 Land Surveyors
 Landscape Architects
 Scientists

170 Commerce Way, Suite 102
 Portsmouth, NH 03801
 Phone (603) 431-2222
 Fax (603) 431-0610
 www.tfm.com

18:49.00
 DR: JKC, FB
 CK: CRK, CADFILE
 18148-00_Sign
 C-15

EXHIBIT 3

Printed
5/06/2026
9:19AM
Created
5/06/2026
9:00 AM

Transaction Receipt

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

Receipt# 864,746
tgoodwyn

| | Description | Current Invoice | Payment | Balance Due |
|------|--|-----------------|----------|-------------|
| 1.00 | Zoning Applications- 5/28/26 ZBA Mtg. 91-97 Lowell Rd Map 198, Lots 16,15,14,12,11 | | | |
| | Variance a | 0.00 | 185.0000 | 0.00 |
| | Variance b | 0.00 | 185.0000 | 0.00 |
| | Variance c | 0.00 | 185.0000 | 0.00 |
| | Abutter Notices | 0.00 | 97.4400 | 0.00 |
| | | | Total: | 652.44 |

| Remitter | Pay Type | Reference | Tendered | Change | Net Paid |
|--------------------------------|----------|-------------|----------|--------|----------|
| Cronin Bisson & Zalinsky, P.C. | CHECK | CHECK# 3703 | 652.44 | 0.00 | 652.44 |

| | |
|-----------------|--------|
| Total Due: | 652.44 |
| Total Tendered: | 652.44 |
| Total Change: | 0.00 |
| Net Paid: | 652.44 |

CRONIN BISSON & ZALINSKY, P.C. - PETTY CASH ACCOUNT

3703

Town of Hudson

4/29/2026

Extension of Variances for Colbea Enterprises

652.44

BNE/Petty Cash Acct Extension of Variances

652.44

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 198-012 c**, being a case brought by **Jay Hall, Esq. duly authorized for Colbea Enterprises, LLC, 695 George Washington Highway, Lincoln, RI, requesting an extension/renewal of the following variance granted on 6/27/2024 for 91-97 Lowell Road, Hudson, NH** [Map 198, Lots 011, 012, 014, 015, 016; Zoned Business (B); HZO Article XII: Signs; §334-68, Directional and directory signs]

- c. Directional Signs: A variance to allow several directional and directory signs to be larger than three (3) SF where no greater than three (3) SF in area is permitted and do not contain any additional advertising or messages other than incidental corporate or institutional symbols or logos.**

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

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

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

53 DERRY STREET

CASE # 173-033

STAFF REPORT

May 28, 2026

APPLICANT: Robert Thomson & Maria Stratakis TR, 11 Nellie Court, Hudson, NH 03051

MAP & LOT: Map 173/Lot 033-000 — 41,818 Sq ft (.96 Acres) & 165 feet of frontage.

ZONING: Town Residence (TR)

PROPOSAL: to construct eight (8) units of three-story multifamily units.

VARIANCE REQUESTED:

1. §334-21 – Table of Principal Permitted Uses: to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted.

ATTACHMENTS:

1. Department Comments
2. Variance Application
3. Zoning Determination #26-049
4. Variance Plan, last revised May 8, 2026

APPLICATION TRACKING:

- May 12, 2026 – Variance application filed.
- May 28, 2026 – Public hearings scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately .96 acres and is located in the Town Residence (TR) district. Currently, the site is vacant after the existing structure was utilized by the fire department for training purposes. The site is serviced by town water and sewer. The site does not have any wetlands, with a gentle slope towards the rear of the property. The design as proposed is not set in stone, with possible changes in configuration, layout, and unit-count possible during the Site Plan approval process.

DEPARTMENT COMMENTS

Planning provided the following comment:

The applicant will need Site Plan approval for multifamily dwelling units.

Full comment sheets may be found attached.

STAFF COMMENTS

Staff notes that §334-27 – Table of Minimum Dimensional Requirements has a footnote requiring 53,560 Sq ft for 3-unit multifamily developments, with an additional 5,000 Sq ft required per additional unit. This does not apply in this instance, as that requirement is only listed for the Business (B) district where multifamily development is normally allowed. Staff have found no factual errors within the applicant’s application and arguments. Should the Board choose to grant a variance, site plan approval from the Planning Board will be required.

RECOMMENDATION

Staff recommends hearing of the case along with applicant testimony and public comment. While decision sheets are still required, the following draft motion wording has been provided, as to remove any ambiguity regarding the variance decision and any associated stipulations.

MOTION TO GRANT/DENY A VARIANCE:

I move to (grant/deny) a variance from §334-21 – Table of Principal Permitted Uses: to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted, 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: _____ **(VARIANCE)**

Property Location: _____

For Town Use

Plan Routing Date: _____ Reply requested by: _____ ZBA Hearing Date: _____

_____ I have no comments _____ I have comments (see below)

_____ Name: _____ Date: _____

(Initials)

DEPT:

_____ Town Engineer _____ Fire/Health Department _____ Town Planner

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

REQUEST FOR REVIEW/COMMENTS:

Case: 173-033 (05-28-26) (**VARIANCE**)

Property Location: 53 Derry Street

For Town Use

Plan Routing Date: 05/12/2026 Reply requested by: 05/18/2026 ZBA Hearing Date: 05/28/2026

I have no comments I have comments (see below)

DRH _____ Name: David Hebert Date: 05/12/2026
(Initials)

DEPT. Town Engineer Fire/Health Department Town Planner

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

REQUEST FOR REVIEW/COMMENTS:

Case: 173-033 (05-28-26) **(VARIANCE)**

Property Location: 53 Derry Street

For Town Use

Plan Routing Date: 05/12/2026 Reply requested by: 05/18/2026 ZBA Hearing Date: 05/28/2026

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 05/12/2026
(Initials)

DEPT. Town Engineer Fire/Health Department Town Planner

MAY 12 2026
LAND USE DIVISION
ZONING DEPT.

APPLICATION FOR A VARIANCE

To: Zoning Board of Adjustment
Town of Hudson

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

Case No. 173-033 (05-28-26)

Date Filed 5/12/26

Name of Applicant Robert B. Thomson & Maria Stratakis Rev. Trust Map: 173 Lot: 33 Zoning District: TR

Telephone Number (Home) (781) 779-5401 (Work) _____

Mailing Address 11 Nellie Court, Hudson, NH 03051

Owner Same as Applicant Above

Location of Property 53 Derry Street Hudson, NH 03051
(Street Address)

[Signature] _____ Date 5.5.2026
Signature of Applicant

[Signature] _____ Date 5.5.2026
Signature of Property-Owner(s)

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 deemed appropriate by the ZBA, for the purpose of such examinations, surveys, tests and inspections as may be deemed appropriate by the ZBA. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above identified parties or individuals as a result of any such public meeting, examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this application.

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

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

Date received: 5/12/26

COST:

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

8 Abutter Notice:

| | | |
|--|------------------|------------------|
| <u>8</u> Direct Abutters x Certified postage rate | \$ <u>6.08</u> = | \$ <u>48.64</u> |
| <u>11</u> Indirect Abutters x First Class postage rate | \$ <u>0.78</u> = | \$ <u>8.58</u> |
| Total amount due: | | \$ <u>242.22</u> |

Amt. received: \$ 242.22 check # 227

Receipt No.: 865,433

Received by: [Signature]

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>KAW</u> | Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step. | <u>TG</u> |
| <u>KAW</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>KAW</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>KAW</u> | If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.) | <u>TG</u> <i>Autho. attached.</i> |
| <u>KAW</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>KAW</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>KAW</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>KAW</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. | *pending from ZA. <u>TG slot</u> |
| <u>KAW</u> | If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board. | <u>N/A.</u> |

CERTIFIED PLOT PLAN: N/A This is a Use Variance Request (see attached Conceptual Plan)

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

- a) _____ The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. N/A
- b) _____ The plot plan shall be up-to date and dated, and shall be no more than three years old. _____
- c) _____ The plot plan shall have the signature and the name of the preparer, with his/her/their seal. _____
- d) _____ The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property.
(NOTE: A copy of the GIS map can be obtained by visiting the town website:
<https://www.hudsonnh.gov/community-development/page/gis-public-use>)
- e) _____ The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) _____
- f) _____ The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. _____
- g) _____ The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. _____
- h) _____ The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. _____
- i) _____ The plot plan shall indicate all parking spaces and lanes, with dimensions. _____

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

Kath Weir
Signature of Applicant(s)

5-6-26
Date

Kath Weir
Signature of Property Owner(s)

5-6-26
Date

*See attached Owner Authorization Form

Bedford Design

ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS

603-622-5533 • 592 Harvey Road Manchester, NH 03103 • www.BedfordDesign.com

May 5th, 2026

Hudson Zoning Board
Town of Hudson
12 School St
Hudson, NH 03051

RE: Narrative for Zoning Use Variance
53 Derry St
Hudson, NH 03440
Tax Map 173 Lot 33

Members of the Board,

Bedford Design Consultants, Inc., on behalf of our clients Robert Thomson and Maria Stratakis, is pleased to submit this zoning variance application for a multi-family development on a lot zoned Town Residence (TR), where multi-family homes are currently not allowed. The existing lot is 41,818 s.f. (0.96 acres) per the tax card. The lot was a single-family residence, but the old home was used by the fire department for fire dept training where it was control-burned to the ground. The lot still has some trees and a driveway.

