



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 – JULY 23, 2026

The Hudson Zoning Board of Adjustment will hold a meeting on **Thursday, July 23, 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 HEARING: Applicant Deferral Request to August 27, 2026

- 1. **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] (Previously deferred 05-28-26; 06-25-26; 07-23-26)

NEW HEARING:

- 2. **Case 179-028 (07-23-26):** Steve D. Grenier, **17 Gibson Rd., Hudson, NH** requests a variance to install and locate a 16' x 30' shed 16 ft. from the side yard setback where 30 ft. is required. [Map 179, Lot 028, Sublot-000; Zoned Rural Residential (RR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

- VI. **REVIEW OF MINUTES:** 06/25/2026 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

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH
NH CIRCUIT COURT
6th Circuit - Family Division - Franklin
7 Hancock Terrace
Franklin NH 03235
Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<https://www.courts.nh.gov>
CITATION BY PUBLICATION - TERMINATION OF PARENTAL RIGHTS
TO: CALEB PHILLIPS
LKA 277 ARTIS FALLS RD CONWAY, NH

formerly of and now parts unknown
Case Number:
637-2026-TR-00010
637-2026-TR-00009

Preliminary Hearing
A petition to terminate parental rights over your minor child(ren) has been filed in this Court. You are hereby cited to appear at a Court to respond to this petition as follows:

Date: August 07, 2026
Time: 3:00 PM
Time Allotted: 30 Minutes
7 Hancock Terrace
Franklin NH 03235
CAUTION TO RESPONDENT

It is very important that you personally appear in this Court on the date, time and place provided in this notice. If you fail to personally appear, you may be defaulted and your parental rights may be terminated even if you are represented by an attorney who has filed a written appearance and/or personally appears at this hearing.

IMPORTANT RIGHTS OF PARENTS

THIS PETITION IS TO DETERMINE WHETHER OR NOT YOUR PARENTAL RIGHTS OVER YOUR CHILD(REN) SHALL BE TERMINATED. TERMINATION OF THE PARENT/CHILD RELATIONSHIP MEANS THE TERMINATION SHALL DIVEST YOU OF ALL LEGAL RIGHTS, PRIVILEGES, DUTIES AND OBLIGATIONS, INCLUDING BUT NOT LIMITED TO THE LOSS OF ALL RIGHTS TO CUSTODY, VISITATION AND COMMUNICATION WITH YOUR CHILD(REN). IF TERMINATION IS GRANTED, YOU WILL RECEIVE NO NOTICE OF FUTURE LEGAL PROCEEDINGS CONCERNING YOUR CHILD(REN).

You are hereby notified that you have a right to be represented by an attorney. You also have the right to oppose the proceedings, to attend the hearing and to present evidence. If you desire an attorney, you may notify this Court within ten (10) days of receiving this notice and upon a finding of indigency, the Court will appoint an attorney without cost to you. If you enter an appearance, notice of any future hearings regarding this child(ren) will be by first class mail to you, your attorney and all other interested parties not less than ten (10) days prior to any scheduled hearing. Additional information may be obtained from the Family Division Court identified in the heading of this Order of Notice.

If you will need an interpreter or other accommodations for this hearing, please contact the court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625:11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT
June 25, 2026
Lisa M. Lamper, Clerk of Court (1134)
C: Ross A. McLeod, ESQ; Gary Louis Paradis, ESQ
(UL - July 8, 15)

Legal Notice

There will be a meeting of the National Finance Authority held at 135 N. State Street, Concord, New Hampshire, on **Monday, July 20, 2026 at 1:00 p.m., EST.** The meeting will be open to the public. The Agenda for this meeting is available at the National Finance Authority's offices, 135 N. State Street, Concord, NH or go to: www.nfabonds.com.

/s/ John Stoecker
Program Administrator
(UL - July 15)

Legal Notice

NOTICE OF MORTGAGEE'S SALE

By virtue of the statutory power of sale contained in a certain mortgage given by Troy C. Saunders and Michele Sullivan, dated January 30, 2009, to Profile Bank FSB of 45 Wakefield Street, Rochester, New Hampshire 03867 (address for service of process) and recorded in the Strafford County Registry of Deeds at Book 3707, Page 0499, the subscriber pursuant to and in execution of said power of sale and for breach of conditions of said mortgage and a note which it secures, including but not limited to, non payment of principal and interest when due, and for the purpose of foreclosing same, will sell at public auction on August 5, 2026, at 11:00 a.m. at 13 Summer Street, Rochester,

Strafford County, State of New Hampshire, and as more fully described in the above-referenced mortgage.

Excepting, reserving and subject to all rights of way, easements, restrictions, covenants and conditions of record. All further restrictions, conditions, and reservations set forth in said mortgage may be examined by anyone wishing to do so by appointment at the law offices of Flagg Law, PLLC, 93 Middle Street, Portsmouth, New Hampshire.

The above-described premises shall be sold subject to unpaid taxes, prior liens and other enforceable encumbrances which are by law preferred over this mortgage. The mortgagee makes no warranties as to title or priority of lien. The above-described premises shall also be sold on an AS IS and WHERE IS basis, without any warranties whatsoever as to the condition of the premises and shall be sold subject to and without limitation to any, and all, provisions of the municipal zoning ordinance, state and federal land use regulations, and local taxes.

Terms of Sale: \$5,000.00 cash or certified check acceptable to the Mortgagee as down payment towards the purchase price to be paid at the time of sale; balance to be paid in 40 days or on delivery of deed, at option of the mortgagee; down payment shall be forfeited to the Mortgagee in the event the highest bidder shall fail to consummate the sale.

THE MORTGAGEE HEREBY RESERVES THE RIGHT TO REJECT ANY AND ALL BIDS AND THE RIGHT TO CHANGE THE FOREGOING TERMS OF SALE BY ANNOUNCEMENT, WRITTEN OR ORAL, MADE BEFORE THE AUCTION SALE, OR AT THE COMMENCEMENT THEREOF, AND SUCH CHANGE OR CHANGES SHALL BE BINDING UPON ANY BUYER AS CONSTRUCTIVE NOTICE BY VIRTUE OF THIS CLAUSE. THE MORTGAGEE FURTHER RESERVES THE RIGHT TO ADJOURN THE SALE TO ANOTHER DATE AND TIME, AFTER NOTICE THEREOF BY ANNOUNCEMENT AT THE TIME OF SALE.

The person conducting this sale shall have the right to qualify each bidder in advance of the sale by inspecting their certified check or cash. For questions regarding the subject property, please contact: Stephen Bennett, NH License No. 2423, of Bennett and Moore Auctioneers and Appraisers at (603) 502-7457 or sbennett1999@gmail.com.

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

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.

Profile Bank FSB,
By its Attorney,
FLAGG LAW, PLLC
By: /s/Jonathan M. Flagg
Jonathan M. Flagg, Esq.
NHBN 4811
93 Middle Street
Portsmouth, NH 03801
(603) 766-6300
jflagg@flagglawfirm.com
(Agent For Service Of Process)
Dated: May 27, 2026
(UL - July 1, 8, 15)

Public Notices

Your right to know.

Read them in
New Hampshire Union Leader

and
New Hampshire Sunday News

and online at
www.unionleader.com

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH
NH CIRCUIT COURT
9th Circuit - Family Division - Franklin

7 Hancock Terrace
Franklin, NH 03235
Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<https://www.courts.nh.gov>

CITATION FOR SERVICE BY PUBLICATION - ABUSE/NEGLECT OF CHILD(REN)

TO: KATHERINE YUHASZ
1 Hoover Circle
Loudon, NH 03307

formerly of and now parts unknown
Case Number:
637-2026-JV-00060
637-2026-JV-00059
Preliminary Hearing

A petition has been filed, pursuant to RSA 169-C, alleging your child(ren) has (have) been abused/neglected. You are hereby cited to appear at Court, as set forth below, to address the pending petition. If you are named in

the petition as the parent alleged to have abused/neglected your child(ren), you are a petitioned parent. If you are not named in the petition as alleged to have abused/neglected your child, you are a non-petitioned parent.

