



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

MEETING AGENDA – April 25, 2024

The Hudson Zoning Board of Adjustment will hold a meeting on Thursday, **April 25, 2024**, at 7:00 PM in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH. Please enter by ramp entrance at right side.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

IV. PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. **Case 168-097 (04-25-24):** Marc and Mary Fauteux, 13 Frenette Drive, Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks. [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

V. REQUEST FOR REHEARING:

None

VI. REVIEW OF MINUTES:

03/28/2024 edited draft Meeting Minutes

VII. OTHER:

Reminder: **2024 NH Office of Planning and Development's Spring 2024 Planning and Zoning Conference.** Free full day online conference on **Saturday, May 11, 2024** from 8:45 AM to 3:30 PM. Registration is open. See details on flyer or visit the website link: <https://www.nheconomy.com/office-of-planning-and-development/what-we-do/municipal-and-regional-planning-assistance/osi-planning-and-zoning-conferences/>

VIII. ADJOURNMENT

Chris Sullivan, Zoning Administrator

EFAS

From Page A3

Mitchell Scacchi, policy analyst with the Josiah Bartlett Center for Public Policy, said the difference between 400% and 500% of the federal poverty level was “far from trivial.”

The group put out a recent report referring to “moderate-income families” that would lose out with the Senate’s bill.

The state chapter of Americans for Prosperity, the American Federation for Children, EdChoice, ExcelinEd in Action and yes, every kid, have all come out against the Senate-passed proposal and for the more expensive House bill.

Lang’s bill would extend from 2026 to 2029 hold-harmless grants given to school districts to compensate for the loss of students who receive an EFA and exit the public school system.

School districts get a grant of just over \$1,000 for each exiting student.

The Senate bill would also give school districts some per pupil credit for an EFA student who returned to take a course at the public high school.

Online, four legislators and the spouse of another were the only five to sign up in support of Lang’s bill; 214 registered online to oppose it.

Land Sales

From Page A3

make a difference on behalf of those in need.”

Accompanying the list of surplus lots was a proposed ordinance authorizing their disposal and directs half of the net proceeds from the sale to the Affordable Housing Trust Fund, with the remaining half deposited into the city’s Special Revenue Account.

Committee members also voted in support of the proposed ordinance Monday.

The lots identified surplus are as follows:

- Wellington Hill Road, Lot 645-41
- Wellington Hill Road, Lots 645-39 and 645-40
- Erie Street, Lot 455-10, and Boynton Street, Lot

658-32A

- Calef Road and Titus Avenue, Lot 554-17C
- North Bay Street, Lot 770-23
- Boston Street, Lots 283-1, 2, 3, and 8
- Patterson Street, Lot 449-16B
- Bicentennial Drive, 560-95A
- Saint James Avenue, Lot 579-29
- Pinehurst Avenue, Lot 685-14
- Gosselin Road, Lot 750-11

- Huntress Street, Lots 753-9E and 9G
- Hackett Hill Road, 767-4B
- Leo Street, Lot 853-34
- 44 Trolley Court, Lot 897-145

Budget

From Page A3

million will cause cumulative impairment in the years that follow,” Turner said. “As we all know, strong schools lead to strong communities.”

Brandon Lemay wanted to see more being done in the budget to address the housing crisis.

“A city’s budget is a reflection of a city’s priorities,” Lemay said. “Anybody who wants to live and work in Manchester should be able to live and work in Manchester.”

Former school board member Rich Girard listed several items he felt could be cut from the mayor’s budget, including an extra \$1 million to the police department, and another \$1 million to the school budget.

“It’s pretty clear that he didn’t deliver on his campaign promise to cut taxes,” Girard said. “My assumption is he didn’t realize how difficult honoring that promise would be.”

The mayor’s proposed budget covers \$1.4 million in increased health care costs and eliminates \$600,000 in unfunded vacancies. It doesn’t include funding for \$1,839,748 in assorted department requests.

In his budget proposal, Ruais highlighted the work of Manchester police and proposed funding to retain 10 police officer positions currently funded by the expiring federal COPS hiring grant. Six additional police officers have been hired in the city since Jan. 2.

The budget also provides \$100,000 for protective gear for Manchester firefighters.

Addressing homelessness, Ruais proposed allocating \$1.65 million in federal funds to help construct 45 units of affordable housing on the Pearl Street parking lot.

The budget also allocates money from the Fiscal Year ’25 Community Development Block Grant program and Emergency Solution Grant to support efforts to end homelessness.

Families in Transition will receive \$70,000 for family emergency housing, WayPoint \$89,000 for its homeless youth shelter and YWCA \$70,000 for Emily’s Place.

The budget proposal allocates \$50,000 to 1269 Cafe to finish efforts to double the number of residential rooms from 12 to 24.

Lotteries

NEW HAMPSHIRE

Pick 3 & Pick 4 (April 16)Day: 083 & 5037 Night 385 & 1770
Gimme 5 (April 16)8-15-26-37-38
Lucky For Life (April 15)11-24-25-44-46 LB 4
Megabucks Plus (April 15)3-11-28-35-39 MB 6
Mega Millions (April 12)1-12-14-18-66 PB 16
Powerball (April 15)7-16-41-56-61 PB 23

MASSACHUSETTS

Daily Lottery (April 16)Day: 0575
Mass Cash (April 15)8-13-18-19-23
Megabucks (April 15)6-11-12-25-28-43

UNION LEADER

CUSTOMER SERVICE
Walk-in office hours:
 Monday-Friday, 8 a.m.-4 p.m.
Circulation 603-668-1210
 Phones: Monday-Friday 7 a.m.-4:45 p.m.; Saturday 6-11 a.m.
Classified Advertising 603-669-1010
 Weekdays 8 a.m.-5 p.m.
Display Advertising 603-668-4321, ext. 804
 Weekdays, 8 a.m.-5 p.m.

603-668-4321
www.unionleader.com

EMAIL CONTACTS
News Tips
 news@unionleader.com
Obituaries
 obits@unionleader.com
Business
 biznews@unionleader.com
Sports
 sports@unionleader.com
Circulation
 subscriptions@unionleader.com

New Hampshire Union Leader

(USPS 327-620) 100 William Loeb Drive, P.O. Box 9555, Manchester, NH 03108-9555
 Subscription prices are subject to change without notice. Delivery frequencies are based on the edition available in your location. All subscriptions include access to UnionLeader.com and the e-newsletter. Print newspapers are not published on New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas.

Mail subscription rates

Periodicals postage paid at Manchester, NH 03108. Published daily except Sundays, New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving and Christmas. POSTMASTER: Send address change to the New Hampshire Union Leader, P.O. Box 9555, Manchester, NH 03108-9555. Special rates for military personnel APO/FPO, college students, clergy and NH schools on request. Minimum mail subscription: four weeks. All mail subscriptions payable in advance.

To subscribe, call the Circulation Department at 603-668-1210

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT
 Carroll Superior Court
 96 Water Village Rd., Box 3
 Ossipee NH 03864
 Telephone: 1-855-212-1234
 TTY/TDD Relay: (800) 735-2964
 http://www.courts.state.nh.us
CITATION FOR PUBLICATION Superior Court Rule 4(d)
Case Name: The Michael Bean Group, LLC v Michael S. Askenazer as Trustee for the Bankruptcy Estate of Edward Charles Furlong III, et al
Case Number: 212-2023-CV-00176

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Edward C Furlong III; Michael S. Askenazer as Trustee for the Bankruptcy Estate of Edward Charles Furlong III; Paul Pagliarulo of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader & The Coalfield Progress, a newspaper of general circulation. The last publication shall be on or before April 29, 2024.

Also, **ON OR BEFORE 30 days after the last publication** - Edward C Furlong III; Michael S. Askenazer as Trustee for the Bankruptcy Estate of Edward Charles Furlong III; Paul Pagliarulo shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

May 20, 2024 - The Michael Bean Group, LLC 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 Edward C Furlong III; Michael S. Askenazer as Trustee for the Bankruptcy Estate of Edward Charles Furlong III; Paul Pagliarulo: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court’s website: www.courts.state.nh.us, select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select “I am filing into an existing case”. Enter the case number above and click Next. Follow the instructions to complete your filing.

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

If you do not comply with these requirements, you will be considered in default and the Court may issue orders that affect you without your input. Send copies to: Tara E. Lynch, ESQ, Gordon Rees Scully Mansukhani LLP, 21 Custom House St, 5th Fl, Boston, MA 02110

Michael S. Askenazer as Trustee for the Bankruptcy Estate of Edward Charles Furlong III, 29 Factory Street, Nashua, NH 03060
 Edward C Furlong, III, 7305 Chicksaw Road, Wise, VA 24293
 Paul Pagliarulo, 10 Glen Ledger Road, Glen, NH 03838

BY ORDER OF THE COURT
 March 15, 2024
 Abigail Albee
 Clerk of Court
 (1147)
 (UL - Apr. 3, 10, 17)

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

Legal Notice

THE STATE OF NEW HAMPSHIRE JUDICIAL BRANCH SUPERIOR COURT
 Rockingham Superior Court
 Rockingham Cty 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 Superior Court Rule 4(d)
Case Name: US Bank Trust National Association As Owner Trustee For VRMTG Asset Trust v Stefan Kuligowski, Lukas Kuligowski; Stefan Kuligowski, Successor Trustee of the Kuligowski Family Revocable Trust
Case Number: 218-2024-CV-00026

The above entitled action is now pending in this Court. The original pleading is on file and may be examined by interested parties. The Court has issued an Order for Service by Publication on defendant(s) Stefan Kuligowski; Lukas Kuligowski; Stefan Kuligowski, Successor Trustee of the Kuligowski Family Revocable Trust.

The Court ORDERS:
US Bank Trust National Association As Owner Trustee For VRMTG Asset Trust shall give notice to Stefan Kuligowski; Lukas Kuligowski; Stefan Kuligowski, Successor Trustee of the Kuligowski Family Revocable Trust of this action by publishing a verified copy of this Citation for Publication once a week for three successive weeks in the Union Leader

and The Seattle Times, a newspaper of general circulation. The last publication shall be on or before May 12, 2024.

Also, **ON OR BEFORE 30 days after the last publication** - Stefan Kuligowski; Lukas Kuligowski; Stefan Kuligowski, Successor Trustee of the Kuligowski Family Revocable Trust shall electronically file an Appearance and Answer or other responsive pleading with this Court. A copy of the Appearance and Answer or other responsive pleading must be sent electronically to the party/parties listed below.

June 02, 2024 - US Bank Trust National Association As Owner Trustee For VRMTG Asset 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.

Notice to Stefan Kuligowski; Lukas Kuligowski; Stefan Kuligowski, Successor Trustee of the Kuligowski Family Revocable Trust: If you are working with an attorney, they will guide you on the next steps. If you are going to represent yourself in this action, go to the court’s website: www.courts.state.nh.us, select the Electronic Services icon and then select the option for a self-represented party. Complete the registration/log in process then select “I am filing into an existing case”. Enter the case number above and click Next. Follow the instructions to complete your filing.