Across the street is the Business zone where multi-family is allowed. Here there are the new Aroma Joe's, Royal Pizza, and Soapy's Car Wash businesses. To the south are a closed dentist's office, a duplex unit, and a 2-story office building. To the north are several single-family homes before Ledge Rd.

The owners of the lot would like to propose eight multi-family units. Each unit would be about 1,800 s.f. with a private yard. The units would face each other and have a two-car garage with parking in the front. A fire truck turnaround and a dumpster are located at the back of the property. We will treat storm water on site and discharge it to the existing drainage system. Across the street is water, sewer, and electricity. Water and sewer will be extended under Route 102 and electricity will run to a pole on our site and then underground.

If you have any questions, please feel free to contact me at 603-622-5533. We look forward to discussing the project with you at the Zoning Board meeting.

Sincerely,
Bedford Design Consultants, Inc.



Katherine A. Weiss, PLA, ASLA
Project Manager

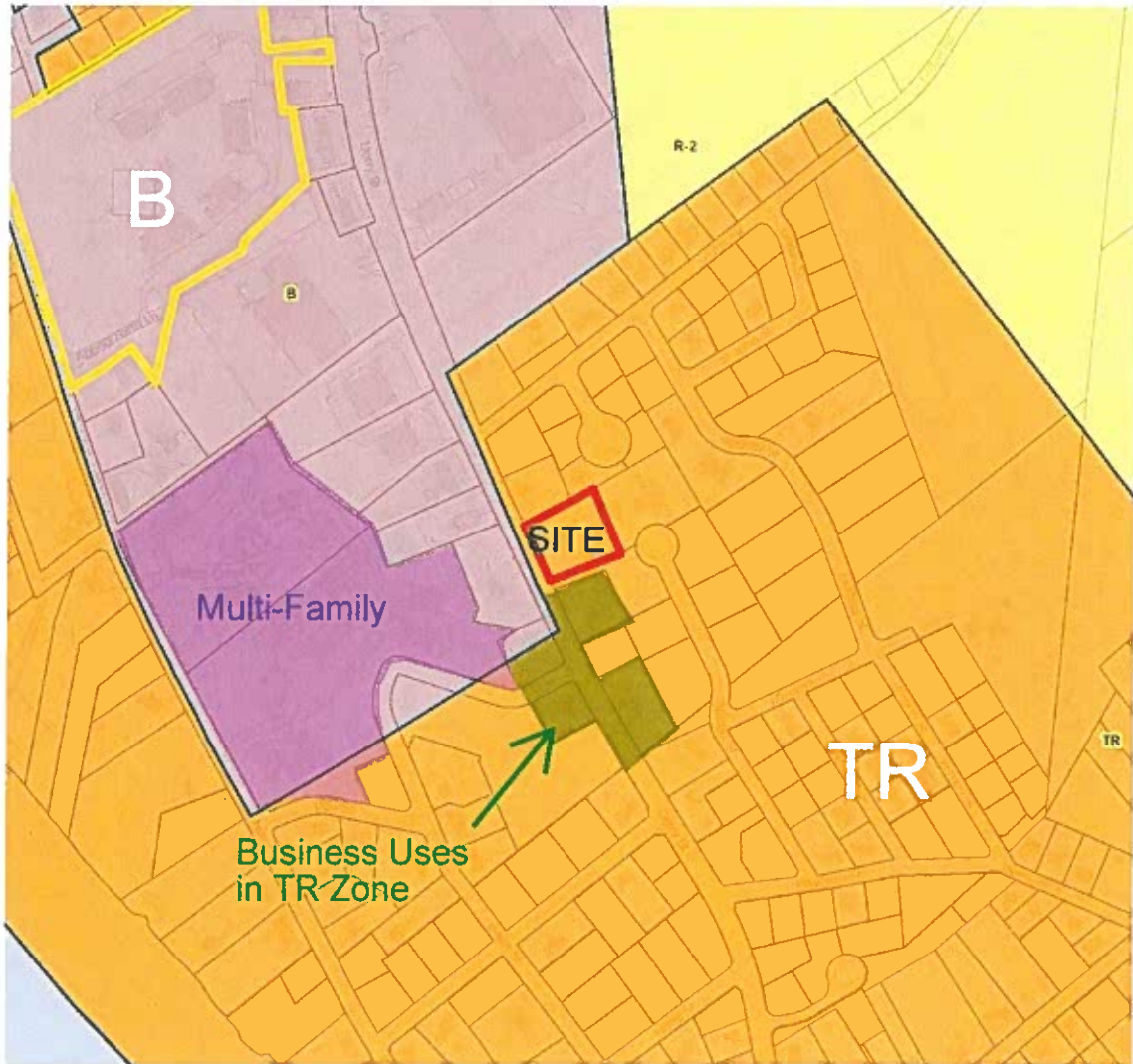


Aerial View of Property (In RED)

Zoning District Definitions:

Town Residence (TR). The TR District encompasses established residential neighborhoods which have been developed on smaller lots than the lot size established in other residential districts. The setbacks and use densities reflect traditional New England town or village lot development patterns. The district is intended to permit the continued use, maintenance and vitality of these unique residential areas, protecting their residential character, while simultaneously limiting the expansion of these neighborhoods into adjacent, undeveloped lands.

Business (B). The B District is established to provide for the development of general wholesale and retail commercial uses, services, offices uses, multifamily dwellings and customary accessory uses and structures.



Zoning Map

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) (Checked on 5/5/26)

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|-----|-------|--|---|
| 173 | 33 | *Include Applicant & Owner(s) (OWNER/APPLICANT) Robert B. Thomson & Maria Stratakis, Rev. Trust Robert B. Thomson & Maria Stratakis, Trustees | 11 Nellie Ct Hudson, NH 03051 |
| N/A | N/A | (Agent/Project Manager) Bedford Design Consultants, Inc. C/O Katherine A. Weiss, PLA, ASLA | 592 Harvey Road Manchester, NH 03103 |
| 165 | 159-3 | Robert B. Thomson & Maria Stratakis, Rev. Trust Robert B. Thomson & Maria Stratakis, Trustees | 11 Nellie Ct Hudson, NH 03051 |
| 174 | 41 | Steven F. & Lee Ann Middlemiss | 22 Abbott Street Hudson, NH 03051 |
| 174 | 40 | Kaplan Family Trust Barry L. Kaplan, Trustee | 548 Union Avenue Laconia, NH 03246 |
| 174 | 30 | Derry Road Hudson NH, LLC | 87 Elm Street, Suite 302 Hopkinton, MA 01748 |
| 173 | 29 | Zielfelder Builders LLC | 169 Canaan Back Road Barrington, NH 03825 |
| 173 | 30 | Dom's Sports Bar, LLC | 620 South Mammoth Road Manchester, NH 03109 |
| 173 | 32 | Rugh Family Trust David M. & Elaine B. Rugh, Trustees | 84 English Range Road Derry, NH 03038 |
| | | | |
| | | | |
| | | | |
| | | | |