Date: July 22, 2026
Time: 2:30 PM
Time Allotted: 30 Minutes
7 Hancock Terrace
Franklin, NH 03235

CAUTION TO RESPONDENT

It is very important that you personally appear in this Court on the date, time and place provided in this notice. If you fail to personally appear, you will be defaulted and will waive your right to object to any findings made by the Court and orders issued, including but not limited to those made and issued as follows:

- At a Preliminary Hearing, the Court will determine whether there is reasonable cause to find your child(ren) is (are) abused/neglected;

- At a Notification of Rights and Consequences hearing for a non-petitioned parent, the Court will inform the parent about the impact of a finding of abuse/neglect on their parental rights;

- At an Adjudicatory Hearing, the Court will determine whether there is sufficient evidence of abuse/neglect of your child(ren) and if so, will make a finding and schedule a dispositional hearing;

- At a Dispositional Hearing, the Court will issue a final order of abuse/neglect and issue orders for the conditions of abuse/neglect that must be corrected by parents.

Further, by failing to appear you will not be able to provide the court with your current address, and thus the Court will have no ability to notify you of subsequent RSA 169-C hearings.

IMPORTANT RIGHTS OF PARENTS

WHETHER YOU ARE A PETITIONED OR NON-PETITIONED PARENT, IF THE COURT DETERMINES, OR HAS DETERMINED, THERE IS EVIDENCE YOUR CHILD(REN) IS (ARE) ABUSED/NEGLECTED, THE COURT'S ORDERS WILL AFFECT YOU AND YOUR CHILD(REN) AND MAY AFFECT YOUR PARENTAL RIGHTS, INCLUDING THE POSSIBILITY THAT YOUR PARENTAL RIGHTS MAY BE TERMINATED. THE POSSIBLE CONSEQUENCES TO YOUR PARENTAL RIGHTS MAY BE REVIEWED BY CLICKING ON THE COURT FORM, "Acknowledgement of Possible Consequences to Parental Rights in Abuse & Neglect Cases" (**NHJB-2209-F**) at www.courts.nh.gov/our-courts/circuit-court/family-division/forms/juvenile-abuse-and-neglect.

Once you appear, you have the right to oppose the proceedings and to present evidence. Pursuant to RSA 169-C:10, II(a), a petitioned parent has the right to an attorney, and if such parent cannot afford an attorney, an attorney will be appointed by the Court. The Court has the discretion to appoint an attorney for a non-petitioned parent who is a household member, if such parent cannot afford an attorney. In either of those circumstances, please contact the court to obtain a financial affidavit if you wish to request court-appointed counsel. The Court has no statutory authority to appoint an attorney for a non-petitioned parent who is not a household member, however such parent may hire their own attorney.

Additional information may be obtained from the Family Division Court identified in the heading of this Citation.

If you will need an interpreter or other accommodations for this hearing, please contact the Court immediately.

Please be advised (and/or advise clients, witnesses, and others) that it is a Class B felony to carry a firearm or other deadly weapon as defined in RSA 625:11, V in a courtroom or area used by a court.

BY ORDER OF THE COURT
June 18, 2026
Lisa M. Lamper, Clerk of Court (1134)
C:
(UL - July 8, 15)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Scott G. Burt** ("the Mortgagor(s)") to Mortgage Electronic Registration Systems, Inc., as nominee for United Wholesale Mortgage, dated April 6, 2018 and recorded in the Rockingham County Registry of Deeds in Book 5904, Page 1547, (the "Mortgage"), which mortgage is held by Federal Home Loan Mortgage Corporation, the present holder of said Mortgage, pursuant to and in execution of said power and for breach of conditions of said Mortgage and for the purposes of foreclosing the same will sell at:

Public Auction
on
August 28, 2026
at
1:00 PM

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

For mortgagor(s)' title see deed recorded with the Rockingham County Registry of Deeds in Book 5904, Page 1545.

NOTICE

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

The address of the mortgagee for service of process is 4000 Chemical Road Suite 200, Plymouth Meeting, PA 19462 and the name of the mortgagee's agent for

service of process is Shellpoint Mortgage Servicing.

You can contact the New Hampshire Banking Department by e-mail at nhbhd@banking.nh.gov. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire Banking Department. There is no charge for this call.

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

TERMS OF SALE

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

Dated at Newton, Massachusetts, on July 6, 2026.

Federal Home Loan
Mortgage Corporation
By its Attorney,
Lori Bolduc
Harmon Law Offices, P.C.
PO Box 610389
Newton Highlands, MA 02461
617-558-0500
27726

(UL - July 8, 15, 22)

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 COMPLAINT TO QUIET TITLE

Superior Court Rule 4(d)
Case Name: **Timothy Howe, Trustee of Willow Street Realty Trust v Outlook Company and the unknown persons who claim any interest or estate in and to the subject matter of this action**

Case Number:
216-2026-CV-00640
Date Complaint Filed: June 17, 2026

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Manchester, in the State of New Hampshire has been filed with this court. The property is described as follows:

An improved parcel of real estate identified as Tax Map 236-8 and an unimproved parcel identified as Tax Map 236-9

The Court ORDERS:

Timothy Howe, Trustee of Willow Street Realty Trust shall give notice to Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the NH Union Leader, a newspaper of general circulation. The last publication shall be on or before August 13, 2026.

Also, ON OR BEFORE

30 days after the last publication - Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action shall electronically file an Appearance and Answer or 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.

September 03, 2026 - Timothy Howe, Trustee of Willow Street Realty Trust shall electronically file the Return of Publication with this Court. Failure to do so may result in this action being dismissed without further notice.

Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action: 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://odpya.nhecourt.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:

Shawn Ryan Dunphy, ESQ,
Cronin Bisson & Zalinsky PC, 46 Bay St, Manchester, NH 03104

John F. Bisson, ESQ, Cronin Bisson & Zalinsky PC, 722 Chestnut St, Manchester, NH 03104
Outlook Company, 608 North River Road, Manchester, NH 03101

BY ORDER OF THE COURT
June 29, 2026
W. Michael Scanlon
Clerk of Court
(1261424)
(UL - July 8, 15, 22)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Brandon L. Dobbins and Nichole T. Wilkins** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Regency Mortgage Corp., and now held by **Freedom Mortgage Corporation** (the "Mortgagee"), said mortgage dated March 18, 2016, and recorded in the Hillsborough Registry of Deeds in Book 8735, Page 1951, as affected by a Loan Modification dated November 5, 2019 and recorded in the Hillsborough County Registry of Deeds in Book 9240, Page 1; (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

Public Auction on
September 7, 2026
at 11:00 AM

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 2 Cynthia Rd, Merrimack, Hillsborough County, NH 03054.

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 Freedom Mortgage Corporation, c/o C T Corporation System, 2 1/2 Beacon Street, Concord, NH 03301. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call. You can contact the New Hampshire Banking Department by e-mail at: nhbhd@banking.nh.gov.

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

TERMS OF SALE

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

Dated at Farmington, Connecticut, on July 6, 2026.

Freedom Mortgage Corporation
By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - July 8, 15, 22)

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Benjamin Skusevich** (the "Mortgagor") to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center, LLC dba Veterans United Home Loans, and now held by **NewRez LLC d/b/a Shellpoint Mortgage Servicing** (the "Mortgagee"), said mortgage dated February 24, 2023, and recorded in the Strafford County Registry of Deeds in Book 5095, Page 901, (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
August 28, 2026 at 03:00 PM

Said sale to be held on the mortgaged premises hereinafter described and having a present address of 29 Polliwog Ln, Farmington, Strafford County, NH 03835.