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

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

BY ORDER OF THE COURT
 March 28, 2024
 Jennifer M. Hagggar
 Clerk of Court
 (126849)
 (UL - Apr. 3, 10, 17)

Legal Notice

Construction Manager Seeking Sub Bids for Boys & Girls Childcare Center in Berlin, NH

The Boys and Girls Club of Central NH, via the project Construction Manager Daniel Hebert Inc, is seeking qualified subcontractors to bid on the proposed Boys and Girls Club project located at 2020 Riverside Dr - Berlin, NH. We will be renovating 2,720 sq ft of interior space at White Mountain Community College into a Boys and Girls Club Childcare Center. There will also be minimal exterior improvements to accommodate a playground. We are seeking sub bids for the following trades: Demolition, Concrete Saw Cutting, Site Work, Paved Walkways, Concrete, Masonry (CMU), Casework/Tops, Fire Stopping, Caulking, Doors/Windows, Steel Stud Framing, Drywall, Suspended Ceilings, Painting, Flooring, Plumbing, HVAC, Sprinkler, and Electrical. Sub Bids will be due on Friday - April 26th at 2pm. Please contact Chris Hebert via email to obtain Bid Documents. chebert@dhgc.com.

This project is partially funded through the Community Development Finance Authority under the provisions, and subject to Community Development Block Grant requirements under Title 1 of the Housing and Community Development Act of 1974. Federal compliance requirements include Equal Employment Opportunity, Civil Rights, Affirmative Action, and Davis-Bacon Rates. This is an equal opportunity/affirmative action agency. All qualified bidders will receive consideration without regard to race, color, religion, creed, age, sex, national origin, sexual orientation or familial status. Women and minority-owned businesses are encouraged to submit bids. The Owner reserves the right to reject any or all of the submitted bids. Incomplete bids may be rejected. No Bid shall be withdrawn for a period of 60 days after the opening of bids without consent of the Owner. The project is contingent upon successful completion of the environmental review, and the project scope and parameters may change as a result.
 (UL - April 15)

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: DEMI ROY UNKNOWN
 formerly of and now parts unknown
Case Number: 637-2024-TR-00007 637-2024-TR-00008
Initial 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: May 22, 2024
Time: 1:00 PM
Time Allowed: 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
 April 09, 2024
 Lisa M. Lamper, Clerk of Court (1134)
 C: CASA; Demirra Roy; Randi Lynne Bouchard, ESQ; Catherine L. Baumann, ESQ
 (UL - Apr. 17, 24)

Legal Notice

MORTGAGEE’S NOTICE OF SALE OF REAL PROPERTY

By virtue of a Power of Sale contained in a certain mortgage given by **Connor McKenna** (“the Mortgagor(s)”) to Mortgage Electronic Registration Systems, Inc., as nominee for Envy Mortgage, Limited Partnership, dated November 17, 2017 and recorded in the Strafford County Registry of Deeds in Book 4528, Page 164, (the “Mortgage”), which mortgage is held by Nationstar Mortgage, LLC, 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 June 14, 2024 at 2:00 PM

Said sale being located on the mortgaged premises and having a present address of 31 Linden Street, Rochester, Strafford County, New Hampshire. The premises are more particularly described in the Mortgage.

For mortgagor(s) title see deed recorded with the Strafford County Registry of Deeds in Book 4528, Page 162.

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 14 Centre Street, Concord, NH 03301 and the name of the mortgagee’s agent for service of process is Lawyers Incorporating Service.

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

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

TERMS OF SALE
 A deposit of Five Thousand (\$5,000.00) 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 April 9, 2024.

Nationstar Mortgage, LLC
 By its Attorney,
 Nicholas J Danforth
 Harmon Law Offices, P.C.
 PO Box 610389
 Newton Highlands, MA 02461
 617-558-0500
 25676

(UL - April 17, 24; May 1)

Legal Notice

MORTGAGEE’S NOTICE OF SALE OF REAL PROPERTY

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by **Michael W. Swiderski and Anita Morales-Swiderski** (the “Mortgagor”) to HSBC Mortgage Corporation (USA), and now held by **Bank of America, N. A. s/b/m BAC Home Loans Servicing, LP** (the “Mortgagee”), said mortgage dated October 25, 2004, and recorded in the Rockingham Registry of Deeds in Book 4383, Page 2358, as affected by a Decree dated November 18, 2010 and recorded in the Rockingham County Registry of Deeds in Book 5174, Page 388; as affected by a Loan Modification dated July 25, 2013 and recorded in the Rockingham County Registry of Deeds in Book 5464, Page 1176; and as affected by a Loan Modification dated March 22, 2018 and recorded in the Rockingham County Registry of Deeds in Book 5901, Page 2069; and (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 **May 22, 2024 at 10:00 AM**
 Said sale to be held on the mortgaged premises hereinafter described and having a present address of 5 Pine Ridge Rd, Windham, Rockingham County, NH 03087.

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 Bank of America, N.A. c/o Jeffrey J. Hardiman, Esq., 23 Messenger Street, Second Floor, Plainville, MA 02762. For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 800-437-5991. The hotline is a service of the New Hampshire banking department. There is no charge for this call. You can contact the New Hampshire Banking Department by e-mail at nhbd@banking.nh.gov.

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

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

Dated at Farmington, Connecticut, on April 2, 2024.
 Bank of America, N. A. s/b/m BAC Home Loans Servicing, LP
 By its Attorney,
 Bozena Wysocki
 Brock & Scott, PLLC
 270 Farmington Avenue
 Suite 151
 Farmington, CT 06032
 (UL - Apr. 10, 17, 24)

TOWN OF HUDSON ZONING BOARD OF ADJUSTMENT Notice of Public Meeting & Hearing THURSDAY, APRIL 25, 2024

The Hudson Zoning Board of Adjustment will hold a public meeting on **Thursday, April 25, 2024 at 7:00 PM** in the Community Development Paul Buxton Meeting Room in the lower level of Hudson Town Hall, 12 School St., Hudson, NH (please enter by ramp entrance at right side).

PUBLIC HEARING OF SCHEDULED APPLICATION BEFORE THE BOARD:

1. Case 168-097 (04-25-24): Marc and Mary Fauteux, 13 Frenette Drive, Hudson, NH requests an **Equitable Waiver of Dimensional Requirement** to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks. [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

Chris Sullivan, Zoning Administrator



TOWN OF HUDSON

Land Use Division

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



Zoning Administrator Staff Report Meeting Date: April 25, 2024

CJS
4-16-24

Case 168-097 (04-25-24): Marc and Mary Fauteux, 13 Frenette Drive, Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks. [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

Address: 13 Frenette Drive.

Zoning district: Residential Two (R-2)

Property Description:

The Town of Hudson, records indicate this parcel is an existing lot of record. The lot is 12,632.4 sq. ft. where 30,000 is required. The lot is classified as a single-family home. The residential home was constructed in 1956. The shed has been on the property since at least 2004.

In-House comments:

Town Engineer: no comments

Inspectional Services/Fire Dept.: no comments

Associate Town Planner: no comments

History/Attachments:

AERIAL / PHOTOS

A: Aerials: 2005, 2017 and 2022 (Shed)

Plans:

B: Plot Plan (10-18-23)

BUILDING PERMITS

C: BP# 2004-574 to construct a 10'X12' shed (5-6-04)

D: BP# 2023-01422 to do renovation to the residence. (11-6-23)

E: BP# 2023-1542 tank permit installation of 2 above-ground propane tanks (12-1-23)

ZONING ADMINISTRATOR/CODE ENFORCEMENT CORRESPONDENCE

F: Building Permit Denial (5-13-04)

G: Notice of Violation (1-18-24)

DEPARTMENTAL COMMENT SHEETS

H: Engineering - Request for review (4-8-24)

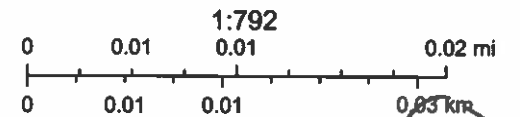
I: Inspectional Services/Fire Dept. Request for review (4-8-24)

J: Planning Department - Request for review (4-8-24)

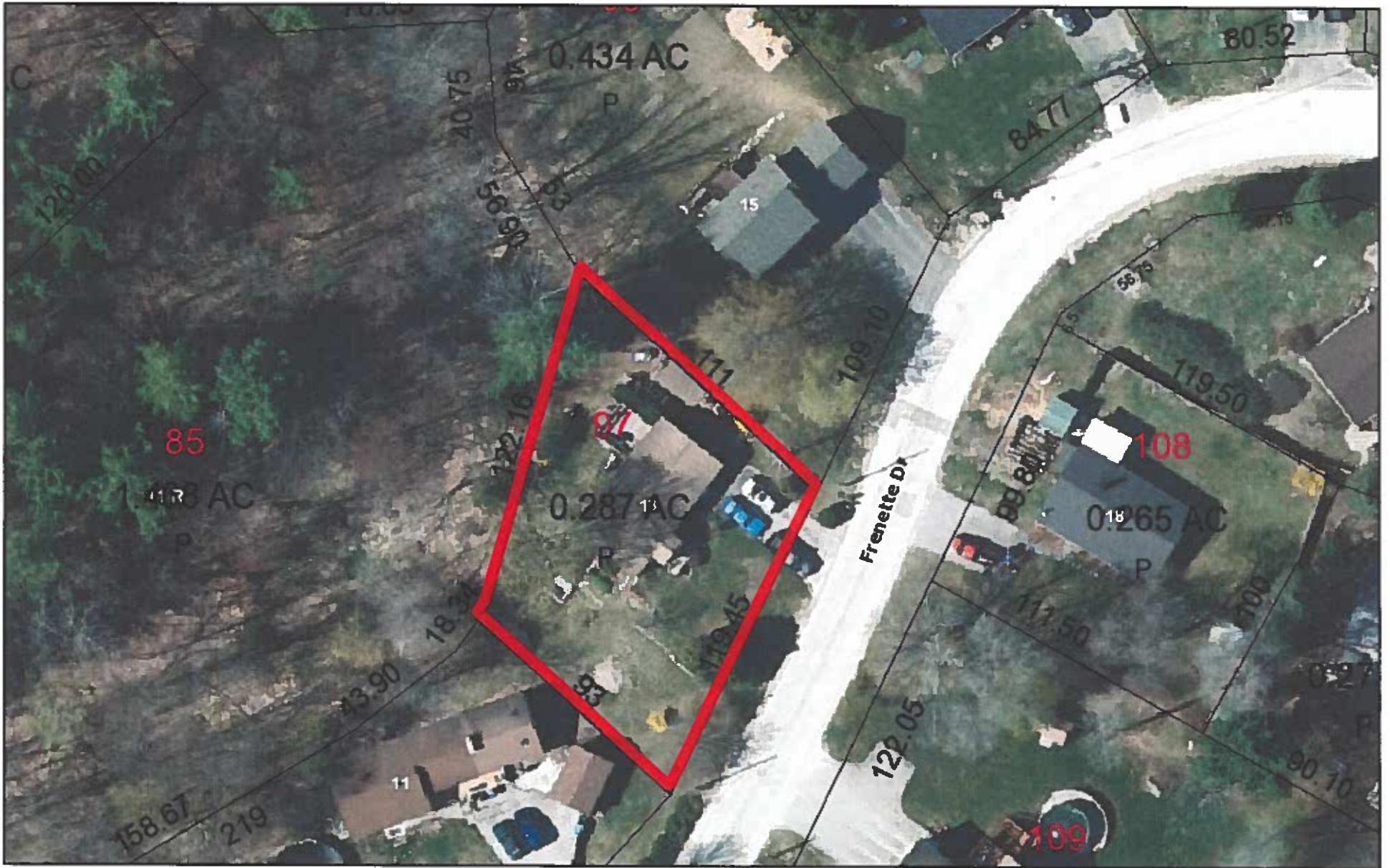
13 Frenette Dr. (2005)