ALL INDIRECT ABUTTERS WITHIN 200 FEET

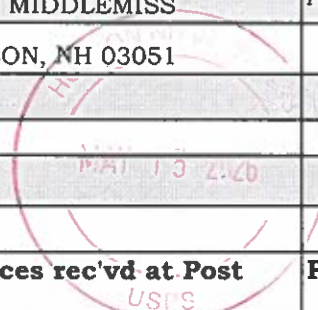
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)

| MAP | LOT | NAME OF PROPERTY OWNER | MAILING ADDRESS |
|-----|-------|---|---------------------------------------|
| 165 | 159 | Goode Family Rev. Living Trust Hasan & Julia Goode, Trustees | 63 Derry Street Hudson, NH 03051 |
| 165 | 159-2 | Nguyen Thai Pho & Dau Minh Nguyen-Pho | 9 Nellie Ct. Hudson, NH 03051 |
| 165 | 159-4 | Tuyet Nguyen | 10 Nellie Ct. Hudson, NH 03051 |
| 173 | 26 | Buttercup Hill Associates | P.O. Box 565 Keene, NH 03431 |
| 173 | 28 | M325 Real Estate, LLC | P.O. Box 414 Nashua, NH 03061-0414 |
| 173 | 31 | CBK Land LLC | 50 Raymond Road Auburn, NH 03032 |
| 174 | 31-1 | Ivan A. Garcia & Ana Luzardo | 47B Derry Street Hudson, NH 03051 |
| 174 | 31-2 | Susan R. Catino | 47A Derry Street Hudson, NH 03051 |
| 174 | 39 | Joel & Jillian Kaplan | 16 Abbott Street Hudson, NH 03051 |
| 174 | 42 | Daniel & Jean M. Haynes | 19 Abbott Road Hudson, NH 03051 |
| | | | |
| | | | |
| | | | |

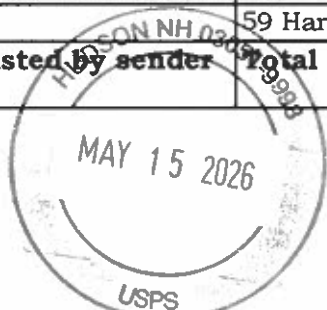
USPS-Verified Mail

| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - CERTIFIED MAIL | Case# 173-033 VARIANCE 53 Derry St., Hudson, NH 03051 Map 173/Lot 033-000 1 of 1 |
|---------|--|---|--|
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting |
| 1 | 9589 0710 5270 3393 6527 54 | ROBERT B. THOMSON & MARIA STRATAKIS, REV. TRUST; ROBERT B. THOMSON & MARIA STRATAKIS, TRUSTEES | APPLICANT/OWNER NOTICE MAILED |
| | | 11 NELLIE CT., HUDSON, NH 03051 | RE: Map 173, Lot 033, Sublot 000 |
| 2 | 9589 0710 5270 3393 6527 61 | STRATAKIS, MARIA, TR.; THOMSON, ROBERT BRUCE, TR. | ABUTTER NOTICE MAILED |
| | | 11 NELLIE CT., HUDSON, NH 03051 | RE: Map 165, Lot 159, Sublot 003 |
| 3 | 9589 0710 5270 3393 6527 78 | ZIELFELDER BUILDERS LLC | ABUTTER NOTICE MAILED |
| | | 169 CANAAN BACK RD., BARRINGTON, NH 03825 | |
| 4 | 9589 0710 5270 3393 6527 85 | DOM'S SPORTS BAR, LLC | ABUTTER NOTICE MAILED |
| | | 620 SOUTH MAMMOTH RD., MANCHESTER, NH 03109 | |
| 5 | 9589 0710 5270 3393 6527 92 | DAVID M. & ELAINE B. RUGH, TRUSTEES; RUGH FAMILY TRUST | ABUTTER NOTICE MAILED |
| | | 84 ENGLISH RANGE RD., DERRY, NH 03038 | |
| 6 | 9589 0710 5270 3393 6528 08 | DERRY ROAD HUDSON NH, LLC | ABUTTER NOTICE MAILED |
| | | 87 ELM ST. SUITE 302, HOPKINTON, MA 01748 | |
| 7 | 9589 0710 5270 3393 6528 15 | KAPLAN, BARRY L., TR.; KAPLAN FAMILY TRUST | ABUTTER NOTICE MAILED |
| | | 548 UNION AVE., LACONIA, NH 03246 | |
| 8 | 9589 0710 5270 3393 6528 22 | STEVEN F. & LEE ANN MIDDLEMISS | ABUTTER NOTICE MAILED |
| | | 22 ABBOTT ST., HUDSON, NH 03051 | |
| 9 | | | |
| 10 | | | |
| | Total Number of pieces listed by sender 8 | Total number of pieces rec'vd at Post Office 8 | Postmaster (receiving Employee) SG |



USPS-First Class Mail

| | | | | |
|----------------|--|--|--|--------------------|
| SENDER: | TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051 | US POSTAL SERVICE - FIRST CLASS MAIL | Case# 173-033 53 Derry St., Hudson, NH 03051 Map 173/Lot 033-000 | VARIANCE 1 of 1 |
| | ARTICLE NUMBER | Name of Addressee, Street, and post office address | 05/28/2026 ZBA Meeting | |
| 1 | Mailed First Class | HASAN & JULIA GOODE, TRUSTEES; GOODE FAMILY REV. LIVING TRUST 63 DERRY ST., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 2 | Mailed First Class | NGUYEN THAI PHO & DAU MINH NGUYEN-PHO 9 NELLIE CT., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 3 | Mailed First Class | TUYET NGUYEN 10 NELLIE CT., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 4 | Mailed First Class | BUTTERCUP HILL ASSOCIATES P.O. BOX 565, KEENE, NH 03431 | ABUTTER NOTICE MAILED | |
| 5 | Mailed First Class | M325 REAL ESTATE, LLC PO BOX 414, NASHUA, NH 03061-0414 | ABUTTER NOTICE MAILED | |
| 6 | Mailed First Class | CBK LAND LLC 50 RAYMOND RD., AUBURN, NH 03032 | ABUTTER NOTICE MAILED | |
| 7 | Mailed First Class | IVAN A. GARCIA & ANA LUZARDO 47 B DERRY ST., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 8 | Mailed First Class | SUSAN R. CATINO 47A DERRY ST., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 9 | Mailed First Class | JOEL & JILLIAN KAPLAN 16 ABBOTT ST., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 10 | Mailed First Class | HAYNES, DANIEL SR., TR.; HAYNES, JEAN M., TR. 19 ABBOTT ST., HUDSON, NH 03051 | ABUTTER NOTICE MAILED | |
| 11 | Mailed First Class | Bedford Design Consultants, Inc.; c/o Katherine A. Weiss, PLA, ASLA 59 Harvey Road, Manchester, NH 03103 | APPLICANT/OWNER NOTICE MAILED | |
| | Total # of pieces listed by sender 11 | Total # of pieces rec'vd at Post Office 11 | Postmaster (receiving Employee) <i>Paula Angeli</i> | |



Indirect First Class



TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

May 14, 2026

APPLICANT NOTIFICATION

You are hereby notified of hearings that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, May 28, 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 173-033 (05-28-26): Robert B. Thomson, & Maria Stratakis, Trustees, 53 Derry St., Hudson, NH requests a variance to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted. [Map 173, Lot 033, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

Respectfully,

Ben Witham-Gradert
Associate Planner



TOWN OF HUDSON

Zoning Board of Adjustment

12 School Street
Hudson, New Hampshire 03051

Tristan Dion, Chairman Xen Vurgaropulos, Selectmen Liaison
Tel: 603-886-6008 · Fax: 603-594-1142

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

If you are unable to attend, you may also mail or email your comments to: bgradert@hudsonnh.gov by **10 AM the Wednesday 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. 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 Development Services 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 V - Permitted Uses of HZO Section(s) 334-21 Table of Permitted Principal Uses

in order to permit the following:

We are requesting a variance from Article V - Permitted Uses, Section 334-21 Table of Permitted Principal Uses, A. Residential Uses, 3. Multifamily dwellings in the TR Zoning District.

We are requesting this variance to allow multifamily dwellings in the TR Zoning District where it is currently not a permitted use.

FACTS SUPPORTING THIS REQUEST:

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

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

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

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

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

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

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

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

FACTS SUPPORTING THIS REQUEST:

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

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

See attached Criteria Letter

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

See attached Criteria Letter

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

See attached Criteria Letter

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

See attached Criteria Letter

Zoning Criteria

53 Derry St.
Map 173 Lot 33
Hudson, NH

1. The variance is not contrary to the public interest because:

This use variance does not threaten neighborhood character because the uses across the street and to the south are business uses and are not in keeping with the TR zone. Many of the buildings are not residential in size or shape; there are large parking lots and pavement areas surrounding them. The public health, safety, and welfare will not be harmed with this residential use. Because the site has water, sewer, stormwater drainage, and electrical availability and will meet the strict standards of the town's Site Plan process. The residential units will add to the town's tax base.