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 NewRez LLC d/b/a Shellpoint Mortgage Servicing, 75

Beattie Place, Suite 300, Greenville, SC 29601. 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 nhbhd@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 June 29, 2026.

NewRez LLC d/b/a
Shellpoint Mortgage Servicing
By its Attorney,
Jeffrey J. Hardiman
Brock & Scott, PLLC
270 Farmington Avenue
Suite 151
Farmington, CT 06032
(UL - July 1, 8, 15)

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH
SUPERIOR COURT
Rockingham City Courthouse
PO Box 1258

Kingston NH 03848-1258
Telephone: 1-855-212-1234
TTY/TDD Relay: (800) 735-2964
<http://www.courts.state.nh.us>
CITATION FOR PUBLICATION COMPLAINT TO QUIET TITLE

Superior Court Rule 4(d)
Case Name: **Steven DiChiara, et al v Town of Northwood and the Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action**

Case Number:
218-2026-CV-00776
Date Complaint Filed: June 17, 2026

A Complaint to Quiet Title to a certain tract of land with any attached buildings located in Northwood, in the State of New Hampshire has been filed with this court. The property is described as follows:

Tax Map 244, Lot 52 and Tax Map 124, Lot 6

The Court ORDERS:

Steven DiChiara; Alison DiChiara shall give notice to Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action 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 August 14, 2026.

Also, ON OR BEFORE

30 days after the last publication - Unknown Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action shall electronically file an Appearance and Answer or 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.

September 04, 2026 - Steven DiChiara; Alison DiChiara 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 Persons Who Claim any Interest or Estate in and to the Subject Matter of this Action: 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://odpya.nhecourt.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:

Shawn Ryan Dunphy, ESQ,
Cronin Bisson & Zalinsky PC, 46 Bay St, Manchester, NH 03104

John F. Bisson, ESQ, Cronin Bisson & Zalinsky PC, 722 Chestnut St, Manchester, NH 03104
BY ORDER OF THE COURT
June 30, 2026
Patrice D. Touma
Clerk of Court
(126987)
(UL - July 8, 15, 22)

REMINDER:

**Please Retain
Case 173-033: 53 Derry St.
Variance Application
mailed in your
05-28-2026 ZBA Meeting Packet**

Tracking:

Hearing

ZBA Deferred to

Deferred to

Deferral requested

Date

5/28/26

6/25/26

7/23/26 (Applicant request)

8/27/26 (Applicant request)

**Deferral Request Worksheet
(Attached)**

HUDSON ZONING BOARD OF ADJUSTMENT

REQUEST FOR DEFERRAL WORKSHEET

On **07/23/2026**, The Hudson Zoning Board of Adjustment **received a request for a 3rd deferral of Case 173-033 (05-28-26) (deferred to 06-25-26 and 07-23-26), being a request by Robert B. Thomson, & Maria Stratakis, Trustees, 53 Derry St., Hudson, NH for 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]

Y N Members sitting on the Zoning Board of Adjustment vote to accept this deferral request to date specific **August 27, 2026.**

Signed: _____ Date: _____
Sitting Member of the Hudson ZBA

Print Name: _____

Goodwyn, Tracy

From: Gradert Benjamin
Sent: Tuesday, July 14, 2026 10:21 AM
To: Rob Thomson
Cc: Katie Weiss; Maria Stratakis; Goodwyn, Tracy
Subject: RE: 53 Derry Road

Rob,

Thank you for the heads up, I will let the chair know and put together a **deferral motion for the board to the August 27, 2026 meeting**. The deadline for materials for that meeting is August 11, 2026.

Thanks again,



TOWN OF HUDSON NH

Ben Witham-Gradert – Associate Planner
12 School Street
Hudson, NH 03051
(603) 886-6008

From: Rob Thomson <rbthomson@gmail.com>
Sent: Tuesday, July 14, 2026 9:25 AM
To: Gradert Benjamin <bgradert@hudsonnh.gov>
Cc: Katie Weiss <katiew@bedforddesign.com>; Maria Stratakis <mariastratakis@gmail.com>; Goodwyn, Tracy <tgoodwyn@hudsonnh.gov>
Subject: Re: 53 Derry Road

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

External sender <rbthomson@gmail.com>

Make sure you trust this sender before taking any actions.

Good Morning, Ben

My wife is out of state on travel; **we will need to defer until next month**. This will give us more time to meet with counsel and get organised rather than try to push through it on the 23rd.

We'd like to be in and out with a decision rather than try and start from the beginning. I feel the 23rd we would not make much progress, we'll be ready to go in August!

Thank you again, Ben, for all your support.

Robert

On Tue, Jul 14, 2026 at 8:45 AM Gradert Benjamin <bgradert@hudsonnh.gov> wrote:

17 GIBSON ROAD

CASE # 179-028

STAFF REPORT

July 23, 2026

APPLICANT: Steve Grenier, 17 Gibson Road, Hudson, NH 03051

MAP & LOT: Map 179/Lot 028-000 — 70,167 Sq ft (1.611 Acres) & 150 feet of frontage.

ZONING: Rural Residential (RR)

PROPOSAL: to construct a shed 16 feet from the side lot line, where 30 feet would otherwise be required.

VARIANCE REQUESTED:

1. §334-27 – Table of Minimum Dimensional Requirements: to construct a 16' x 30' shed 16 feet from the side lot line where 30 feet would otherwise be required.

ATTACHMENTS:

1. Department Comments
2. Variance Application
3. Zoning Determination #26-063
4. Variance Plan, dated March 18, 2026

APPLICATION TRACKING:

- June 30, 2026 – Variance application filed.
- July 23, 2026 – Public hearings scheduled.

COMMENTS & RECOMMENDATIONS:

BACKGROUND

The site is approximately 1.611 acres and is located in the Rural Residential (RR) district. Currently the site is home to a single family home, built in 1994 which is not serviced by town water or sewer. The parcel itself does not contain any wetlands, with a gentle slope towards the rear of the property. The lot is considered pre-existing nonconforming, as it was lawfully created prior to the change to the R-R zone after the 2025 Town Meeting vote. The non-conformity of the lot itself does not impede construction or modification of structures on the lot.

DEPARTMENT COMMENTS

No department has elected to provide comment for the case.

Full comment sheets may be found attached.

STAFF COMMENTS

Staff notes that the applicant has owned the house prior to the change in zone. Furthermore, the proposed location would have been compliant under the old zoning setbacks from March 2025 and before. Staff have found no factual errors within the applicant's application and arguments. Should the Board choose to grant a variance, building permits will be required for a structure greater than 200 sqft.

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 §334-27 – Table of Minimum Dimensional Requirements: to construct a 16' x 30' shed 16 feet from the side lot line where 30 feet would otherwise be required, based on the written and verbal testimony of the applicant, and my own findings of (*writing from Variance Decision Worksheet*):

Public Interest: _____

Spirit of the Ordinance: _____

Substantial Justice: _____

Property Values: _____

Finding of Hardship (a) OR (b): _____

(*Optional*) With the following stipulations: _____

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

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

REQUEST FOR REVIEW/COMMENTS:

Case: 179-028(07-23-26) **VARIANCE (setback)**
Property Location: 17 Gibson Road

For Town Use

Plan Routing Date: 07/02/2026 Reply requested by: 07/09/2026 ZBA Hearing Date: 07/23/2026

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

EZD Name: Elvis Dhima, P.E. Date: 07/02/2026
(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: 179-028(07-23-26) **VARIANCE (setback)**
Property Location: 17 Gibson Road

For Town Use

Plan Routing Date: 07/02/2026 Reply requested by: 07/09/2026 ZBA Hearing Date: 07/23/2026

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

DRH Name: David Hebert Date: 07/02/2026
(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: _____ **VARIANCE (setback)**
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