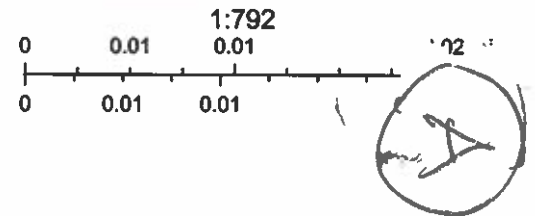
4/11/2024



13 Frenette Dr. (2017)



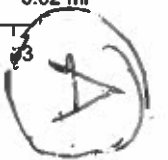
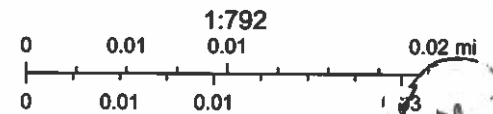
4/11/2024

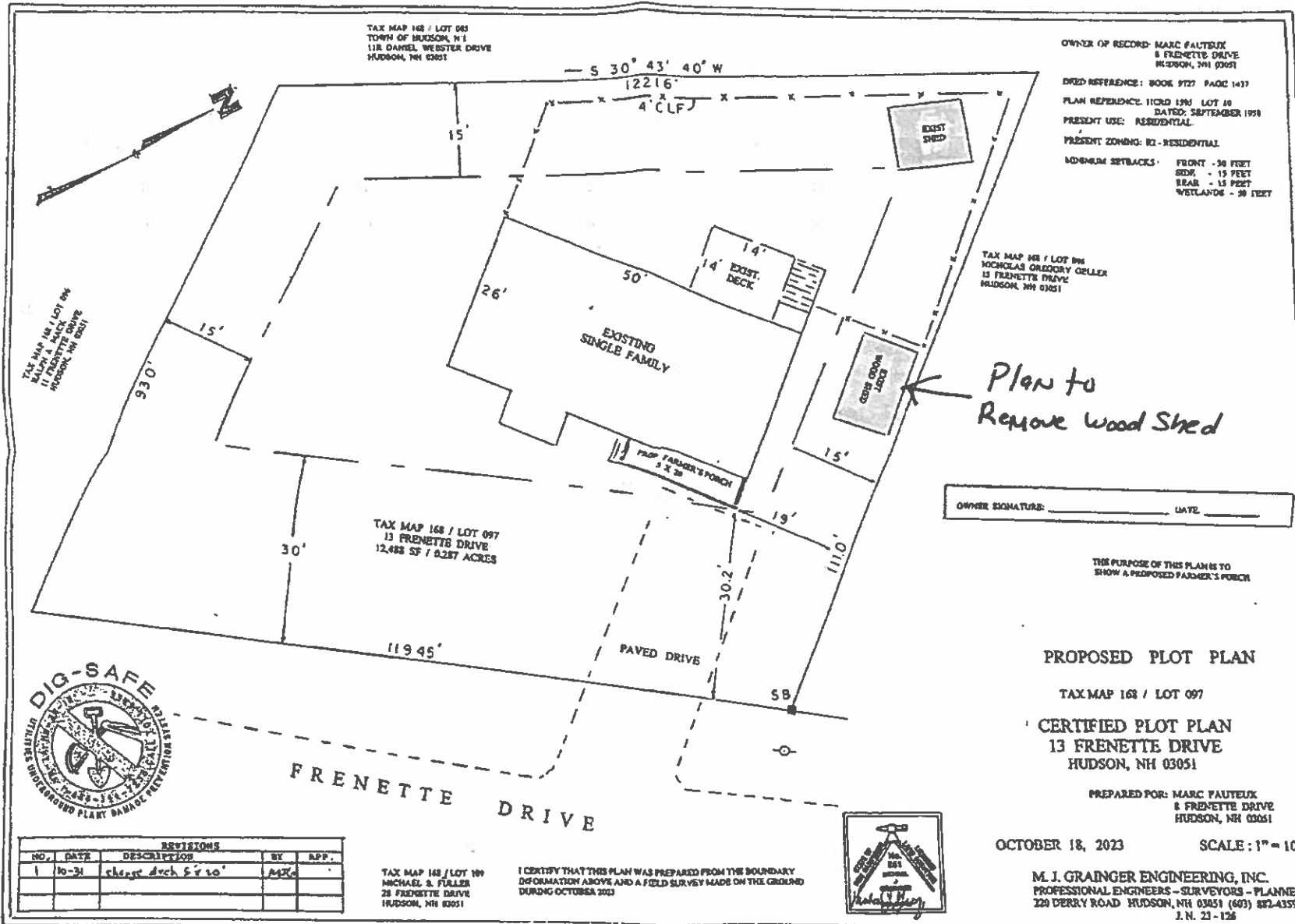


13 Frenette Dr. (2022)



4/11/2024





TAX MAP 168 / LOT 083
TOWN OF HUDSON, NH
118 DANIEL WEBSTER DRIVE
HUDSON, NH 03051

OWNER OF RECORD: MARC FAUTEUX
& FRENETTE DRIVE
HUDSON, NH 03051
DEED REFERENCE: BOOK 9727 PAGE 1437
PLAN REFERENCE: 110ND 1981 LOT 86
DATED: SEPTEMBER 1998
PRESENT USE: RESIDENTIAL
PRESENT ZONING: R2 - RESIDENTIAL
MINIMUM SETBACKS: FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 30 FEET

TAX MAP 168 / LOT 090
NICOLAS GREGORY OLLER
13 FRENETTE DRIVE
HUDSON, NH 03051

Plan to Remove Wood Shed

OWNER SIGNATURE: _____ DATE: _____

THE PURPOSE OF THIS PLAN IS TO
SHOW A PROPOSED FARMER'S PORCH

PROPOSED PLOT PLAN

TAX MAP 168 / LOT 097

CERTIFIED PLOT PLAN
13 FRENETTE DRIVE
HUDSON, NH 03051

PREPARED FOR: MARC FAUTEUX
& FRENETTE DRIVE
HUDSON, NH 03051

OCTOBER 18, 2023 SCALE: 1" = 10'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
J.N. 21 - 126



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	10-31	change deck 5' x 20'	MJK	

TAX MAP 168 / LOT 109
MICHAEL S. FULLER
28 FRENETTE DRIVE
HUDSON, NH 03051

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY
INFORMATION ABOVE AND A FIELD SURVEY MADE ON THE GROUND
DURING OCTOBER 2023



00



**BUILDING PERMIT APPLICATION
COMMUNITY DEVELOPMENT DEPARTMENT**

**Town of Hudson
12 School Street
Hudson, New Hampshire
Phone (603) 886-6005 Fax (603) 594-1142**



2004-574

C

Address: 13 FRENCH DRIVE

Cross Roads: Greeley St and Krystal Dr.

Site/Sub Plan: _____

Map 168

Lot 97

Zone _____ (old 25/170)

HCRD _____

Residential

Single family detached

Townhouse

Duplex

3+ family dwelling (# of units _____)

Other _____

Type of Improvement

New Building

Addition

Alteration/Renovation

Repair/Replacement

Conversion of +/- dwelling units

Other _____

Deck

Shed

Swim Pool

Garage

Carport

Commercial

Office/Bank/Professional

Hospital/Medical

Industrial/Warehouse

Restaurant

Other _____

Garage

School

Store

Utility

Type of Improvement

New Building

Addition

Alteration/Renovation

Repair/Replacement

Conversion from residential to commercial space

Other _____

Deck

Shed

Swim Pool

Interior Demo

Total Cost of Project Excluding plumbing, electrical, mechanical, fire suppression, elevator, etc.

\$ 500.00

General Description of Work and Use Include dimensions of building, room, shed, pool, etc. List # of bedrooms and bathrooms if new home or added. If use of existing building is being changed, enter proposed use.

CONSTRUCTION OF A 10' X 12' SHED

Square Footage Footprint 120 Renovated/added _____ Number of stories _____

Living area of new home (exclude unfinished areas and garage) _____ Total area of bldg 120

Principal Type of Frame

Masonry (wall bearing)

Wood Frame

Structural steel

Reinforced concrete

Other-Specify _____

Type of Sewage Disposal

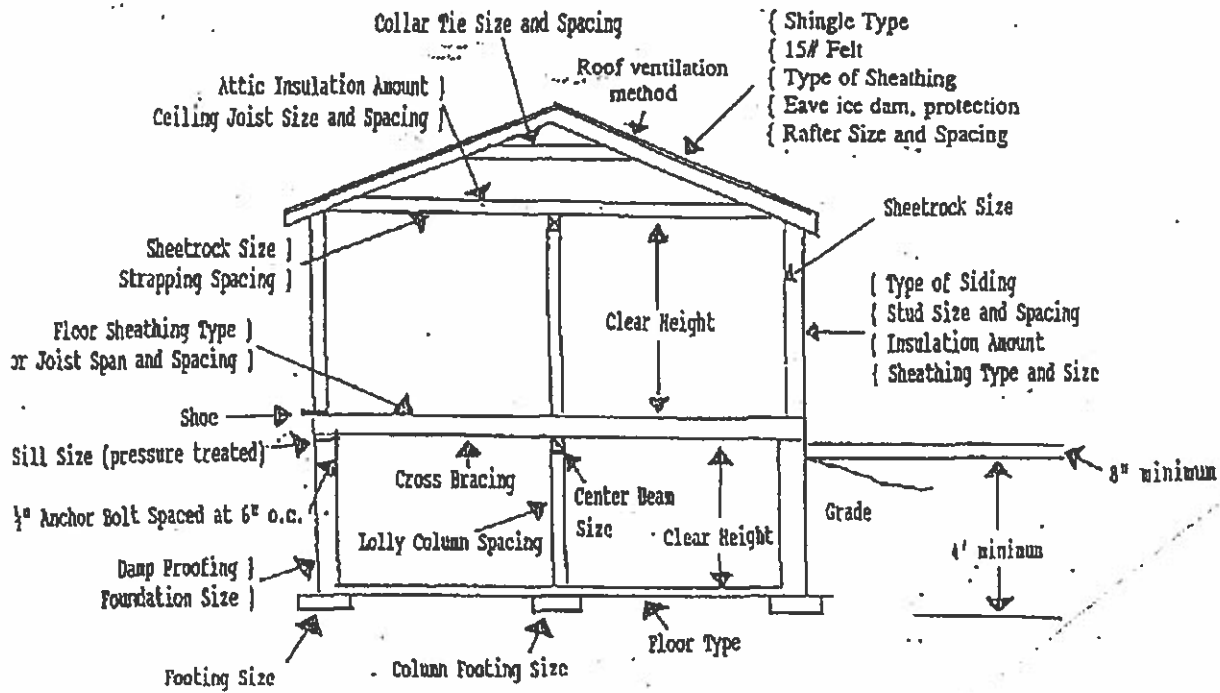
Town of private company (requires Town permit)

Private (septic tank, ect.)