2. The spirit of the ordinance is observed because:

The Town Residence district is meant to protect 'established residential neighborhoods'. The proposed use does not conflict with the underlying zoning because this area of roadway is mostly developed as a Business zone. The Business zone is located across the street with the Aroma Joe's, Royal Pizza and an office building. There are also Business zone uses to the south even though this portion of the roadway is zoned Town Residence.

3. Substantial justice is done because:

The guiding factor for substantial justice is that any loss to the individual that is *not* outweighed by a gain to the general public is an injustice. The general public would gain additional housing units in town, tax revenue on eight housing units, and minimal fiscal impact from the project.

Substantial justice is also done if the proposed use is consistent with the present use of the surrounding area. As mentioned before, there are business uses south and west of the site. There are several multi-family projects to the west off Webster Street. One with 56 units and another totaling 34 units. There is also a small multi-family project on Library St at the triangle with 6 units. Like this parcel, it is also zoned TR and directly across from the Business zone.

4. The values of surrounding properties are not diminished because:

The current property tax card has the land assessed at \$151,300 for 0.96 acres with no building. Similarly, the duplex to the south is assessed with its two units at \$422,00 and \$365,000 for a total land and building appraisal of \$787,000. The addition of the duplex increased the property value to almost twice that of a single-family home. There is no reason to believe that additional *residential* units along Route 102, would diminish neighboring residential property values.

5. Literal enforcement of the ordinance would result in unnecessary hardship if:

a. Owing to the following special conditions of the property that distinguish it from other properties in the area:

- i. There is no fair and substantial relationship between the general public purposes of the ordinance provision and the specific application of that provision to the property; and

Because the property is located across from the Business zone, and properties south of the lot, also zoned Town Residence, are business uses, the use restriction on the property does not serve the purpose of maintaining the 'New England town' lot development pattern because the pattern has already been disturbed in this section of the roadway.

- ii. The proposed use is a reasonable one.

The proximity to the Business zone and other business uses makes this lot appear to be zoned Business, not Town Residence. In the Business zone multi-family is allowed. Since the underlying zone's main objective is no longer maintained, this makes the use a reasonable one that will not alter the character of the businesses surrounding it on Route 102/Derry St.

OR

- b. Alternatively, unnecessary hardship means that, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformation with the ordinance.

Not Applicable.



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 #26-049

May 11, 2026

Sent Via: Email & First-class Mail

Robert Thompson & Maria Stratakis
11 Nellie Court
Hudson, NH 03051

RE: 53 Derry Street
Hudson Tax Map 173-033-000
Town Residence (TR)

Dear Mr. Thompson & Ms. Statakis

Your Request: To construct a multifamily development on the property listed above.

Plan Attached: Conceptual Site Plan, dated February 4, 2026

Parcel Background:

The parcel is approximately 41,818 Sqft., with approximately 165 linear feet of frontage on Derry Street. The parcel is currently vacant, with Town Water and Sewer available.

Pertinent Ordinances:

Article V; Permitted Uses – §334-27 Table of Permitted Principal Uses
Article III; General Regulations - §334-16.1 Site plan approval

Determination:

The use of Multifamily dwelling (A-3) is prohibited in the TR zone per §334-21 – Table of Permitted Principal Uses. With no existing structure or approval on record, a variance is required for construction of a multifamily. You may apply to the Hudson Zoning Board of Adjustment (ZBA) for a variance from §334-21 – Table of Permitted Principal Uses, to permit a Multifamily where one would otherwise not be allowed. Should the ZBA grant your variance request, site plan approval is required for multifamily dwellings per §334-16.1 – Site plan approval. You may apply to the Planning Board for said approval.

Sincerely,

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

cc: Brooke Dubowik, Town Planner
Elvis Dhima, Development Services, Director
Jim Michaud, Chief Assessor
Inspectional Services
File



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

#26-049
 TOWN OF HUDSON
 New Hampshire
 03051
 APR 29 2026
 LAND USE DIVISION
 ZONING DEPT.



Town of Hudson

REQUEST FOR ZONING and/or PLANNING INFORMATION / DETERMINATION

Date of request 04/29/2026

Property Location 53 Derry St
 Map 173 Lot 033 Sublot 000

Zoning District if known Town Residential (TR)

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)

Request to determine if the proposed multi-family use is allowed in the Town Residential Zone.

Applicant Contact Information:
 Name: Robert Thomson & Maria Stratakis
 Address: 11 Nellie Ct, Hudson, NH
 Phone Number: 781-779-5401
 Email: rbthomson@gmail.com

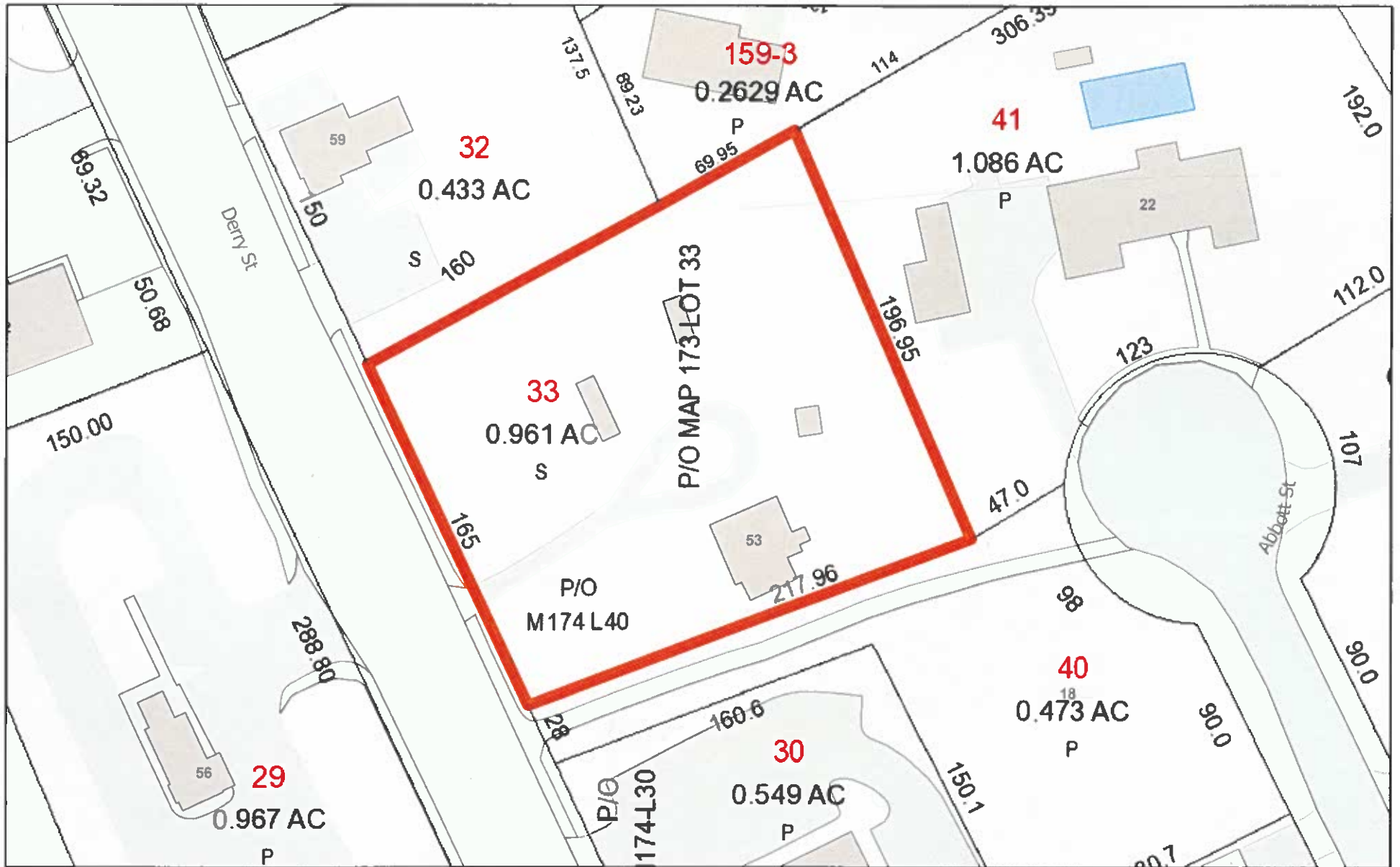
For Office use

ATTACHMENTS: TAX CARD GIS

NOTES: Unofficial Conceptual site Plan dated 2/4/26 attached.