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

On **07/23/2026**, the Zoning Board of Adjustment heard **Case 179-028**, being a case brought by **Steve D. Grenier, 17 Gibson Rd., Hudson, NH** requesting a **variance** to install and locate a **16' x 30' shed 16 ft. from the side yard setback where 30 ft. is required.** [Map 179, Lot 028, Sublot-000; Zoned Rural Residential (RR); 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: _____

JUN 30 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. 179-028 (07-23-26)

Date Filed 6/30/26

Name of Applicant Steve Grenier Map: 179 Lot: 028 Zoning District: RR

Telephone Number (Home) 603-582-5838 (Work) _____

Mailing Address 17 Gibson Road

Owner Steve Grenier

Location of Property 17 Gibson Road
(Street Address)

Steve Grenier
Signature of Applicant

6/12/2026
Date

Steve Grenier
Signature of Property-Owner(s)

6/12/2026
Date

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

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

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

Date received: 6/30/26

COST:

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

7 **Abutter Notice:**

1 Direct Abutters x Certified postage rate \$ 6.08 = \$ 42.56

3 Indirect Abutters x First Class postage rate \$ 0.78 = \$ 2.34

Total amount due: \$ 229.90

Amt. received: \$ 229.90

Receipt No.: 874, 201

Received by: TSG

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

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

Check #
1564

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>SG</u>	Please review the complete collated application (includes all checklist items) with the Zoning Administrator or staff before making copies in next step.	TG <i>Pending final review</i>
<u>SG</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>1</u>
<u>SG</u>	A separate application shall be submitted for each request, with a separate application fee for each request i.e.: Variance, Special Exception, Home Occupation Special Exception, Appeal from an Administrative Decision, and Equitable Waiver but only one abutter notification fee will be charged for multiple requests. If paying by check, make the check payable to the Town of Hudson.	<u>TG</u>
<u>N/A</u>	If the applicant is not the property owner(s), the applicant must provide to the Town written authorization, signed and dated by the property owner(s), to allow the applicant or any representative to apply on the behalf of the property owner(s). (NOTE: if such an authorization is required, the Land Use Division will not process the application until this document has been supplied.)	<u>N/A</u>
<u>SG</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>SG</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>SG</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>SG</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.	Received. * 2D # 26-063 <i>Pending</i>
<u>N/A</u>	If there is Wetland Conservation District (WCD) Impact, a Conditional Use Permit may be required. WCD Impact? Y or N (circle one). If yes, submit an application to the Planning Board.	<u>N/A</u>

CERTIFIED PLOT PLAN:

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

- | | | |
|--------------|---|-----------|
| a) <u>SG</u> | 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. | <u>TG</u> |
| b) <u>SG</u> | The plot plan shall be up-to date and dated, and shall be no more than three years old. | <u>TG</u> |
| c) <u>SG</u> | The plot plan shall have the signature and the name of the preparer, with his/her/their seal. | <u>TG</u> |
| d) <u>SG</u> | 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) | <u>TG</u> |
| e) <u>SG</u> | The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) | <u>TG</u> |
| f) <u>SG</u> | 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. | <u>TG</u> |
| g) <u>SG</u> | The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. | <u>TG</u> |
| h) <u>SG</u> | The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. | <u>TG</u> |
| i) <u>SG</u> | The plot plan shall indicate all parking spaces and lanes, with dimensions. | <u>TG</u> |

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

Steve Brancie
Signature of Applicant(s)

6/12/2026
Date

Steve Brancie
Signature of Property Owner(s)

6/12/2026
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
179	028	*Include Applicant & Owner(s) GRENIER, STEVE D.	17 GIBSON RD HUDSON, NH 03051
179	027	CHADBOURNE, NANCY, LIFE ESTATE	19 GIBSON RD HUDSON, NH 03051
179	029	LIZOTTE, GREGORY J., TRUSTEE LIZOTTE, CHRISTINE M., TRUSTEE	13 GIBSON RD HUDSON, NH 03051
179	031	PUBLIC SERVICE OF NH dba: EVERSOURCE ENERGY	PO BOX 270 HARTFORD, CT 06141-0270
179	025	BELL, LAURA E., TR. BELL, JOSEPH H., TR.	3 MACCANN RD HUDSON, NH 03051
179	023	GASDIA, GARY M. GASDIA, MARY JOY	4 MACCANN RD HUDSON, NH 03051
179	022	SMITH, ROSS G., III, TR. R.G. SMITH TRUST	14 GIBSON RD HUDSON, NH 03051

ALL INDIRECT ABUTTERS WITHIN 200 FEET

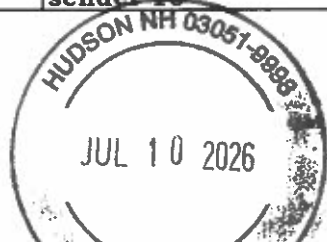
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective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

(Use additional copies of this page if necessary)

MAP	LOT	NAME OF PROPERTY OWNER	MAILING ADDRESS
179	026	MANNING, ELIZABETH L., TR. MANNING, THOMAS J., TR.	21 GIBSON RD HUDSON, NH 03051
179	030	SMITH, DYLAN N., TR. SMITH FARM TRUST	3 GIBSON RD HUDSON, NH 03051
179	020	SMITH, DYLAN N., TR. SMITH FARM TRUST	3 GIBSON RD HUDSON, NH 03051

USPS-Verified Mail

SENDER:		US POSTAL SERVICE - CERTIFIED MAIL + 3 first class mail	Case# 179-028 17 Gibson Rd., Hudson, NH 03051 Map 179/Lot 028-000	VARIANCE 1 of 1
	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051			
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	07/23/2026 ZBA Meeting	
1	9589 0710 5270 3393 6528 77	GRENIER, STEVE D. 17 GIBSON RD., HUDSON, NH 03051	APPLICANT/OWNER NOTICE MAILED	
2	9589 0710 5270 3393 6528 84	CHADBOURNE, NANCY, LIFE ESTATE 19 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
3	9589 0710 5270 3393 6528 91	LIZOTTE, GREGORY J., TRUSTEE; LIZOTTE, CHRISTINE M., TRUSTEE 13 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
4	9589 0710 5270 3393 6529 07	PUBLIC SERVICE OF NH; dba: EVERSOURCE ENERGY PO BOX 270; HARTFORD, CT 06141-0270	ABUTTER NOTICE MAILED	
5	9589 0710 5270 3393 6529 14	BELL, LAURA E., TR.; BELL, JOSEPH H., TR. 3 MACCANN RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
6	9589 0710 5270 3393 6529 21	GASDIA, GARY M; GASDIA, MARY JOY 4 MACCANN RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
7	9589 0710 5270 3393 6529 38	SMITH, ROSS G., III, TR.; R.G. SMITH TRUST 14 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
8	Mailed First Class	MANNING, ELIZABETH L., TR.; MANNING, THOMAS J., TR. 21 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED	
9	Mailed First Class	SMITH, DYLAN N., TR.; SMITH FARM TRUST 3 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED; RE: Map 179, Lot 030, Sublot 000	
10	Mailed First Class	SMITH, DYLAN N., TR.; SMITH FARM TRUST 3 GIBSON RD., HUDSON, NH 03051	ABUTTER NOTICE MAILED; RE: Map 179, Lot 020, Sublot 000	
Total Number of pieces listed by sender 10		Total number of pieces rec'vd at Post Office 10	Postmaster (receiving Employee) <i>Paula Angelle</i>	





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

July 9, 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, July 23, 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 179-028 (07-23-26): Steve D. Grenier, 17 Gibson Rd., Hudson, NH requests a variance to install and locate a 16' x 30' shed 16 ft. from the side yard setback where 30 ft. is required. [Map 179, Lot 028, Sublot-000; Zoned Rural Residential (RR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

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

Respectfully,

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

July 9, 2026

ABUTTER NOTIFICATION

You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, July 23, 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 179-028 (07-23-26): Steve D. Grenier, 17 Gibson Rd., Hudson, NH requests a **variance** to install and locate a 16' x 30' shed 16 ft. from the side yard setback where 30 ft. is required. [Map 179, Lot 028, Sublot-000; Zoned Rural Residential (RR); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements]

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

If you are unable to attend, you may also mail or email your comments 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 VII (dimens. req.) of HZO Section(s) 334-27 (table of dimens. req.)

in order to permit the following:

The applicant respectfully requests a variance from the Town of Hudson's required 30' side-yard setback to permit the construction of a 16' x 30' accessory shed at the top of the existing driveway, where the structure would sit 16' from the property line. This location is the only practical and functional placement for the shed, as positioning it outside the 30' setback would prevent alignment with the driveway and require extensive excavation, the removal of a mature oak that provides the yard's only shade, and the paving of a significantly longer driveway extension. These alterations would impose unnecessary financial and environmental burdens while consuming a substantial portion of the small backyard. Granting the variance allows reasonable use of the property without creating any adverse impact on neighboring parcels or the public interest.