Type of Water Supply

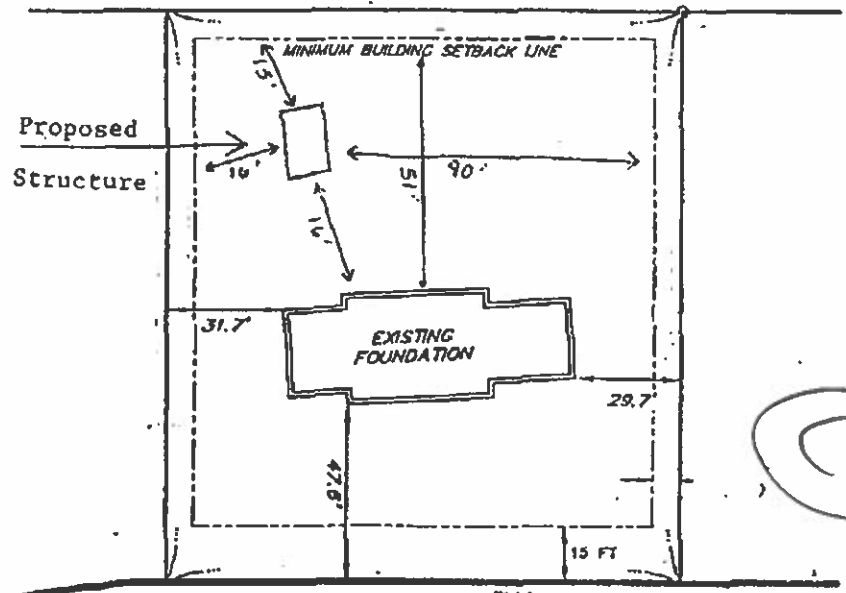
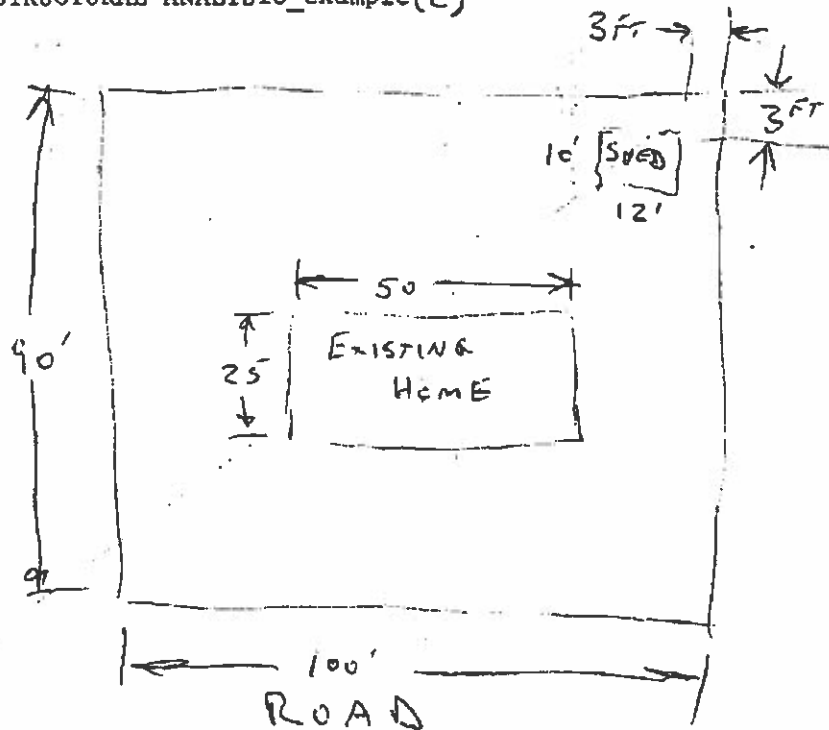
Public or private

Private (well, cistern)



* STRUCTURAL ANALYSIS_example(c)

*SET BACK /PLOT PLAN example (A + B)





Town of Hudson, NH
Building Permit

Hudson Fire - Inspectional Services Division
12 School Street
Hudson, NH 03051
603-886-6005

Permit Number
2023-01422
Date of Issue
11/06/2023
Expiration Date
5/04/2024

Owner: FAUTEUX, MARC FAUTEUX, MARY B.

Applicant: FTX Pro Construction Inc.

Location of Work: 13 FRENETTE DR
(No. and Street) (Unit or Building)

Description of Work: New kitchen, egress windows in bedrooms, add master bedroom/bathroom, new mini split heating/cooling. New flooring 8' x 20' farmers porch.

ZONING DATA: District: R-2 Map\Lot: 168-097-000

CONTRACTOR: FTX Pro Construction Inc. 603-235-7562

REMARKS:

A FINAL INSPECTION IS REQUIRED BY THE INSPECTIONAL SERVICES DEPARTMENT PRIOR TO OCCUPANCY

Building Permit Issuance Conditions are as follows:

- THIS PERMIT CONVEYS NO RIGHT TO OCCUPY ANY STREET, ALLEY OR SIDEWALK OR ANY PART THEREOF, EITHER TEMPORARILY OR PERMANENTLY.
THE ISSUANCE OF THIS PERMIT DOES NOT RELEASE THE APPLICANT FROM THE CONDITIONS OF ANY APPLICABLE SUBDIVISION AND OR SITE PLAN APPROVAL REQUIREMENTS.
APPROVED PLANS MUST BE RETAINED ON JOB AND THIS CARD KEPT POSTED UNTIL FINAL INSPECTION HAS BEEN MADE.
NO BUILDING SHALL BE OCCUPIED OR USED UNTIL A FINAL INSPECTION IS PERFORMED.
WHEN APPLICABLE, SEPARATE PERMITS ARE REQUIRED FOR ELECTRICAL, PLUMBING AND MECHANICAL INSTALLATIONS
WORK MUST BE STARTED WITHIN 6 MONTHS FROM THE DATE OF PERMIT ISSUANCE AND PERMIT WILL EXPIRE IF WORK IS ABANDONED OR SUSPENDED.
ALL CONSTRUCTION MUST CONFORM TO ALL APPLICABLE STATE OF NEW HAMPSHIRE AND HUDSON TOWN CODES.

INSPECTION APPROVALS

Building / / Date
Plumbing / / Date
Electrical / / Date
Fire Sprinklers (rough) (final)
Other / / Date

Permit Holder: FTX Pro Construction Inc.
(Taking Responsibility for the Work)
Company/Affiliation: Contractor Job Site Phone Number:

Constr Cost: \$70,000 Permit Fee: \$300.00 Check No.: online Cash: \$0.00

The Permit Card Shall be Posted and Visible From the Street During Construction

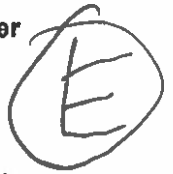
THIS BUILDING PERMIT AUTHORIZES ALL CODE OFFICIALS, BUILDING INSPECTOR AND ASSESSOR OR THEIR AGENTS TO CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON COMPLETION OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

Code Official Permit Holder Date
11/06/2023



Town of Hudson, NH
Tank Install Permit
 Hudson Fire - Inspectional Services Division
 12 School Street
 Hudson, NH 03051
 603-886-6005

Permit Number
 2023-01542
 Date of Issue
 12/01/2023
 Expiration Date
 5/29/2024



Owner: FAUTEUX, MARC FAUTEUX, MARY B.

Applicant: Eastern Propane

Location of Work: 13 FRENETTE DR (Unit or Building)
 (No. and Street)

Description of Work: Install two (2) 120 above ground propane tanks.

ZONING DATA: District: Map\Lot: 168-097-000

CONTRACTOR: Eastern Propane (603) 883-6400

REMARKS:

Permission is hereby granted for the installation of an above/below ground storage tank as described below. Said tank shall be in compliance with the adopted editions of NFPA 30 Flammable and Combustible Liquid Code; NFPA 58 Liquefied Petroleum Code; NFPA 54 National Fuel Gas Code; and all applicable state and local laws and ordinances.

Contact the Hudson Fire Department Inspectional Services Division to schedule an inspection once the unit(s) are installed/operational.

****THIS CARD MUST BE AVAILABLE AT THE TIME OF INSPECTION****

The signature below indicates that the required inspection has been completed and approved by the Hudson Fire Department Inspectional Services Division.

Permission is hereby granted to operate the equipment described above which has been inspected and found to be in compliance with its listing and standards listed above.

 Inspectional Services Representative Date

Permit Holder: Eastern Propane (Taking Responsibility for the Work)	
Company/Affiliation: Contractor	Job Site Phone Number:

Constr Cost: \$0	Permit Fee: \$60.00	Check No.: <i>mlm</i>	Cash: \$0.00
------------------	---------------------	-----------------------	--------------

The Permit Card Shall be Posted and Visible From the Street During Construction

THIS BUILDING PERMIT AUTHORIZES ALL CODE OFFICIALS, BUILDING INSPECTOR AND ASSESSOR OR THEIR AGENTS TO CONDUCT INSPECTIONS FROM TIME TO TIME DURING AND UPON COMPLETION OF THE WORK FOR WHICH THIS PERMIT IS ISSUED.

<i>Albendoc</i> Code Official	_____ Permit Holder	12/01/2023 Date
----------------------------------	------------------------	--------------------



TOWN OF HUDSON

F

COMMUNITY DEVELOPMENT DEPARTMENT

FILE COPY



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

Date: May 13, 2004

Re: Building permit application for 13 Frenette Drive permit #2004-574

Dear Mr. Millette

Your application for a Building Permit has been **denied** for the following reasons:

Please submit the required information as soon as possible so that we may process your application. Thank you for your cooperation.

- Insufficient Information
- No Plot Plan
- Violation of the Zoning Ordinance
- Fees Due
- Special Exception Required
- Other

Reason: Per the Hudson Zoning Ordinance Article VII, Section 334-27, Table of Dimensional Requirements. 15 foot side yard setback required, 3 feet proposed.