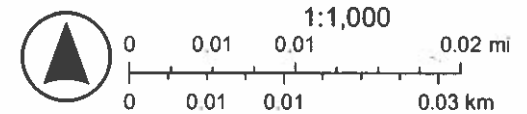
ZONING DETERMINATION LETTER SENT | DATE: _____

GIS Location Plan - 53 Derry Street



4/29/2026

- Easement_Lines
- Parcels



Property Location: 53 DERRY ST
 Vision ID: 7584 Account #: 2257

Parcel ID: 173/033/000//
 Bldg #: 1

Card Address:
 Card #: 1 of 1

LUC: 1010
 Print Date: 5/5/2026 3:45:23 PM

| CURRENT OWNER | | ASSESSING NEIGHBORHOOD | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
|--|--|------------------------|----------------------|------------|------|--------------------------------|----------|------|---------|--------------|------|---------|----------|-------|
| THOMSON, ROBERT B., TR. STRATAKIS, MARIA, TR. 11 NELLIE CT. HUDSON NH 03051 | | Nbhd | Nbhd Name | | Year | Code | Assessed | Year | Code | Assessed Val | Year | Code | Assessed | |
| | | RD | Residential Avg/Fair | | 2025 | 1300 | 151,300 | 2025 | 1300 | 151,300 | 2024 | 1010 | 136,700 | |
| | | TOPO | | UTILITIES | | | | | | | | | | |
| | | Rolling | | Town Water | | | | | | | | | 1010 | 2,200 |
| | | Access Only | | Total | | 151,300 | Total | | 151,300 | Total | | 290,200 | | |

| RECORD OF OWNERSHIP | | BK-VOL/PAGE | SALE DATE | Q/U | V/I | SALE PRICE | VC | SALE NOTES | APPRAISED VALUE SUMMARY | | | | |
|---|--|--------------|------------|--------------------------|--------|------------|--------------|------------|-------------------------|-------------------------------|--|--|---------|
| THOMSON, ROBERT B., TR. CENTER HEIRS, ELIZABETH G. | | 9781 TEST | 2406 98 | 06-20-2024 01-01-1900 | U Q | I V | 290,200 0 | 24 00 | Grantor: N/A | Appraised Bldg. Value (Card) | | | 0 |
| | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | 0 |
| | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | 0 |
| | | | | | | | | | | Appraised Land Value (Bldg) | | | 151,300 |
| | | | | | | | | | | Special Land Value | | | 0 |
| | | | | | | | | | | Total Appraised Parcel Value | | | 151,300 |
| | | | | | | | | | | Valuation Method | | | C |
| | | | | | | | | | | Total Appraised Parcel Value | | | 151,300 |

| SUPPLEMENTAL DATA | | | | CURRENT ASSESSMENT | | | | | | | | |
|-------------------|---------------------|------------|----------------|--------------------|----------|---------|--|--|--|--|------------------------------|---------|
| Parcel ID | 173-033-000 | Descript | Code | Appraised | Assessed | | | | | | | |
| Zoning | TR:Town Residential | LAND | 1300 | 151,300 | 151,300 | | | | | | | |
| Flood Hazard | C | | | | | | | | | | | |
| Neigh/Abut1 | | | | | | | | | | | | |
| Neigh/Abut2 | | | | | | | | | | | | |
| Neigh/Abut3 | | | | | | | | | | | | |
| GIS ID | 173-033-000 | | | | | | | | | | | |
| | | PREV | 0055-0055-0000 | | | | | | | | | |
| | | Assoc Pid# | | | | | | | | | | |
| | | | | Total: | 151,300 | 151,300 | | | | | Total Appraised Parcel Value | 151,300 |

| NOTES | | | | VISIT / CHANGE HISTORY | | | |
|--|--|--|--|------------------------|----|----|----------------|
| 3-15-2011 PERMIT INSPECTION: PERMIT FOR A 32x8 SHED. FOUND A 8x28 METAL (MOBILE OFFICES) RENTED. 10/19 EXT=F | | | | Date | Id | Cd | Purpost/Result |
| | | | | 03-18-2025 | 01 | 15 | Permit Visit |

| BUILDING PERMIT RECORD | | | | | | | | | |
|------------------------|------------|----------|-------------|--------|--------|-----------------|-------|--|--|
| Permit Id | Issue Date | Permit C | Description | Amount | Status | Applicant | SQ ft | Comments | |
| 2024-01285 | 11-08-2024 | DM | | 0 | C | THOMSON, ROBERT | | Full demolition of residential single family two story dwelling. | |
| 2013-00030 | 01-17-2013 | ELEC | Electrical | 890 | C | | | Visit Notes: 100a Serv Upgrade; | |
| 2011-00412 | 08-17-2011 | PO | Porch | | C | | | Visit Notes: Const 22x8 Three Season Porch; | |
| 2010-00682 | 12-16-2010 | SH | Shed | 1,500 | C | | | Visit Notes: 32x8 Shed; | |

| 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 | 1300 | VACANT RES LAND | Site | 0.961 AC | 170,000 | | 1.02 | 5 | 1.00 | RD | 0.95 | Location | 0.95 | | 151,300 |

Total Card Land Units: 0.961 AC Parcel Total Land Area: 0.961 AC Total Land Value: 151,300

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

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|----|-------------|---------------------------------|----|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Model | 00 | Vacant | Avg Ht/FL | | |
| 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 | | |
| | | | Year Built | | |
| | | | Effective Year Built | | |
| | | | Depreciation Code | | |
| | | | Remodel Rating | | |
| | | | Year Remodeled | | |
| | | | Depreciation % | | |
| | | | Functional Obsol | | |
| | | | External Obsol | | |
| | | | Trend Factor | | 1.000 |
| | | | Condition | | |
| | | | Condition % | | |
| | | | Percent Good | | |
| | | | RCNLD | | |
| | | | Dep % Ovr | | |
| | | | Dep Ovr Comment | | |
| | | | Misc Imp Ovr | | |
| | | | Misc Imp Ovr Comment | | |
| | | | Cost to Cure Ovr | | |
| | | | Cost to Cure Ovr Comment | | |

SKETCH / PRIMARY PHOTO

No Sketch

| 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 |





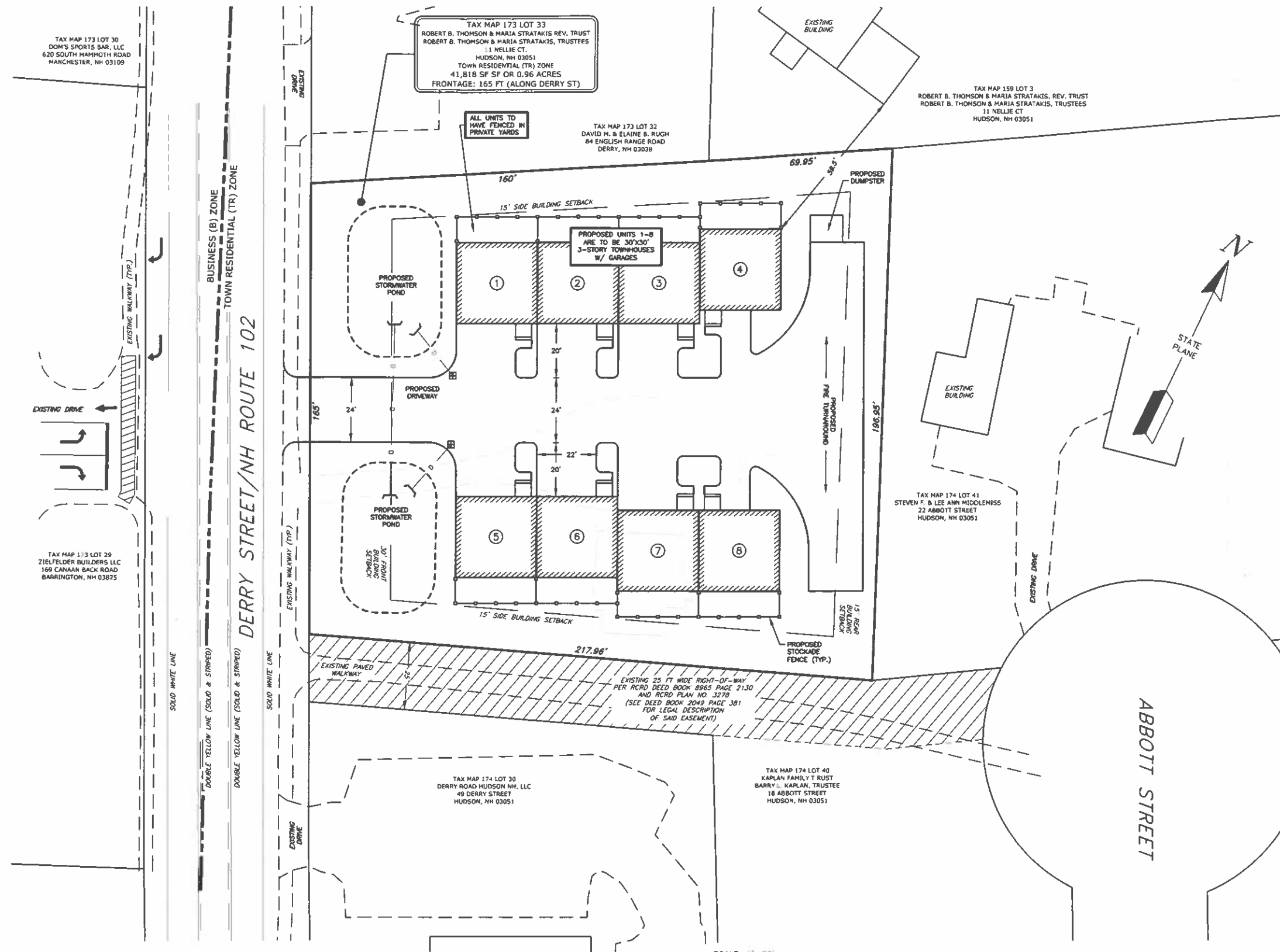
LOCUS MAP (SCALE: 1"=2000')