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 answers.

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 answers.

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 answers.

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 answers.

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 answers.

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

Please see attached answers.

- 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.

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.”)

Granting the requested variance will not be contrary to the public interest because the proposed change remains fully consistent with the established character, scale, and use patterns of the surrounding neighborhood. It does not introduce any activity or intensity that would conflict with the purpose of the zoning ordinance, which is to ensure orderly development, protect residential stability, and maintain safe and compatible land use.

The variance will not alter the essential character of the area, as the appearance, footprint, and function of the property will remain in harmony with nearby structures and uses. No adverse impacts to public health, safety, or welfare are anticipated; the proposal does not increase traffic hazards, noise, congestion, or environmental risk. Public rights—such as access, safety, and enjoyment of the neighborhood—are fully preserved.

For these reasons, the variance supports reasonable use of the property while upholding the intent of the ordinance and protecting the broader community’s interests.

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

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

The proposed use will observe the spirit of the ordinance because it remains fully aligned with the ordinance’s underlying purpose: to ensure compatible development, protect neighborhood character, and safeguard public health, safety, and welfare. The variance does not introduce any use, scale, or intensity that would undermine these goals. Instead, it allows a reasonable and appropriate use of the property while still operating within the broader framework the ordinance is designed to uphold.

The essential character of the neighborhood will remain unchanged. The proposed use is consistent with surrounding properties in appearance, function, and impact, and it does not create conditions—such as increased traffic, noise, congestion, or environmental risk—that would threaten public rights or diminish community welfare. By maintaining compatibility with existing development patterns and respecting the intent behind the zoning district, the proposal fulfills both the letter and the spirit of the ordinance.

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 would be done to the property owner by granting the variance because it allows for a reasonable and beneficial use of the property that cannot be achieved under the strict application of the ordinance. Denying the variance would impose a disproportionate hardship on the owner—one that is not offset by any corresponding benefit to the public or to neighboring properties.

The proposed use does not create adverse impacts such as increased traffic, noise, congestion, or safety concerns, nor does it diminish the value or enjoyment of nearby properties. Because the variance maintains compatibility with the neighborhood’s established character and does not infringe upon public rights, the public suffers no harm from its approval. In this balance, the benefit to the property owner is significant, while the impact on the community is neutral. Therefore, granting the variance achieves substantial justice by preventing an unnecessary hardship without compromising the public interest.

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.)

The proposed use will not diminish the values of surrounding properties because it remains fully compatible with the character, scale, and appearance of the neighborhood. The variance does not introduce any use or physical change that would negatively affect nearby homes or create conditions—such as increased noise, traffic, congestion, or visual disruption—that typically contribute to reduced property values.

The proposed use is consistent with the established development pattern of the area, and it maintains the same level of safety, accessibility, and aesthetic quality that current property owners expect. Because the project does not impose burdens on neighboring parcels or alter the neighborhood's appeal, there is no basis for a decline in market perception or resale value. In fact, by allowing the property to be used in a reasonable and well-maintained manner, the variance supports overall neighborhood stability, which is a key factor in preserving property values.

For these reasons, the Board can confidently find that the proposed use will not diminish the value of surrounding properties.

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.

The special conditions of the property make strict enforcement of the new 30-foot setback neither fair nor reasonable. The home and driveway were constructed in 1994 in full compliance with the zoning ordinance in effect at that time, which required only a 15-foot side-yard setback. The layout of the lot, the position of the house, and the fixed location of the driveway were all established lawfully and in reliance on the regulations then in place.

The 2025 change to a 30-foot setback occurred 31 years after the home and driveway were built, and applying this new standard retroactively to an existing, compliant layout imposes a burden that the ordinance was never intended to create. The purpose of a side-yard setback—maintaining separation between structures, preserving neighborhood character, and ensuring safety—is already satisfied by the existing configuration. Requiring a 30-foot setback in this specific circumstance does not advance those goals; instead, it creates an unnecessary hardship unrelated to public benefit.

For these reasons, the restriction does not serve its intended purpose in a fair or reasonable manner when applied to this particular property.

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

The special conditions of the property—specifically the fixed location of the driveway, the established placement of the home, and the long-standing reliance on the original 15-foot setback—make the proposed use both reasonable and necessary. Constructing the shed outside the newly required 30-foot setback would force the structure deep into the backyard, eliminating usable outdoor space and requiring extensive excavation, regrading, and paving. It would also necessitate removal of a mature oak tree that provides the only shade in the yard, resulting in environmental loss and significant additional cost.

These impacts are not minor inconveniences; they represent a substantial and unnecessary hardship created solely by the ordinance change, not by any action of the property owner. The proposed location—16 feet from the property line—aligns naturally with the existing driveway, preserves the yard, avoids environmental disruption, and maintains the character of the neighborhood. It is a modest and historically consistent placement that reflects how the property was designed to function when it was lawfully built.

Because the hardship arises from the unique physical layout and the timing of the ordinance change—not from personal preference—the proposed use is a reasonable and appropriate solution that allows the property to be used as originally intended without harming the public interest.



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 #26-063

June 18, 2026

Sent Via: First-class Mail

Steve Grenier
17 Gibson Road
Hudson, NH 03051

RE: 17 Gibson Road
Hudson Tax Map 179-028-000
Rural Residential (RR)

Dear Mr. Grenier,

Your Request: To confirm the need for a variance to construct a 16' x 30' shed 16' from the side setback.
Staff note: *Later conversation with applicant confirmed the shed will be on a slab foundation.*

Plan Provided: Proposed Plot Plan, dated March 18, 2026.

Parcel Background:

The parcel is home to a single-family home, situated on 1.6 acres of land with 150 linear feet of frontage on Gibson Road. The site is not serviced by town water or sewer.

Pertinent Ordinances:

Article VII; Dimensional Requirements - §334-27 Table of Minimum Dimensional Requirements

Determination:

As depicted in the provided plan, the proposed shed will be 16' from the side property line, where §334-27 – Table of Minimum Dimensional Requirements requires 30'. You may apply to the Zoning Board of Adjustment for a variance from this section of the zoning ordinance. Should the variance be granted, a building permit will be required per §334-16 – Building permits, as the shed is >200 sqft and will be on a slab foundation.