Fees due: _____

Other: _____

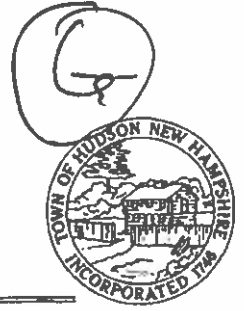
Sincerely,

Town of Hudson



TOWN OF HUDSON

Land Use Division



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

Notice of Violation

January 18, 2024

Marc and Mary Fauteux
8 Frenette Dr.
Hudson, NH 03051

Re: **13 Frenette Dr. Map 168 Lot 097**
District: Residence Two (R-2)

Dear Michael,

Complaint: During the review, we noticed that your shed looks to be 2-3' from the property line. There is 15' Side setback on your property, and the shed is well within in it.

Violation: This is a violation of the Zoning Ordinance section:

§334-27 - Table of Dimensional Requirements.

Order:

You can move the shed into compliance, or ask for an equitable waiver from the Zoning Board of Adjustment. Please call me for a verification inspection no, later than **January 30, 2024.**

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

Sincerely,

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

cc: Public Folder
File

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



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

REQUEST FOR REVIEW/COMMENTS:

Case: 168-097 (04-25-24) (Equitable Waiver of
Property Location: 13 Frenette Drive Dimensional Requirement)

For Town Use

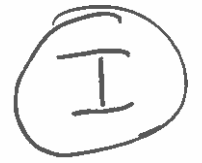
Plan Routing Date: 04/05/2024 Reply requested by: 04/12/2024 ZBA Hearing Date: 04/25/2024

I have no comments I have comments (see below)

DRH Name: David Hebert Date: 04/08/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

[Empty rectangular box for comments]



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

REQUEST FOR REVIEW/COMMENTS:

Case: 168-097 (04-25-24) (Equitable Waiver of
Property Location: 13 Frenette Drive Dimensional Requirement)

For Town Use

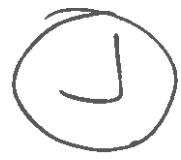
Plan Routing Date: 04/05/2024 Reply requested by: 04/12/2024 ZBA Hearing Date: 04/25/2024

I have no comments I have comments (see below)

EZD Name: Elvis Dhima, P.E. Date: 04/08/2024
(Initials)

DEPT. Town Engineer Fire/Health Department Associate Town Planner

Large empty rectangular box for comments or additional information.



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

REQUEST FOR REVIEW/COMMENTS:

Case: 168-097 (04-25-24) (Equitable Waiver of
Property Location: 13 Frenette Drive Dimensional Requirement)

For Town Use

Plan Routing Date: 04/05/2024 Reply requested by: 04/12/2024 ZBA Hearing Date: 04/25/2024

I have no comments I have comments (see below)

BWG _____ Name: Benjamin Witham-Gradert Date: 04/08/2024
(Initials)

DEPT: Town Engineer Fire/Health Department Associate Town Planner

[Empty rectangular box for comments]

HUDSON ZONING BOARD OF ADJUSTMENT

EQUITABLE WAIVER DECISION WORKSHEET

Option 2- (Per RSA 674:33-a, II)

Equitable Waivers are granted, pursuant to RSA 674:33-a, I: When a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by a zoning ordinance enacted pursuant to RSA 674:16, the zoning board of adjustment shall, upon application by and with the burden of proof on the property owner, grant an equitable waiver from the requirement... **II. In lieu of the findings required by the board under subparagraphs I(a) and (b), the owner may demonstrate the following to the satisfaction of the board:**

On **04-25-2024**, the Hudson Zoning Board of Adjustment heard **Case 168-097**, being a request by **Marc and Mary Fauteux, 13 Frenette Drive, Hudson, NH** for an **Equitable Waiver of Dimensional Requirement to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks.** [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

Y N
 TEN YEARS OR MORE: The applicant has demonstrated that the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the municipality or any person directly affected; and

Y N
 NO NUISANCE: The applicant has successfully demonstrated that the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and

Y N
 HIGH CORRECTION COST: The applicant has successfully demonstrated that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Signed: _____
Sitting Member of the Hudson ZBA

Date

Print name: _____

APR 05 REC'D
2024

76

APPLICATION FOR AN EQUITABLE WAIVER

Zoning Department

Zoning Board of Adjustment
Town of Hudson

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

Case No. 168-097 (04-25-24)

Date Filed 4/5/24

Name of Applicant Marc Fauteux Map: 168 Lot: 097 Zoning District: R-2

Telephone Number (Home) 603-235-7562 (Work) SAME

Mailing Address 8 Frenette Drive Hudson, NH 03051

Owner Marc & Mary Fauteux

Location of Property 13 Frenette Drive
(Street Address)

Signature of Applicant Marc Fauteux Date 4-3-24

Signature of Property-Owner(s) Marc Fauteux, Mary B Fauteux Date 4-3-24

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 Equitable Waiver.

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

Date received: 4/5/24

COST:

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

5 Abutter Notice:
Direct Abutters x Certified postage rate \$ 5.08 = \$ 25.40

9 Indirect Abutters x First Class postage rate \$ 0.68 = \$ 6.12

Total amount due: \$ 216.52

Amt. received: \$ 216.52

Receipt No.: 769,249

Received by: TSG

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

Engineering Fire Dept. Health Officer Planner Other

TOWN OF HUDSON, NH

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>MF</u>	Please review the application with the Zoning Administrator or staff.	_____
<u>MF</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 10 (ten) single-sided copies of the assembled application packet. (Paper clips, no staples) 13	<u>CJS</u>
<u>MF</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>CJS</u>
<u>MF</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>MF</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>CJS</u>
<u>MF</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>CJS</u>
<u>MF</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>CJS</u>
<u>MF</u>	A copy of the Zoning Administrator's correspondence confirming either that the requested use is not permitted or that action by the Zoning Board of Adjustment is required must be attached to your application.	<u>CJS</u>
<u>MF</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>NA</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 licensed land surveyor. The required plot plan shall include all of the items listed below. Pictures and construction plans will also be helpful.

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

- a) The plot plan shall be drawn to scale on an 8 1/2" x 11" or 11" x 17" sheet with a North pointing arrow shown on the plan. CJS
- b) The plot plan shall be up-to date and dated, and shall be no more than three years old. CJS
- c) The plot plan shall have the signature and the name of the preparer, with his/her/their seal. CJS
- d) The plot plan shall include lot dimensions and bearings, with any bounding streets and with any rights-of-way and their widths as a minimum, and shall be accompanied by a copy of the GIS map of the property. CJS
(NOTE: A copy of the GIS map can be obtained by visiting the town website: <https://www.hudsonnh.gov/community-development/page/gis-public-use>)
- e) The plot plan shall include the area (total square footage), all buffer zones, streams or other wetland bodies, and any easements (drainage, utility, etc.) CJS
- f) The plot plan shall include all existing buildings or other structures, together with their dimensions and the distances from the lot lines, as well as any encroachments. CJS
- g) The plot plan shall include all proposed buildings, structures, or additions, marked as "PROPOSED," together with all applicable dimensions and encroachments. CJS
- h) The plot plan shall show the building envelope as defined from all the setbacks required by the zoning ordinance. CJS
- i) The plot plan shall indicate all parking spaces and lanes, with dimensions. CJS

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

Man Fante
Signature of Applicant(s)

4.3.24
Date

Man Fante & Mary B Fante
Signature of Property Owner(s)

4.3.24
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
168	097	*Include Applicant & Owner(s) Marc & Mary Fautoux	8 Frenette Drive Hudson, NH 03051
168	096	Ralph & Lorraine Mack	11 Frenette Drive Hudson, NH 03051
168	098	Nicholas & Jennifer Geller	15 Frenette Drive Hudson, NH 03051
168	108	Mason Demelo Matthew Grasso	18 Frenette Drive Hudson, NH 03051
168	109	Michael Fuller Melanie Fuller	28 Frenette Drive Hudson, NH 03051
168	085	Town of Hudson	12 School St. Hudson, NH 03051

①
N/C

ALL INDIRECT ABUTTERS WITHIN 200 FEET

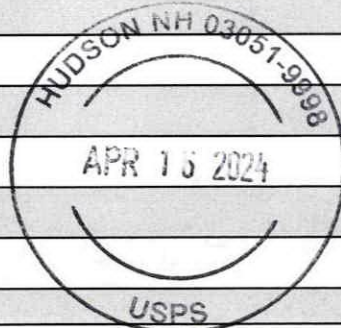
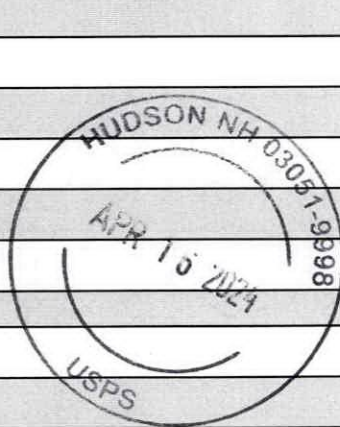
List name(s) and mailing addresses of all indirect abutters (those whose property is not contiguous but is within 200 feet from the property in question) as of the time of the last assessment of taxation made by the Town of Hudson. For indirect abutting properties being under a condominium or other collective 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
168	107	Richard Tassi, TR Denise Duval TR	20 Frenette Drive Hudson, NH 03051
168	099	James Conserva, JR.	17 Frenette Drive Hudson, NH 03051
168	086	Daniel Boutin Gayle Boutin	11 Frenette Drive Hudson, NH 03051
168	084	Pauline Taurigny	13 Daniel Webster Drive Hudson, NH 03051
168	083	Gregory Jones Cheryl Jones	15 Daniel Webster Drive Hudson, NH 03051
168	100	Brian Bellefeville Denise Bellefeville	19 Frenette Drive Hudson, NH 03051
168	106	Theresa Bouley Jason Bouley	26 Frenette Drive Hudson, NH 03051
168	111	Mark Brinton JoAnn Brinton	12 Frenette Drive Hudson, NH 03051
168	112	Susan Wright John Manfredi, Sr.	Po Box 252 Hudson, NH 03051