NOTES:

- OWNER OF RECORD:
TAX MAP 173 LOT 33
ROBERT B. THOMSON & MARIA STRATAKIS, REV. TRUST
ROBERT B. THOMSON & MARIA STRATAKIS, TRUSTEES
11 NELLIE CT.
HUDSON, NH 03051
- THE INTENT OF THIS PLAN IS TO SHOW A CONCEPTUAL SITE PLAN FOR AN EIGHT 30'X30' 3-STORY TOWNHOUSES WITH DRIVEWAYS AND GARAGES ON TAX MAP 173 LOT 33. THE UNITS ARE PROPOSED TO BE SERVICED BY MUNICIPAL WATER AND SEWER.
- LOT SIZE: 41,818 SF OR 0.96 ACRES (PER TOWN PROPERTY CARD)
- LOT FRONTAGE: 165 FT (ALONG DERRY STREET)
- ZONING: TOWN RESIDENTIAL (TR)
* TOWNHOUSES ARE NOT AN ALLOWED USE IN THIS ZONING DISTRICT AND WOULD REQUIRE A VARIANCE FROM THE HUDSON ZONING ORDINANCE.
- DIMENSIONAL REQUIREMENTS:
TOWN RESIDENTIAL (TR)
MIN. LOT AREA: 10,000 SF **
MIN. LOT FRONTAGE: 90 FT **
FRONT BUILDING SETBACK: 30 FT
SIDE/REAR BUILDING SETBACK: 15 FT
FRONT ACCESSORY BUILDING SETBACK: 30 FT
SIDE/REAR ACCESSORY BUILDING SETBACK: 5 FT
MIN. LOT WIDTH: 90 FT
MAX. BUILDING HEIGHT: 38 FT
* WITH OR WITHOUT TOWN WATER AND SEWER BUT MUST OBTAIN ALL PROPER STATE/MUNICIPAL PERMITS.
** FOR BOTH LOCAL ROADWAYS W/ TOWN WATER & SEWER AND ARTERIAL AND COLLECTOR STREET.
- PROPERTY LINE DISTANCES AND ALL LINework SHOWN HEREIN FOR TAX MAP 290 LOT 62 AND ABUTTING LOTS ARE DERIVED FROM MUNICIPAL GIS DATA AND ARE APPROXIMATE. THESE DISTANCES HAVE NOT BEEN VERIFIED BY A FIELD SURVEY.

LEGEND

- BOUNDARY/PROPERTY LINE
- ABUTTING PROPERTY LINE
- SETBACK LINE
- ZONING DISTRICT LINE
- EXISTING ROADWAY/DRIVEWAY/WALKWAY
- EXISTING DRIVEWAY TYP.
- EXISTING BUILDINGS TYP.
- PROPOSED DRIVEWAY
- PROPOSED STOCKADE FENCE
- PROPOSED STORM DRAIN LINE
- PROPOSED STORMWATER AREAS
- PROPOSED DRAIN MANHOLE
- PROPOSED CATCH BASIN
- EXISTING ACCESS EASEMENT (SEE PLAN NOTE)



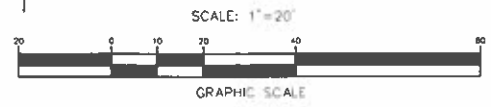
TAX MAP 173 LOT 33

VARIANCE PLAN
PROPERTY LOCATED AT:
**53 DERRY STREET
HUDSON, NEW HAMPSHIRE**
PREPARED FOR/OWNER:
ROBERT B. THOMSON & MARIA STRATAKIS, REV. TRUST
ROBERT B. THOMSON & MARIA STRATAKIS, TRUSTEES
11 NELLIE CT.
HUDSON, NH 03051

| | | |
|-----------------|---------------|-----------------|
| SCALE: 1" = 20' | MAY 6, 2026 | SHEET 1 OF 1 |
| DESIGN: K.A.W. | DRAWN: M.K.H. | CHECKED: K.A.W. |
| FB: ### | PG: ### | 1841-01 |

Bedford Design
ENGINEERS, SURVEYORS & LANDSCAPE ARCHITECTS
603-622-5533 • 592 HARVEY ROAD MANCHESTER, NH 03103 • www.BedfordDesign.com

| DATE | DESCRIPTION | BY | REV |
|--------|---|-----|-----|
| 5/8/26 | REVISED PER TOWN REVIEW PRIOR TO FORMAL SUBMITTAL | MKH | A |



Printed
5/12/2026
11:23AM
Created
5/12/2026
11:20 AM

Transaction Receipt

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

Receipt# 865,433
tgoodwyn

| | Description | Current Invoice | Payment | Balance Due |
|------|--|-----------------|----------|-------------|
| 1.00 | Zoning Application-5/28/26 ZBA Meeting 53 Derry Street Map 173, Lot 033 Sublot 000 Zone- TR Variance-multifamily | 0.00 | 242.2200 | 0.00 |
| | | | Total: | 242.22 |

| Remitter | Pay Type | Reference | Tendered | Change | Net Paid |
|--|----------|------------|----------|--------|----------|
| The Robert B Thomson & Maria Stratakis | CHECK | CHECK #227 | 242.22 | 0.00 | 242.22 |

Total Due: 242.22
Total Tendered: 242.22
Total Change: 0.00
Net Paid: 242.22

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

On **05/28/2026**, the Zoning Board of Adjustment heard **Case 173-033**, being a case brought by **Robert B. Thomson, & Maria Stratakis, Trustees, 53 Derry St., Hudson, NH** to request a **variance to allow multifamily dwellings (A-3) in the Town Residence (TR) Zone where this use is not permitted.** [Map 173, Lot 033, Sublot-000; Zoned Town Residence (TR); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses]

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

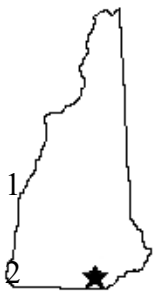
Y **N** **1.** Granting of the requested variance will not be contrary to the public interest, since the proposed use does not conflict with the explicit or implicit purpose of the ordinance and does not alter the essential character of the neighborhood, threaten public health, safety, or welfare, or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

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)



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 – APRIL 23, 2026 – edited DRAFT

I. CALL TO ORDER

Mr. Boyer called the meeting to order at 7:03 PM.

II. PLEDGE OF ALLEGIANCE

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

Mr. Witham-Gradert explained that two cases that ~~there were~~ to be heard this evening have requested deferrals due to the Board lacking five members. Per the bylaws, if the Board has fewer than five members in attendance, it is obligated to permit the applicant to defer to a future date. Case 211-067 for 72 Burns Hill Road has requested a deferral to date certain May 28, 2026. Case 245-012 for 23 Fairway Drive has also requested a deferral to date certain May 28, 2026.