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

Property Location: 17 GIBSON RD
Vision ID: 3438 Account #: 8488

Parcel ID: 179/ 028/ 000/ 1

Card Address:
Card #: 1 of 1

LUC: 1010
Print Date: 06-12-2026 10:19:14

CURRENT OWNER		ASSESSING NEIGHBORHOOD		PREVIOUS ASSESSMENTS (HISTORY)								
GRENIER, STEVE D. 17 GIBSON ROAD HUDSON NH 03051		Nbhd	Nbhd Name	Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RE	Residential Average	2026	1010	376,400	2025	1010	376,400	2025	1010	376,400
		TOPO	UTILITIES		1010	165,200		1010	165,200		1010	165,200
		Rolling	Priv Water									
			Septic									
				Total		541,600	Total		541,600	Total		541,600

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY		
GRENIER, STEVE D.				9038 1683	10-30-2017	U	I	0	39	Grantor: GRENIER, STEVE D.	Appraised Bldg. Value (Card)		332,900
GRENIER, STEVE D.				6791 2214	12-18-2002	U	I	0	38	Grantor: GRENIER, STEVE D.	Appraised Xf (B) Value (Bldg)		43,500
GRENIER, STEVE D.				5568 1615	08-02-1994	Q	I	28,000	00	Grantor: CHURCHILL FORGE INC.	Appraised Ob (B) Value (Bldg)		0
CHURCHILL FORGE INC.				3524 0846	05-15-1986	Q	V	0	00	Grantor: N/A	Appraised Land Value (Bldg)		165,200
											Special Land Value		0
											Total Appraised Parcel Value		541,600
											Valuation Method		C
											Total Appraised Parcel Value		541,600

NOTES	VISIT / CHANGE HISTORY			
ONE BATH HAS WHIRLPOOL BUT NO SHOWER. 03/2020 EXT AVG, EST REAR=FENCE	Date	Id	Cd	Purpost/Result
	07-20-2022	28	45	Field Review
	03-10-2020	19	02	Measured
	04-04-2011	14	15	Permit Visit
	08-23-2010	14	14	Inspected
	08-10-2010	14	02	Measured
	06-21-2006	08	02	Measured
	07-11-2001	00	14	Inspected
	06-04-2001	00	01	Left Notice

NOTES								BUILDING PERMIT RECORD			
ONE BATH HAS WHIRLPOOL BUT NO SHOWER. 03/2020 EXT AVG, EST REAR=FENCE								Permit Id	Issue Date	Permit C	Description
								2024-00658	06-14-2024	TI	
								2019-01247	12-10-2019	MECH	Mechanical
								2010-281-3ME	11-22-2010	MECH	Mechanical
								2010-281-4ME	11-05-2010	MECH	Mechanical
								2010-281-1EL	09-02-2010	ELEC	Electrical
								2010-00281	06-16-2010	AD	Addition
											Amount
											Status
											Applicant
											SQ ft
											Comments
											Install one (1) new 500 gal. underground propane tank
											Visit Notes: Mech For Addtn/Deck/Shed;
											Visit Notes: Mech/Addition25x32/Deck-Shed;
											Visit Notes: Electrical Work;
											Visit Notes: 25x32 Addition/New Deck;

LAND LINE VALUATION SECTION																	
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acreage Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment				Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	1.000	AC	170,000	1.00	5	1.00	RE	1.00	Location	0.95				161,500
1	1010	SINGLE FAMILY RES	Excess	0.611	AC	6,000	1.00	0	1.00	RE	1.00						3,700
Total Card Land Units:				1.611 AC		Parcel Total Land Area:				1.611		AC		Total Land Value:			165,200

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

Property Location: 17 GIBSON RD
 Vision ID: 3438 Account #: 8488

Parcel ID: 179/028/000/1
 Bldg #: 1

Card Address:
 Card #: 1 of 1

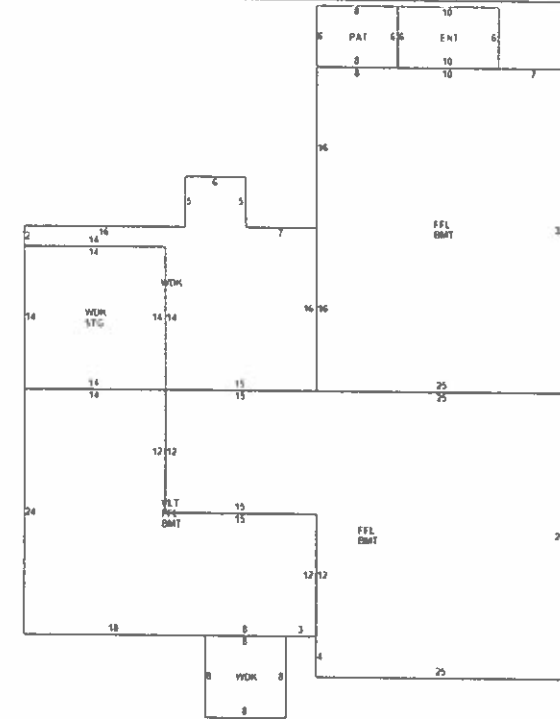
LUC: 1010
 Print Date: 06-12-2026 10:19:16

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Model	01	Residential	Avg Ht/FL	8	
Stories:	1		Extra Kitchens	0	
Style:	01	Ranch	Add Kitchen Ra		
Grade:	C	Average			
(Liv) Units	1				
Exterior Wall 1	04	Vinyl			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	01	Concrete			
Interior Wall 1	01	Drywall			
Interior Floor 1	04	Carpet			
Heat Fuel	04	Propane			
Heat Type	01	Forced Air			
# Heat Systems	2				
AC Percent	100				
Total Rooms	9				
Bedrooms	4				
Full Baths	1				
3/4 Baths	1				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	2				
Fireplace(s)	1				
Fireplace Rating	GD	Good			
WS Flues	0				
Color	WHITE				
Avg Ht/FL	8				
Extra Kitchens	0				

COST / MARKET VALUATION

Building Value New	378,246
Year Built	1994
Effective Year Built	2010
Depreciation Code	AV
Remodel Rating	
Year Remodeled	
Depreciation %	12
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	88
RCNLD	332,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

SKETCH / PRIMARY PHOTO



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	UOM	Unit Pri	Yr Blt	Cnd.	% G	Assd. Value
XFRM	Rec Room, Fin, BMT	B	1,098	SQ. FT	45.00	1994	AV	88	43,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	2,196	549	32.04	70,368
ENT	Entry	0	60	60	128.18	7,691
FFL	First Floor, Finished	2,196	2,196	2,196	128.18	281,473
PAT	Patio	0	48	5	13.35	641
STG	Storage, Unfinished	0	196	59	38.58	7,562
VLT	Vaulted Ceiling Area, not Sq. F	0	516	26	6.46	3,333
WDK	Wood Deck, or Composite Dk	0	558	56	12.86	7,178
	Total Liv Area/Gr. Area/Eff Are	2,196	5,770	2,951	Total Value	378,246



Town of Hudson, NH - GIS

Geographic Information System

Search by Owner, Address, or ID

SELECTED RESULTS: 10

Clear Zoom to Export

QUERY RESULTS SELECTED RECORDS

19 GIBSON RD	CHADBOURNE, NANCY LIFE ESTATE	
179-027-000		
13 GIBSON RD	1/2011 GREGORY J TRUSTEE	
179-029-000		
17 GIBSON RD	GRENIER, STEVE D	
179-028-000		
21 GIBSON RD	MANNING, ELIZABETH L TR	
179-026-000		
3 MACCANN RD	BELL, LAURA E TR	
179-025-000		
4 MACCANN RD	GASDA, GARY M	
179-023-000		
14 GIBSON RD	SMITH, ROSS G, III TR	
179-022-000		
3 GIBSON RD	SMITH, DYLAN N TR	
179-030-000		
HAWKVIEW RD	PUBLIC SERVICE OF NH	
179-031-000		
2 GIBSON RD	SMITH, DYLAN N TR	
179-020-000		



Buffer

To buffer a parcel, enter a buffer distance, select desired units and click the 'Buffer' button. Then click on the desired parcel on map to buffer around.