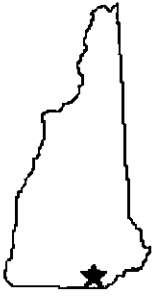
USPS-Verified Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - CERTIFIED MAIL	Case# 168-097 EQUITABLE WAIVER OF DIM. REQ. 13 Frenette Dr., Hudson, NH 03051 Map 168/Lot 097-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	04/25/2024 ZBA Meeting
1	9589 0710 5270 0646 5611 53	Marc & Mary Fauteux	APPLICANT/OWNER NOTICE MAILED
		8 Frenette Dr., Hudson, NH 03051	
2	9589 0710 5270 0646 5611 60	Ralph & Lorriane Mack	ABUTTER NOTICE MAILED
		11 Frenette Dr., Hudson, NH 03051	
3	9589 0710 5270 0646 5611 77	Nicholas & Jennifer Geller	ABUTTER NOTICE MAILED
		15 Frenette Dr., Hudson, NH 03051	
4	9589 0710 5270 0646 5611 84	Mason Demelo; Matthew Grasso	ABUTTER NOTICE MAILED
		18 Frenette Dr., Hudson, NH 03051	
5	9589 0710 5270 0646 5611 91	Michael & Melanie Fuller	ABUTTER NOTICE MAILED
		28 Frenette Dr., Hudson, NH 03051	
6			
7			
8			
9			
10			
	Total Number of pieces listed by sender 5	Total number of pieces rec'vd at Post Office 5	Postmaster (receiving Employee) <i>Paula Angelli</i>



USPS-First Class Mail

SENDER:	TOWN OF HUDSON 12 SCHOOL STREET HUDSON, NH 03051	US POSTAL SERVICE - FIRST CLASS MAIL	Case# 168-097 EQUITABLE WAIVER OF DIM. REQ. 13 Frenette Dr., Hudson, NH 03051 Map 168/Lot 097-000 1 of 1
	ARTICLE NUMBER	Name of Addressee, Street, and post office address	04/25/2024 ZBA Meeting
1	Mailed First Class	Gregory & Cheryl Jones 15 Daniel Webster Drive, Hudson, NH 03051	ABUTTER NOTICE MAILED
2	Mailed First Class	Pauline Tourigny 13 Daniel Webster Drive, Hudson, NH 03051	ABUTTER NOTICE MAILED
3	Mailed First Class	Daniel & Gayle Boutin 11 Daniel Webster Drive, Hudson, NH 03051	ABUTTER NOTICE MAILED
4	Mailed First Class	James Conserva, Jr. 17 Frenette Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
5	Mailed First Class	Brian & Denise Bellefeuille 19 Frenette Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
6	Mailed First Class	Theresa & Jason Bouley 26 Frenette Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
7	Mailed First Class	Richard F. Tassi, Tr.; Denise C. Duval, Tr. 20 Frenette Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
8	Mailed First Class	Mark & Joann Brinton 12 Frenette Dr., Hudson, NH 03051	ABUTTER NOTICE MAILED
9	Mailed First Class	Susan Wright ; John D. Manfredi, Sr. P.O. Box 252, Hudson, NH 03051	ABUTTER NOTICE MAILED
10			
	Total # of pieces listed by sender 9	Total # of pieces rec'vd at Post Office	Postmaster (receiving Employee)



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

April 15, 2024

APPLICANT NOTIFICATION

You are hereby notified of a hearing that will be presented before the Zoning Board of Adjustment for review and/or action on **Thursday, April 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 168-097 (04-25-24): Marc and Mary Fauteux, **13 Frenette Drive, Hudson, NH** requests an **Equitable Waiver of Dimensional Requirement** to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks. [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

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

Respectfully,

Chris Sullivan
Zoning Administrator



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman

Dillon Dumont, Selectmen Liaison

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

April 15, 2024

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, April 25, 2024** starting at **7:00 P.M.**, Town Hall, 12 School Street, Hudson, NH, in the Community Development Paul Buxton Meeting Room.

Case 168-097 (04-25-24): Marc and Mary Fauteux, 13 Frenette Drive, Hudson, NH requests an Equitable Waiver of Dimensional Requirement to allow a 10 ft. x 12 ft. shed to remain in its current location which completely encroaches the side & rear yard setbacks where 15 feet is required in both setbacks. [Map 168, Lot 097, Sublot-000; Zoned Residential-Two (R-2); HZO Article VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional Requirements and NH RSA 674:33-a.II.]

Please be advised, this notice is for your information only. Your attendance is not required; however, you may attend this meeting to provide information or comments on the proposal. If you are unable to attend, you may also mail or email your comments prior to the ZBA meeting. Submit written comments by mail to ZBA, c/o Chris Sullivan, Zoning Administrator, Town of Hudson, 12 School Street, Hudson, NH 03051. Email comments before 4:00 PM prior to the meeting to: csullivan@hudsonnh.gov. In either instance, include your full name, address and the case you wish to make your comment.

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

Respectfully,

Chris Sullivan
Zoning Administrator

APPLICATION FOR AN EQUITABLE WAIVER OF DIMENSIONAL REQUIREMENT
Select Option 1 or Option 2 only

Per RSA674:33-a, II, Equitable Waiver of Dimensional Requirement: (OPTION 2)

II. In lieu of the findings required by the board under subparagraphs I(a) and (b), the owner may demonstrate the following to the satisfaction of the board:

TEN YEARS OR MORE: Please explain how the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the municipality or any person directly affected; and

we bought the property in September 2023. These sheds were existing when we bought. I applied for a building permit to do some renovations which I had a certified Plot Plan which showed the sheds. Then that's when I got a letter from the town saying I was in violation. See map showing the shed was there 10+ years.

- (c) **NO NUISANCE.** Please explain how the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and

The sheds are in a nice location surrounded by Evergreens. ~~The~~ The sheds are not an eye sore to the next door neighbor because of the greenery. Where they are positioned in the property that work well with the layout of the property.

- (d) **HIGH CORRECTION COST.** Please explain how that due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.

Where the shed is located. ~~To~~ To move the shed, it would have to be taken ~~apart~~ apart to relocate. Which would be a substantial cost to me.



TOWN OF HUDSON

Land Use Division



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

Notice of Violation

January 18, 2024

Marc and Mary Fauteux
8 Frenette Dr.
Hudson, NH 03051

Re: **13 Frenette Dr. Map 168 Lot 097**
District: Residence Two (R-2)

Dear Michael,

Complaint: During the review, we noticed that your shed looks to be 2-3' from the property line. There is 15' Side setback on your property, and the shed is well within it.

Violation: This is a violation of the Zoning Ordinance section:

§334-27 - Table of Dimensional Requirements.

Order:

You can move the shed into compliance, or ask for an equitable waiver from the Zoning Board of Adjustment. Please call me for a verification inspection **no, later than January 30, 2024.**

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

Sincerely,

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

cc: Public Folder
File

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

CURRENT OWNER		ASSESSING NEIGHBORHOOD				PREVIOUS ASSESSMENTS (HISTORY)							
FAUTEUX, MARC FAUTEUX, MARY B. 8 FRENETTE DR. HUDSON NH 03051		Nbhd	Nbhd Name		Year	Code	Assessed	Year	Code	Assessed Val	Year	Code	Assessed
		RD	Residential Avg/Fair		2023	1010	189,000	2023	1010	189,000	2022	1010	189,000
		TOPO	UTILITIES			1010	120,900		1010	120,900		1010	120,900
		Rolling	Town Water			1010	2,200		1010	2,200		1010	2,200
			Town Sewer										
					Total	312,100		Total	312,100		Total	312,100	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	SALE NOTES	APPRAISED VALUE SUMMARY			
FAUTEUX, MARC				9727	1437	09-08-2023	Q	I	321,500	00	no mis/neighbor purchased Grantor: N/A	Appraised Bldg. Value (Card)		189,000
JEN-MILLETTE, TINA				9700	338	04-27-2023	U	I	0	39		Appraised Xf (B) Value (Bldg)		0
MILLETTE, MICHAEL L.				5270	0439	07-18-1991	Q	I	100,000	00		Appraised Ob (B) Value (Bldg)		2,200
												Appraised Land Value (Bldg)		120,900
												Special Land Value		0
												Total Appraised Parcel Value		312,100
												Valuation Method		C

SUPPLEMENTAL DATA				CURRENT ASSESSMENT				NOTES				
Parcel ID	168-097-000	Descript	Code	Appraised	Assessed							
Zoning	R2:Residential-2	BLDG	1010	189,000	189,000							
Flood Hazard	C	LAND	1010	120,900	120,900							
Neigh/Abut1		OB	1010	2,200	2,200							
Neigh/Abut2												
Neigh/Abut3												
GIS ID	168-097-000	PREV	0025-0170-0000	Total:		312,100	312,100	Total Appraised Parcel Value				312,100
		Assoc Pid#										

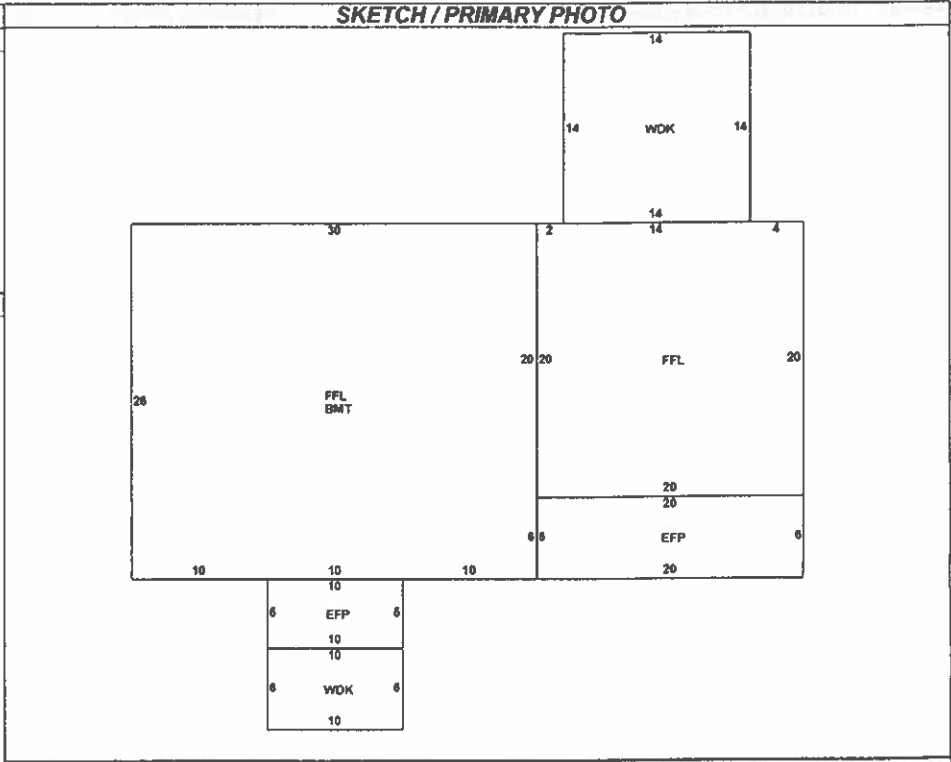
NOTES				VISIT / CHANGE HISTORY			
2010 EXT INSP/COULD SEE WOOD PILE ON SIT E. METAL FLUE COMING FROM BASEMENT FLUE WAS ADDED TO CARD.				Date	Id	Cd	Purpost/Result
				02-08-2024	21	30	Sales Data Verification
				07-19-2022	24	45	Field Review
				02-21-2020	18	11	Entry Denied
				02-21-2020	18	12	Meas. Denied
				07-07-2010	14	02	Measured
				05-12-2006	03	14	Inspected
				05-11-2006	08	02	Measured
				07-19-2005	01	71	Acreeage Adjustment From New Man