III. ROLL CALL - ATTENDANCE

Mr. Boyer asked the Clerk to call for attendance.

Full members present were: Todd Boyer – Acting Chairman, Tim Lanphear, Dean Sakati

Full members absent were: Tristan Dion

Alternate members present were: Brendon Sullivan

Alternate members absent were: Zachary McDonough – ~~(Clerk)~~

Others present were: Ben Witham-Gradert – Town Liaison, Xen Vurgaropulos – ~~(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:

- Case 211-067 (04-23-26):** Hudson Community Food Pantry Corporation, 23 Library Street, Hudson, NH, requests a variance for **72 Burns Hill Road**, Hudson, NH to subdivide a portion of the 25-acre lot to be used for a community food pantry classified as a civic use (D-22) where this use is not allowed in the Residential-Two (R-2) district. [Map 211, Lot 067, Sublot-000; Zoned Residential-Two (R-2); HZO Article V: Permitted Uses; §334-21, Table of Permitted Principal Uses].

Mr. Lanphear moved to defer Case 211-067 to date certain May 28, 2026, duly seconded by Mr. Sakati.

Vote: 4-0-0 motion carried. ~~to approve the meeting minutes.~~

Not Official until reviewed, approved and signed.

As edited [TG, BWG]

46 **Mr. Lanphear moved to take agenda cases out of order, duly seconded by Mr. Sakati.**

47 **Vote: 4-0-0 motion carried ~~to approve the meeting minutes.~~**

- 48
- 49 **3. Case 245-012 (04-23-26):** Bradford Baker, Sr., **23 Fairway Dr.**, Hudson, NH requests a
- 50 variance to allow a proposed concrete slab foundation with a metal garage to encroach
- 51 the side yard setback by 2 feet leaving 13 feet of side yard setback where 15 feet is
- 52 required. [Map 245, Lot 012, Sublot-000; Zoned Residential-One (R-1); HZO Article
- 53 VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional
- 54 Requirements]
- 55

56 **Mr. Lanphear moved to defer Case 245-012 to date certain May 28, 2026, duly seconded by**

57 **Mr. Sakati.**

58 **Vote: 4-0-0 motion carried ~~to approve the meeting minutes.~~**

- 59
- 60 **2. Case 176-026 (04-23-26):** Farrukh Chaudhry, 214 Central St., Hudson, NH, requests a
- 61 variance for **214-216 Central St.**, Hudson, NH to replace a nonconforming 32.16 sqft.
- 62 existing backlit street sign with a 26.9 sqft. programmable (two-sided) LED sign where a
- 63 nonconforming structure may not be altered or expanded, except by variance per HZO
- 64 §334-31- Nonconforming structures. The freestanding sign is nonconforming due to a
- 65 setback distance less than 25 feet from the right-of-way. [Map 176, Lot 026, Sublot-000;
- 66 Zoned Business (B); HZO Article XII: Signs; §334-60 C, General Requirements & §334-
- 67 64 C, Freestanding business and industrial signs]
- 68

69 Mr. Witham-Gradert read the Case into the record. He explained that, as four of five Board
70 members were present, the State requires that an affirmative action of the Board needs three
71 votes in favor for the variance to be granted. The applicant may choose to move forward or defer
72 the case to a future meeting.

73

74 Mr. B. Sullivan was seated as full member in place of Mr. Dion.

75

76 **Applicant’s Representative Testimony:**

77

78 Farrukh Chaudhry, 6 Moonstone Court, Nashua New Hampshire, explained that he recently

79 opened a Tobacco Barn location at 214 Central Street. There was an existing sign on the

80 building, with dimensions of 96”x48”. The request was to change this to an LED sign. He

81 explained that he reached out to the Zoning ~~Department~~ Administrator to make sure the proposed

82 replacement of the existing sign with an LED sign was appropriate and received a go ahead. He

83 thus received a quote for the sign and ordered it from China. The order was placed

84 approximately 2-3 months ago. He was then told that a variance would be needed for the sign.

85 This seemed late in the process, as he had already paid for the sign and it had already been

86 manufactured and shipped.

87

88 Mr. Chaudhry reviewed the five variance criteria.

- 89 **1.** Granting of requested variance will not be contrary to the public interest because this will not
- 90 be a new sign and there is no demolition work required. The intention is to replace an old
- 91 sign with a new LED sign. The proposed LED sign will conform to all the guidelines that are
- 92 set forth by the Zoning Department. Granting of the variance is not contrary to public interest
- 93 as LED signs are common throughout the Town.

- 94 2. Secondly, the proposed use will observe the spirit of ordinance because the proposed sign
95 will aid the business. The proposed LED sign will be more modern than the existing sign and
96 can be adjusted as needed, in terms of brightness.
- 97 3. Substantial justice would be done to the property owner by granting the variance. He
98 explained that he is trying to build relationships with the Town and his landlord. He has
99 invested a decent amount of money into the property, and the proposed sign is part of that. If
100 the variance is granted, it will greatly help the business to be sustainable for a long period of
101 time, in order to better advertise its goods with prospective customers.
- 102 4. The proposed use will not damage the surrounding property values. The only way adjacent
103 property values could be diminished by an LED sign is if it is poorly managed. This store has
104 locations in Nashua, Hudson, and Merrimack. The businesses are closely monitored and will
105 not be poorly managed. The sign will meet the ordinance requirements and adjustments can
106 be made to the brightness or the hours of operation as needed. The sign can be adjusted to
107 any minute details, such as its brightness in the middle of the day using sensors that can
108 adjust it accordingly. He explained that the business is open to any recommendations or
109 critiques in order to create lasting relationships with the Town and residents. The owners will
110 make sure the sign is not a nuisance.
- 111 5. In terms of special conditions of the property so that literal enforcement of the ordinance
112 would result in unnecessary hardship, these ordinances are in place for the betterment of the
113 whole Town. This request was made so that the business can better serve the Town's
114 residents and the traffic along Central Street. The intention is not to adorn the front of the
115 building with many different advertising signs. This will be a two-sided sign for advertising
116 the business. There are rules in place for LED signs to make sure they are not a nuisance, and
117 this will comply with those.

Board Questions:

121 Mr. Lanphear asked if this is an internally lit sign. Mr. Chaudhry explained that the current sign
122 is internally illuminated. He explained that the building currently has three or four signs
123 advertising different businesses. The proposed sign to be changed is in the middle and advertises
124 for Tobacco Barn, cigarettes, cigars, vaping, hookah, beer, and wine. This is proposed to be
125 replaced with a programmable LED sign.

127 Mr. Boyer asked if the messaging on the LED would be able to change. Mr. Chaudhry stated that
128 the pricing and such on it could be changed.

130 Mr. Lanphear asked if this type of sign has to be a certain distance from a residential area. There
131 may be apartments less than 100' from this proposed sign. Mr. Witham-Gradert noted that the
132 proposed building nearby has not yet been built. The front units for that building will be mixed-
133 use. The units in the back are residential and are likely several hundred feet away from the
134 proposed sign. The front mixed-use units fall within that classification and not a residential
135 classification.

137 Mr. Lanphear noted that this is a very busy intersection and the proposed new units nearby will
138 create additional traffic. He asked about the proposed changing sign for the area. Mr. Witham-
139 Gradert explained that there is a section in the Sign Ordinance specifically regarding electronic
140 changing signs. The section contains many details but overall looks to make sure there are
141 smooth transitions between the proposed images or wording, and not rapid flashing lights,

142 especially at night. The signs are generally meant to be dimmer at night within the specific
143 measurements of the Ordinance. He reviewed the technical specifications submitted by the
144 applicant and the proposed sign is fully capable of conforming to the electronic changing sign
145 ordinance.

146
147 Mr. Lanphear asked how often the sign may be changed. Mr. Chaudhry explained that, per the
148 regulations, each screen must stay up for two minutes before changing to the next. There is
149 generally a loop of five screens that runs. If there is a price change, the advertisement will be
150 changed. The major information on the screens is generally only changed a few times per year,
151 often around major holidays.

152
153 Mr. Chaudhry explained that he believes there was a miscommunication with Town staff. He
154 believes staff thought he was seeking to replace a smaller sign on top of the building. When he
155 submitted the actual dimensions, it became clear that there was a misunderstanding about the
156 proposed LED sign. However, he had already placed the order. He was interested in going
157 through the due process to make sure all parties were satisfied.