200 feet

☒ New parcel selection **BUFFER**

Mailing Labels



OWNER OF RECORD: STEVE D. GRENIER
17 GIBSON ROAD
HUDSON, NH 03051

DEED REFERENCE: BOOK 9038 PAGE 1683

PLAN REFERENCE: HCRD # 22876 LOT # 6-2
DATED 1988

ZONING DISTRICT: RR - RURAL RESIDENTIAL

MINIMUM SETBACKS: FRONT - 50 FEET
SIDE - 30 FEET
REAR - 30 FEET

TAX MAP 179 / LOT 025
JOSEPH & LAURA BELL
3 MACCANN ROAD
HUDSON, NH 03051

TAX MAP 179 / LOT 027
CAROLE BLACKWELL
19 GIBSON ROAD
HUDSON, NH 03051

TAX MAP 179 / LOT 031
EVERSOURCE ENERGY
PO BOX 270
HARTFORD, CT 06141-0270

EXISTING
SINGLE FAMILY
TAX MAP 179 / LOT 028
17 GIBSON ROAD
70,167 SF / 1.611 ACRES

PROPOSED
16' X 30' SHED

EXISTING
SINGLE FAMILY

TAX MAP 179 / LOT 029
GREGORY J. LIZOTTE, TRUSTEE
13 GIBSON ROAD
HUDSON, NH 03051

TAX MAP 179 / LOT 022
ROSS G. SMITH, II
14 GIBSON ROAD
HUDSON, NH 03051

TAX MAP 179 / LOT 023
GARY & MARY GARDIA
4 MACCANN ROAD
HUDSON, NH 03051



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY
INFORMATION AND A FIELD SURVEY MADE ON THE GROUND
DURING DECEMBER 2025 & APRIL 2026, HAVING AN ERROR OF
CLOSURE NO LESS THAN 1 IN 10,000, IN ACCORDANCE WITH THE
TOWN OF HUDSON REGULATIONS



THE PURPOSE OF THIS PLAN IS TO SHOW A
PROPOSED 16' X 30' SHED.

TAX MAP 179 / LOT 028

PROPOSED PLOT PLAN
CERTIFIED PLOT PLAN
17 GIBSON ROAD
HUDSON, NH

PREPARED FOR: STEVE D. GRENIER
17 GIBSON ROAD
HUDSON, NH 03051

MARCH 18, 2026

SCALE: 1" = 30'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
J. N. 25 - 122

TOWN OF HUDSON
New Hampshire
03051

JUN 30 2026
LAND USE DIVISION
ZONING DEPT.

Printed
7/01/2026
4:14PM
Created
7/01/2026
4:09 PM

Transaction Receipt

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

Receipt# **874,201**
tgoodwyn

	<u>Description</u>	<u>Current Invoice</u>	<u>Payment</u>	<u>Balance Due</u>	
1.00	Zoning Application-7/23/26 ZBA Mtg 17 Gibson Rd Map 179, Lot 028, Sublot 000 Zone RR				
	Variance-setback	0.00	229.9000	0.00	
			Total:	229.90	
Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Steve Grenier	CHECK	CHECK# 1564	229.90	0.00	229.90
			Total Due:		229.90
			Total Tendered:		229.90
			Total Change:		0.00
			Net Paid:		229.90

Gregory Lizotte
Christine Strout-Lizotte
13 Gibson Road
Hudson, NH 03051

July 14, 2026

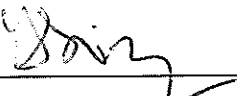
Attention: Ben Witham-Gradert

To Whom It May Concern,

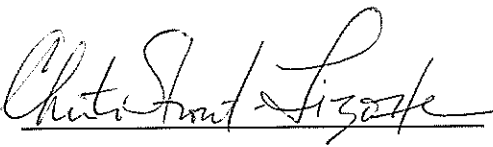
We are in receipt of the Abutter Notification for Case 179-028 (07-23-26) regarding Steve Grenier, 17 Gibson Road, Hudson, NH.

We have no objection to Mr. Grenier's request for a variance to install and locate a 16' x 30' shed with a 16-foot side yard setback, where a 30-foot setback is required, on Map 179, Lot 028, Sublot-000.

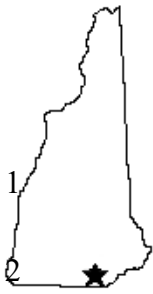
Sincerely,



Gregory Lizotte



Christine Strout-Lizotte



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 – JUNE 25, 2026 – DRAFT

I. CALL TO ORDER

Mr. Dion called the meeting to order at 7:02 PM.

II. PLEDGE OF ALLEGIANCE

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

III. ROLL CALL - ATTENDANCE

Mr. Dion asked the Clerk to call for attendance.

Full members present were: Tristan Dion, Tim Lanphear, Dean Sakati

Full members excused were: Todd Boyer

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

Others present were: Ben Witham-Gradert – Town Liaison, Xen Vurgaropoulos (Selectman Liaison)

Remote attendance: Kristan Patenaude – Recording Secretary

IV. SEATING OF ALTERNATES

Alternates Brendon Sullivan and Zachary McDonough were appointed to vote.

V. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD: DEFERRED HEARINGS: (Deferred from 04-23-26)

APPLICANT REQUEST FOR DEFERRAL TO JULY 23, 2026:

1. **Case 173-033 (05-28-26) (Continued to 06-25-26):** 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]

Mr. Witham-Gradert read the Case into the record and noted that the applicant requested a deferral to the July 23, 2026, meeting.

Mr. Lanphear moved to grant the requested deferral to July 23, 2026, duly seconded by Mr. Sakati.

Vote: 5-0-0 motion carried unanimously to approve the deferral request.

VI. REVIEW OF MINUTES:

05/28/2026 edited draft Meeting Minutes

Mr. Lanphear moved to approve the meeting minutes of 05/28/2026, as edited and amended, duly seconded by Mr. Sakati.

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

VII. OTHER BUSINESS:

1. Zoning Bylaws, Application, and Land Use Ordinance discussion.

Mr. Witham-Gradert asked the Board to consider potential amendments to the application process or zoning bylaws specifically.

Mr. McDonough stated that he would like to consider the home business zoning and/or the use of a home for ecommerce type situations, where there is no actual business other than digital occurring. This section of the ordinance seems outdated, given that people can do work entirely from their computer. Mr. Witham-Gradert stated that the general consensus by staff of the current zoning around this is that any form of working at home for gain can be interpreted as a home occupation, though this is not always how it is applied in terms of remote work qualifying. There is the potential to model this after neighboring towns who have this set up as a tier list of intensity of uses. This would be a mixture of how much of the property is being used for the business, such as around 1/3, in order to determine if it is a mixed use versus a home business use. Mr. Vurgaropulos asked how growth is monitored. Mr. Witham-Gradert stated that this is usually through self-reporting and a complaint system. Currently, a business can be no more than 50% of the finished living space. Mr. Lanphear stated that the requirement could be closer to 33%-35% of the main house, not counting the garage, or closer to what the government allows for an in-home business. Mr. Witham-Gradert explained that the other part of the threshold system is intensity of use. If someone can drive by a property and have no clue that the person is operating a business, then they should be allowed to do so. Mr. Sakati stated that he would like to see a tier system and some principles in place around this item. Noise, lighting, and signage need to be considered in terms of how onerous a home business is to others. Mr. Witham-Gradert noted that home based businesses can be idiosyncratic in that they may all be quite different from one another. The consultants will likely hammer down to tier system further. Altering the definition will be important as it is currently very strict in stating that home businesses are any use that leads to any type of gain.