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Permit C	Description	Amount	Status	Applicant	SQ ft	Comments	
2023-01422-2-	12-04-2023	PL		7,000	O	Anco P&H-Plumbing		Plumbing for residential remodel	
2023-01542	12-01-2023	TI		0	O	Eastern Propane		Install two (2) 120 above ground propane tanks.	
2023-01422-1-	11-28-2023	EL		10,500	O	KNG ELECTRICAL SE		electrical for residential renovation/addition. w/o 15476180	
2023-01422	11-06-2023	RM		70,000	O	FTX Pro Construction I		New kitchen, egress windows in bedrooms, add master bedroom/bathroom, new mini split	

LAND LINE VALUATION SECTION														
B #	LandUse Code	Description	Land Type	Land Units	Unit Price	Acrege Disc.	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd Adj.	Land Adjustment	Notes	Land Value
1	1010	SINGLE FAMILY RES	Site	0.287	AC	170,000		2.60	5	1.00	RD	0.95		120,900

Total Card Land Units: 0.287 AC Parcel Total Land Area: 0.287 AC Total Land Value: 120,900

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	01	Wood Shingle			
Roof Structure	01	Gable			
Roof Cover	01	Asphalt Shingle			
Frame	01	Wood			
Foundation	02	Conc Block			
Interior Wall 1	01	Drywall			
Interior Floor 1	02	Softwood			
Heat Fuel	01	Oil			
Heat Type	03	Forced Hw			
# Heat Systems	1				
AC Percent	0				
Total Rooms	5				
Bedrooms	2				
Full Baths	1				
3/4 Baths	0				
Half Baths	0				
Extra Fixtures	0				
Kitchens	1				
Kitchen Rating	AV	Average			
Bath Rating	AV	Average			
Half Bath Rating					
Bsmt Garage	0				
Fireplace(s)	0				
Fireplace Rating					
WS Flues	1				
Color	NATURAL				
Avg Ht/FL	8				
Extra Kitchens	0				
			COST / MARKET VALUATION		
			Building Value New		258,918
			Year Built		1956
			Effective Year Built		1995
			Depreciation Code		AV
			Remodel Rating		
			Year Remodeled		
			Depreciation %		27
			Functional Obsol		
			External Obsol		
			Trend Factor		1.000
			Condition		
			Condition %		
			Percent Good		73
			RCNLD		189,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

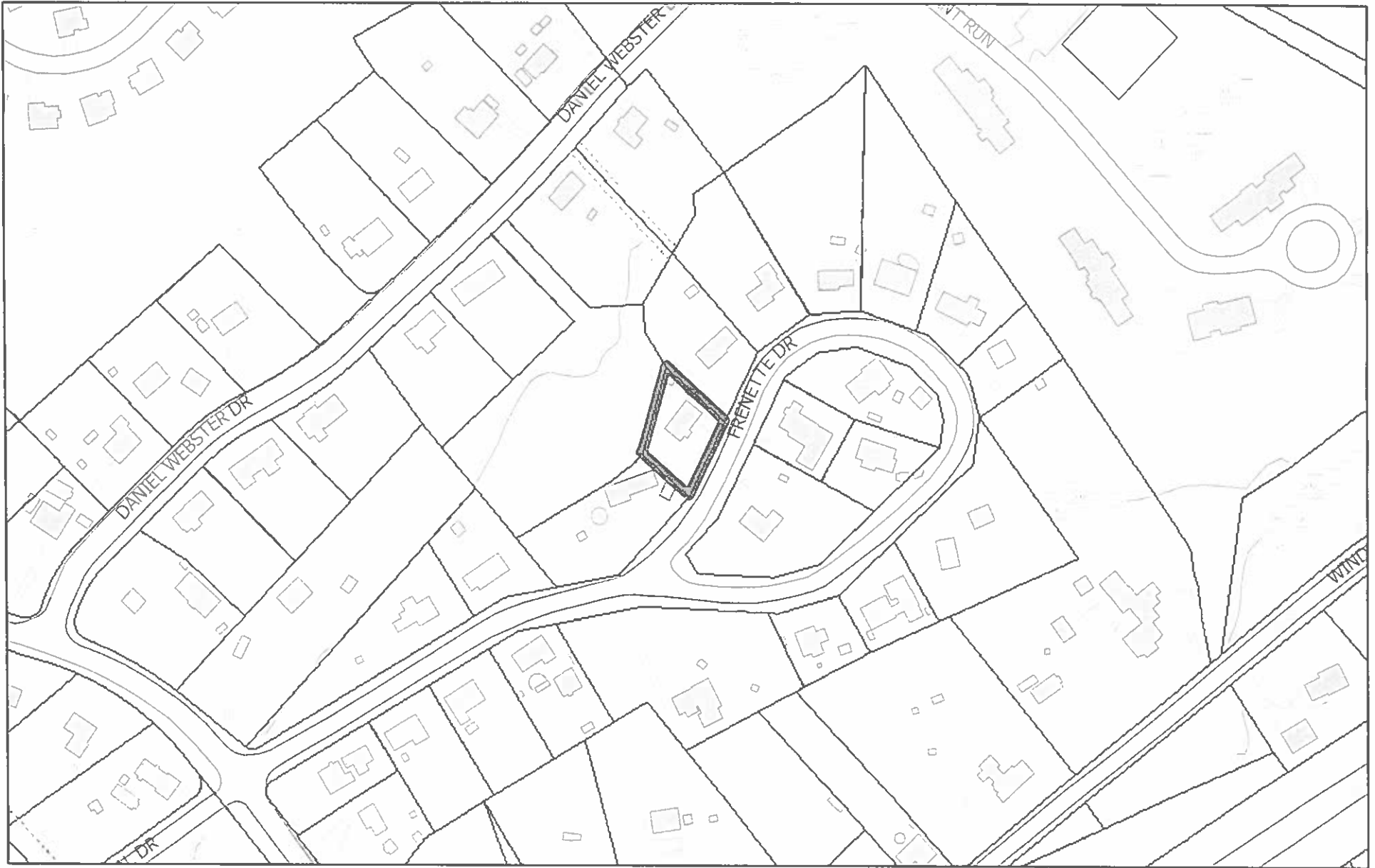
Code	Description	L/B	Units	UOM	Unit Pri	Yr Bkt	Cnd.	% G	Assd. Value
SHEDWD	Shed-Wood	L	120	UNITS	31.02	2004	AV	60	2,200

BUILDING SUB-AREA SUMMARY SECTION

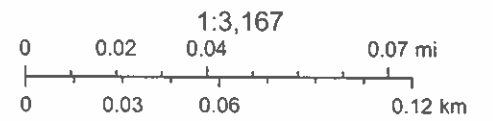
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BMT	Basement, Unfinished	0	780	195	42.59	33,216
EFP	Encl. Porch, Finished	0	170	119	119.24	20,271
FFL	First Floor, Finished	1,180	1,180	1,180	170.34	201,002
WDK	Wood Deck, or Composite Dk	0	256	26	17.30	4,429
Total Liv Area/Gr. Area/Eff Are		1,180	2,386	1,520	Total Value	258,918



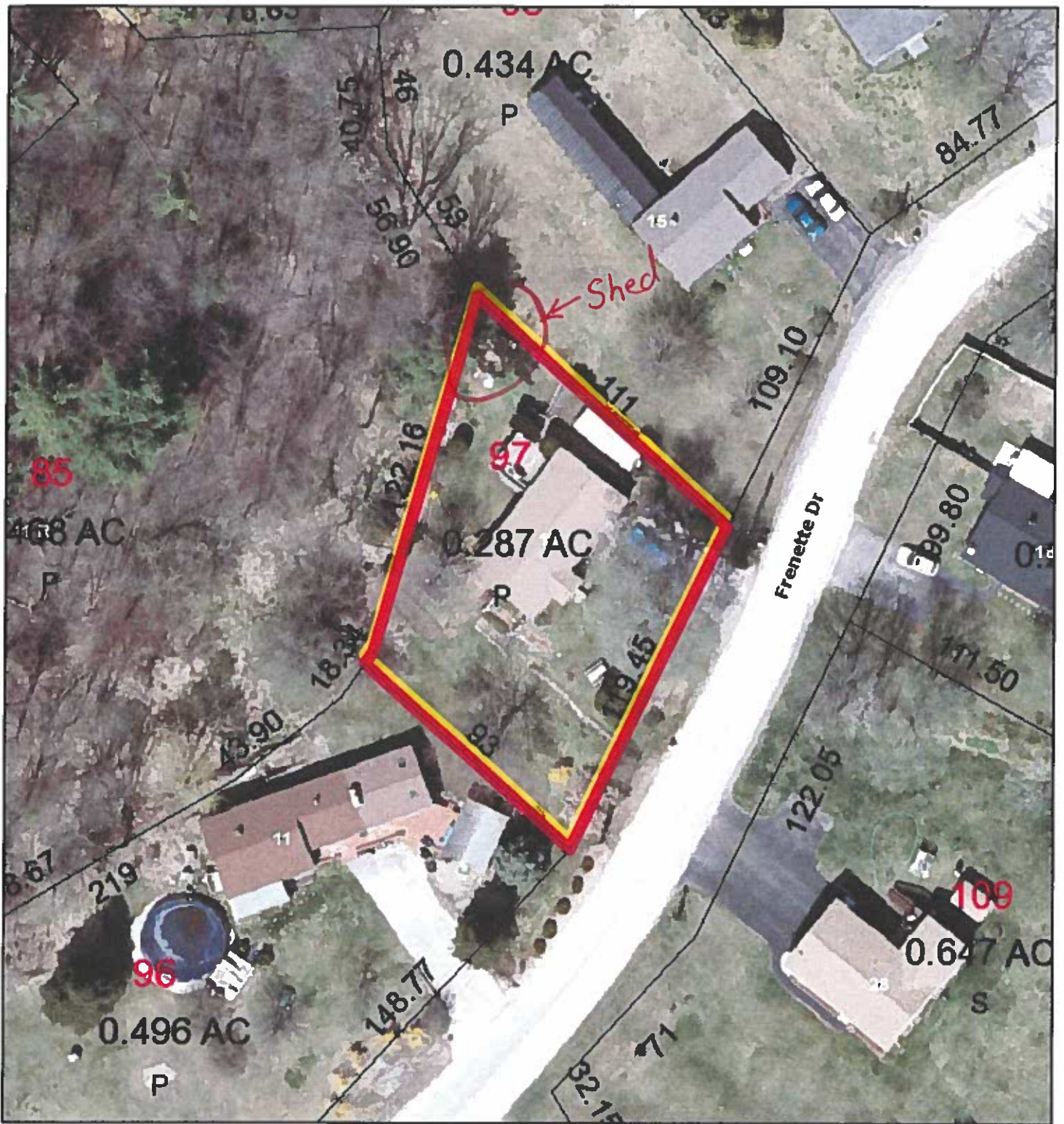
13 Frenette Dr.