158
159 Mr. Witham-Gradert stated that the proposed sign is fully capable of complying with the
160 ordinance and comes with a programmable module. The pertinent sections of the Ordinance
161 include that the illumination level total needs to remain at ~~said salination-illumination~~ for no less
162 than 15 minutes at a time. The brightness setting should stay at the same brightness. Also, a
163 maximum brightness of 8,000 nits is allowed during daytime. At nighttime, 20% of the
164 maximum is allowed. Mr. Chaudhry noted that the maximum nit count for the proposed sign is
165 6,000. Mr. Witham-Gradert stated that text message displays shall fade on and off statically and
166 uniformly at a rate of change of no more than two seconds. There shall not be rapid changes, but
167 a smooth fade and transition. In terms of enforcement, the first step is for staff to speak with the
168 owner because noncompliance is often due to an error and not a malintent to skirt the rules.

169
170 Mr. Lanphear noted that white LED signs can be blinding to plow drivers at night. Mr. Chaudhry
171 stated that this sign will only be on when the store is open. There are sensors in the signs that can
172 adjust the dimness based on the weather. The sign will not be set at the maximum of 6,000 nits in
173 order to extend the longevity of the sign. It will likely be set around 80% of the maximum during
174 the day, reduced to 20% at night.

175
176 Mr. Boyer asked to receive public comment either in favor, neutral or opposed from the public at
177 7:31 PM.

178
179 **Public Comments in Favor:** None at this time.

180
181 **Public Comments Neutral or Opposed:** None at this time.

182
183 Seeing no comments at this time, Mr. Boyer closed the public comment period at 7:32 PM.

184
185 **Board Discussion and Deliberation:**

186
187 Mr. Witham-Gradert explained that the existing sign is non-conforming in a number of ways.
188 The sign in some form has been in place since at least the 1940s. Despite multiple portions of it
189 being non-conforming, such as it having multiple free-standing signs and the size being

190 incorrect, when an item like this comes before the Board, it only hears the part that is non-
191 conforming in terms of how it is pertinent to the change being made. In this case, that is bringing
192 a more intensive type of sign too close to the road, as this is approximately 3' from the public
193 right of way.

194
195 **Mr. Sakati moved to grant a variance from §334-60.C – General Requirements: to permit a**
196 **sign to encroach the front setback requirement by 23 ft, leaving a setback of 2 ft from the**
197 **public right of way, where 50% (25 ft) would otherwise be required, based on the written**
198 **and verbal testimony of the applicant, as well as the following findings, duly seconded by**
199 **Mr. Lanphear:**

200
201 **Board Speaking on Each Variance Criterion:**

202
203 **1. Granting this variance will not be contrary to the public interest**

204 Mr. Sakati stated that the variance will not be contrary to the public interest. The
205 proposed sign is specifically in compliance with the code per the inspection statement.

206
207 **2. The proposed use will observe the spirit of the ordinance**

208 Mr. Sakati stated that the proposed sign is consistent with the spirit of the ordinance and
209 the applicant's testimony supports that.

210
211 **3. Substantial justice would be done to the property owner by granting this variance**

212 Mr. Sakati stated that substantial justice would be done to the property owner by allowing
213 them to modernize the sign.

214
215 **4. The proposed use will not diminish the value surrounding properties**

216 Mr. Sakati stated that there should be no change to the value of surrounding properties, as
217 there is no change proposed other than the sign itself, which embraces new technology
218 and should give the owners more control over the sign.

219
220 **5. Ordinance results in unnecessary hardship**

221 Mr. Sakati stated that he does not see a relationship between the public purpose of the
222 ordinance and the proposed use. The use itself is reasonable as long as the sign is tasteful
223 and the applicant has demonstrated that it would be done in a tasteful manner.

224
225 **Mr. Sakati – to grant**

226
227 **1. Granting this variance will not be contrary to the public interest**

228 Mr. Lanphear stated that the variance will not be contrary to the public's interest as an
229 LED display sign is the best situation for the owner. It will not harm the public health,
230 safety, or welfare.

231
232 **2. The proposed use will observe the spirit of the ordinance**

233 Mr. Lanphear stated that the usage of an LED sign will observe the ordinance as it will be
234 done in accordance with the rules for LED signs per the Town. The applicant has stated
235 that they will regulate the sign based on communication with the Town. The applicant
236 also stated that they know the sign will burn out faster if kept on the maximum brightness
237 all the time.

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

Mr. Lanphear stated that substantial justice would be done to the property owner in helping the business. It will also help save the environment based on the type of sign proposed versus what could be in place.

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

Mr. Lanphear stated that the proposed use will not diminish the value of surrounding properties.

5. Ordinance results in unnecessary hardship

Mr. Lanphear stated that the applicant has three other stores and is trying to bring them all up to code and be modernized. This will help the business grow. The applicant is proposing to take a very old sign and update it to the 21st century. The proposed use is a reasonable one.

Mr. Lanphear – to grant

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

Mr. Boyer stated that granting the variance is not contrary to public interest because the sign is currently existing. The applicant is simply seeking to update the technology.

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

Mr. Boyer stated that the proposed use is in the spirit of the ordinance. The ordinance is to have the sign meet the regulations, which this sign does. The applicant has stated that a technology will be used that will allow the sign to not illuminate too brightly.

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

Mr. Boyer stated that substantial justice would be done to the property owner because the applicant has already purchased the sign, is already running the business, and will be able to use the updated technology to improve the business.

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

Mr. Boyer stated that the proposed use will not diminish any surrounding property values. The surrounding properties at this time are all commercial uses.

5. Ordinance results in unnecessary hardship

Mr. Boyer stated that literal enforcement would create an unnecessary hardship. The applicant already has the proposed sign in his possession and to be able to use it would be unnecessary. The proposed use is a reasonable one.

Mr. Boyer – to grant

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

Mr. Brendon Sullivan stated that granting the request is not contrary to public interest.

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

Mr. Brendon Sullivan stated that the spirit of the ordinance will be observed.

Not Official until reviewed, approved and signed.

As edited [TG, BWG]

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3. Substantial justice would be done to the property owner by granting this variance
Mr. Brendon Sullivan stated that substantial justice would be done to the property owner in helping his business. The proposal will do no harm to the general public or other individuals.

4. The proposed use will not diminish the value surrounding properties
Mr. Brendon Sullivan that the proposed use will not diminish values of the surrounding properties.

5. Ordinance results in unnecessary hardship
Mr. Brendon Sullivan stated that this does not meet the criteria for the fifth item.

Mr. Brendon Sullivan – to grant

Vote: 4-0-0 motion carried unanimously to grant the variance.

Mr. Boyer reviewed the 30-day appeal period with the Applicant. The Applicant stated he will wait 30 days before he installs the sign. Mr. Sakati commended the Applicant and his team for the commitment to the relationship that he spoke of building with the Town, community and the commitment to maintaining. That goes a long way and builds a strong community.

VI. REVIEW OF MINUTES:

03/26/2026 edited draft Meeting Minutes

Mr. Lanphear moved to approve the meeting minutes of 03/26/2026, as edited, duly seconded by Mr. Sakati.

Vote: 3-0-1 motion carried to approve the meeting minutes with Mr. Boyer abstaining.

VII. OTHER BUSINESS:

Mr. Witham-Gradert noted that the Board has multiple Alternate positions open and those interested can reach out to the Land Use Office.

- **Registration is now open:** Office of Planning and Development's Spring 2026 Planning and Zoning (virtual) Conference on **Saturday, May 9, 2026, 8:45 AM- 3:30 PM**. The cost is free. Details on handouts.

Mr. Witham-Gradert stated that the Office of Planning and Development's Spring 2026 Planning and Zoning (virtual) Conference on Saturday, May 9, 2026, 8:45 AM- 3:30 PM. The cost is free and it is open to the public. Board members are encouraged to attend.

Mr. Boyer welcomed the new Selectman Liaison, Xen Vurgaropulos to the ZBA.

VIII. ADJOURNMENT:

333 **Motion made by Mr. Lanphear, duly seconded by Mr. Sakati and unanimously voted to**
334 **adjourn the 04/23/2026 ZBA Meeting at 7:46PM.**
335 **Vote: 4-0-0 motion carried to adjourn the meeting.**

336
337 Respectfully submitted,
338 Kristan Patenaude, Recording Secretary

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340
341

342 _____
343 ~~Fristan Dion~~ Todd Boyer, Acting ZBA Chairman

Edited Draft, TG, BWG