There was discussion regarding signage on the roadsides. Mr. Witham-Gradert stated that these are not allowed and staff often removes the ones they find. It was noted that there is a specific limit for signage inside the windows of convenience stores. Some amount of temporary signage for sales and events is allowed. The enforcement mechanism for Hudson currently is a court date and so staff must consider the egregiousness of the offense. Some towns have a dedicated code enforcement officer. Some towns also allow for fines to be assessed and paid at Town Hall. This could be further considered by the Board. He tends to focus enforcement on items that are a harm to people, health, the environment, or the general public good. There is a tracking of the actions for each case which includes all details. Mr. Vurgaropulos suggested a three strike rule and a fine, prior to a court date. Mr. Witham-Gradert stated that the action may have to be to pay a fine or appeal it to the ZBA, as the Board must be included in the process at some point. He will look further into this.

The Board discussed induced traffic. Mr. Witham-Gradert stated that the main idea was to alleviate traffic via off roads. The intention is to allow for a proper throughway. Currently, Hudson does not have good east-west communication of traffic. The vast majority of people are

96 cutting through tight residential areas to create new forms of access to main roads. Incentive
97 zones could be considered by the Town to encourage building out of specific areas. Mr. Sakati
98 stated that he would also like the Town to consider incentives to protect residential areas as well.
99 Mr. Witham-Gradert noted that row homes could be considered in order to pack in more density
100 in certain areas. A mixed use development would likely have a different, more direct process.
101 Mr. Dion stated that mixed use development is great at bridging the gaps between business and
102 residential districts. Mr. Witham-Gradert stated that these also have a great use in
103 redevelopment.

104
105 There was discussion regarding historical zoning which created the problem of residential uses
106 abutting business uses with no buffer of which to speak. Mr. Witham-Gradert stated that he
107 would like to consider rectifying the zoning map to be on a per parcel basis and getting rid of as
108 much split zoning as possible. The Town seems to have areas where there is business after
109 business in a row, with the back half of the parcel in an industrial area. These could be rectified
110 to be fully in a business zone. It does not benefit anyone to have half a parcel zoned business.
111 Another issue is that Hudson is not very walkable or bikeable. Mr. Witham-Gradert stated that
112 the intention was to build out a main network of sidewalks in the Town using a pot of funding
113 for this purpose, but this did not pass with the voters. This is a push and pull because once there
114 are sidewalks, the Town is responsible for maintenance of them. The intention was to prioritize
115 sidewalks along main routes in Town where pedestrians should be separated from vehicles and
116 not dead end cul-de-sacs.

117
118 Mr. Witham-Gradert discussed some potential changes to the application process. Currently, this
119 is an outdated process where applicants submit paper copies for everything, and staff mails those
120 paper copies to each Board member. He suggested a similar approach to the Planning Board's
121 which is to send one copy with all the wet signatures. Any items on special sized paper have to
122 be submitted by paper copy. The rest of the application is digital. He asked which Board
123 members would like a paper copy of the full packet for each meeting. Otherwise, staff could send
124 these files digitally, rather than spend Town money on reams of paper copies that then get
125 thrown in the recycle bin. He noted that decision sheets will always have a paper copy to be
126 filled out by the Board. Any plan sets with specialized sizes would be received in paper form.
127 Mr. Dion suggested that each Board member could decide to receive items digitally, as long as
128 paper copies could be available as needed. This could be done in a hybrid approach. Mr. Sakati
129 suggested that the digital copies be mailed out, but that physical copies be available for the
130 Board meetings. There was agreement for this by the Board.

131
132 Mr. Witham-Gradert discussed cases of multiple variances for one project. He would like for
133 there to be one set of materials in terms of the overall narrative for the project, but then a
134 separate sheet for the arguments for each separate variance. There will still be individual
135 hearings and decisions for each variance. Mr. Sakati agreed that this would be easier for review.
136 Mr. Witham-Gradert stated that currently extensions are treated as full, fresh applications before
137 the Board. He would like to develop a separate form for extensions because granting these does
138 not lead to the Board relitigating the case. It may make more sense to allow for a reduction in the
139 amount of paperwork submitted for extensions.

140
141 Mr. Vurgaropoulos stated that the recycling program in Town is currently not cost effective. He
142 suggested using the documents collected as a sustainability initiative by using a section of the
143 dump site as a collection area to grind up the documents and make fire bricks to sell back to the
144 community. This could recoup some of the funding and provide a service to the Town. Mr.

Witham-Gradert stated that the best type of recycling program is to not create the waste in the first place. Management of paper at Town Hall could be discussed at a future Board of Selectmen meeting. The intention is to minimize the amount of paper being printed and sent to each Board member. A revised set of application materials and procedures will be drafted and brought to the ZBA for review at a future meeting.

Mr. Witham-Gradert suggested that Board members review the bylaws prior to a full revising of the ordinance language as these are intermingled documents. A change was made fairly recently to allow the staff liaison and the Selectmen's liaison to speak during a portion of the meeting, but this is a living document and can be updated whenever the Board wants. He suggested that the Board review this during the summer months when caseloads tend to be lower.

Mr. Sakati asked for additional consideration of form based code. Mr. Witham-Gradert explained that this would be a complete change in the philosophy of the ordinance process. This could be considered as part of the ordinance amendment process. He is not interested in rezoning any of the land in Town, as there have been two massive rezones in the last three years. Mr. Vurgaropoulos stated that he believes there will be rezoning as part of the proposed amendments. Mr. Witham-Gradert stated that he believes there will be changes in terms of how the existing zones are governed. For example, the RR Zone could be toned down in terms of setbacks as preexisting nonconforming dimensional requirements are being created.

Mr. Vurgaropoulos stated that he would like for there to be a consideration of the TR Zone in terms of the multifamily issue. Mr. Witham-Gradert explained that the table of minimum dimensional requirements effectively permits multifamily in the business zone, and so the business zone received the footnote for that additional space requirement. The fix for this is to remove this from being a specific business zone requirement and make it a requirement writ large. This is included as an item of cleanup. Mr. Vurgaropoulos stated that he would like to see clarity on the rules in this area. Mr. Witham-Gradert stated that the complete ordinance has not been overhauled since the 1990s. It is overdue for a complete redrafting.

Mr. Sakati stated that he would also like to further consider specific uses, such as garages in front yards. There should be consideration as to how things like that get approved. It was noted that Mr. Boyer previously mentioned that in the City of Manchester, someone cannot install a garage past the front façade of a house. Mr. Witham-Gradert stated that he is considering changing the way that the shed regulation is worded. The rule is currently being applied to cover sheds being allowed behind the apparent front façade of a home. Accessory structures could be required to be behind the front façade of a home. However, it is unclear if someone is harmed by a shed being next to the driveway instead. Rules should be for the public good, environmental good, or the health and safety. Mr. Dion suggested that breaking the façade could be considered as a special exception instead of a variance. Mr. Sakati agreed that large shed-like structures in the front yard could become a large problem. Mr. McDonough stated that consideration should be given to material choice. Mr. Witham-Gradert stated that there is a general caveat for stepping in if there is an issue in terms of health or safety of a structure. An unsafe situation cannot be created for others.

There was discussion regarding social districts for Town and that this would likely have to be considered by the Board of Selectmen. Mr. Dion suggested incentivizing housing such as row houses by making it more attractive for developers by allowing for this type of development. It was noted that there would likely be opposition regarding this type of mixed use. Mr. Witham-

194 Gradert explained that there have been some issues regarding the roadways around similar
195 developments such as Tuscan Village, including access to the site and development of the site.
196 Incentives could be considered in other forms such as a break on impact fees, fewer restrictions
197 in terms of parking or landscaping. There are few incentive structures currently in Town and new
198 ones could be considered.
199

200 **VIII. ADJOURNMENT:**
201

202 **Motion made by Mr. Lanphear, duly seconded by Mr. Sakati and unanimously voted to**
203 **adjourn the 06/25/2026 ZBA Meeting at 9:02PM.**

204 **Vote: 5-0-0 motion carried to adjourn the meeting.**
205

206 Respectfully submitted,
207 Kristan Patenaude, Recording Secretary
208
209
210

211 _____
212 Tristan Dion, ZBA Chairman