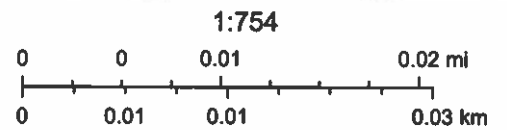
4/3/2024



13 Frenette Dr. (Map 168, Lot 097-000) 2005 Aerial



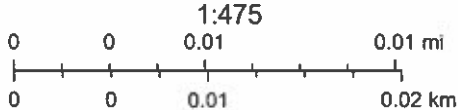
4/4/2024

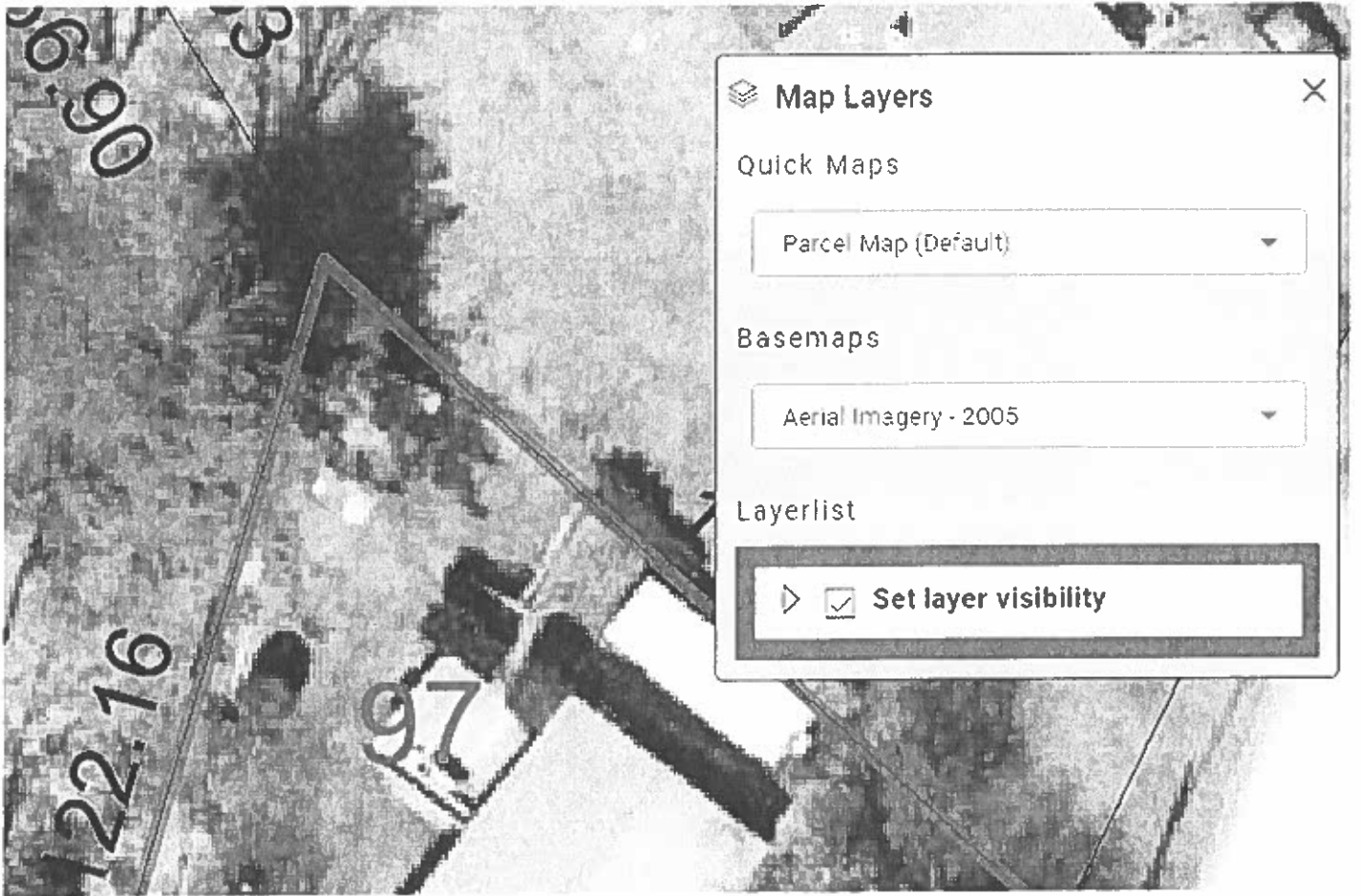


13 Frenette Shed 2005



4/4/2024





TAX MAP 168 / LOT 085
TOWN OF HUDSON, NH
11R DANIEL WEBSTER DRIVE
HUDSON, NH 03051

OWNER OF RECORD: MARC FAUTEUX
& FRENETTE DRIVE
HUDSON, NH 03051

DRED REFERENCE: BOOK 9727 PAGE 1437

PLAN REFERENCE: HICRD 1593 LOT 10

DATED: SEPTEMBER 1998

PRESENT USE: RESIDENTIAL

PRESENT ZONING: R2 - RESIDENTIAL

MINIMUM SETBACKS: FRONT - 30 FEET
SIDE - 15 FEET
REAR - 15 FEET
WETLANDS - 50 FEET

TAX MAP 168 / LOT 098
NICHOLAS GREGORY GELLER
15 FRENETTE DRIVE
HUDSON, NH 03051

TAX MAP 168 / LOT 096
TERRY A. MACK
15 FRENETTE DRIVE
HUDSON, NH 03051

TAX MAP 168 / LOT 097
13 FRENETTE DRIVE
12,488 SF / 0.287 ACRES

S 30° 43' 40" W
122.16'

4' CLFJ

EXIST. SHED

14' EXIST. DECK

EXISTING SINGLE FAMILY

CEILING ROOM LADDER

Plan to Remove Wood Shed

PROP. FARMER'S PORCH
5' X 20'

OWNER SIGNATURE: _____ DATE: _____

THE PURPOSE OF THIS PLAN IS TO
SHOW A PROPOSED FARMER'S PORCH

PROPOSED PLOT PLAN

TAX MAP 168 / LOT 097

CERTIFIED PLOT PLAN
13 FRENETTE DRIVE
HUDSON, NH 03051

PREPARED FOR: MARC FAUTEUX
& FRENETTE DRIVE
HUDSON, NH 03051

OCTOBER 18, 2023 SCALE: 1" = 10'

M. J. GRAINGER ENGINEERING, INC.
PROFESSIONAL ENGINEERS - SURVEYORS - PLANNERS
220 DERRY ROAD HUDSON, NH 03051 (603) 882-4359
I. N. 23 - 126



REVISIONS				
NO.	DATE	DESCRIPTION	BY	APP.
1	10-21	change deck 5' x 20'	MXG	

TAX MAP 168 / LOT 109
MICHAEL S. FULLER
28 FRENETTE DRIVE
HUDSON, NH 03051

I CERTIFY THAT THIS PLAN WAS PREPARED FROM THE BOUNDARY
INFORMATION ABOVE AND A FIELD SURVEY MADE ON THE GROUND
DURING OCTOBER 2023



FRENETTE DRIVE



Printed
 4/05/2024
 2:11PM
 Created
 4/05/2024
 2:09 PM

Transaction Receipt

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

Receipt# 769,249
 tgoodwyn

	Description	Current Invoice	Payment	Balance Due
1.00	Zoning Application 13 Frenette Dr. Map 168 Lot 097-000 Zone R-2 EQ WVR Dim Req.	0.00	216.5200	0.00
			Total:	216.52

Remitter	Pay Type	Reference	Tendered	Change	Net Paid
Mary Beth Fauteux	CHECK	CHECK # 0111	216.52	0.00	216.52
			Total Due:		216.52
			Total Tendered:		216.52
			Total Change:		0.00
			Net Paid:		216.52



TOWN OF HUDSON

Zoning Board of Adjustment



Gary M. Daddario, Chairman Dillon Dumont, Selectmen Liaison

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

MEETING MINUTES – March 28, 2024 - draft

The Hudson Zoning Board of Adjustment met on Thursday, March 28, 2024 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.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ATTENDANCE

Chairman Gary Daddario called the meeting to order at 7:03 PM, invited everyone to stand for the Pledge of Allegiance and read the Preamble (Exhibit A in the Board’s Bylaws) regarding the procedure and process.

Members present were Gary Daddario (Regular/Chair), Tristan Dion (Alternate/Clerk), Tim Lanphear (Regular), Normand Martin (Regular/Vice Chair), Marcus Nicolas (Regular) and Dean Sakati (Regular). Also present were Dillon Dumont, Selectman Liaison, Louise Knee, Recorder (remote) and Chris Sullivan, Zoning Administrator. Alternate Dion was appointed to vote in Mr. Nicolas place on Case #166-31 as he was in attendance at the February meeting when the Case was first heard.

IV. PUBLIC HEARINGS OF SCHEDULED APPLICATIONS BEFORE THE BOARD:

DEFERRED/CONTINUED HEARING:

- 1. Case 166-031-001 (03-28-24) (Continued from 02-22-24):** Gregory McAdams, 7 St John Street, Hudson, NH [Map 166, Lot 031, Sublot 001; Zoned Town Residence (TR)] requests a Home Occupation Special Exception to operate a seasonal party rental home business office as permitted by special exception only with business equipment storage in the garage and outside parking of trailers within the required setbacks from the side lot line. [HZO Article V: Permitted Uses; §334-22, Table of Permitted Accessory Uses and HZO Article VI: Special Exceptions; §334-24, Home Occupations.]

Mr. Sullivan read the Case into the record, noted that it was continued from the 2/22 meeting and stated that since then that a Site Walk was held on 3/2/2024 where it was observed that the food truck has been removed from the property and that an email has been received from abutter Jeff Ferentino of 5 St. John Street dated 2/28/2024.

Greg McAdams confirmed that the food truck is no longer at the property and that all storage will be in the garage. Mr. McAdams clarified that the term “food truck” is not a truck and is actually is a trailer as it has no motor and requires electricity to keep the refrigeration running.

Not Official until reviewed, approved and signed.

D R A F T

48 Public testimony opened at 7:10 PM. No one addressed the Board.

49 Mr. Sakati stated that it was good to have the Site Walk, that it is a tight space and
50 one vehicle appeared close to the setback but there is no screening and suggested that
51 screening could be a condition of approval. Mr. Martin stated that the TR Zone does
52 have houses close to one another and that at the Site Walk he heard the Abutter's
53 concerns regarding flooding and pointed out that the concern falls under the purview
54 of the Planning Board and not the Zoning Board and that there will be no employees.
55 Mr. Dumont clarified that the Applicant can hire employees but cannot have
56 employees to the house. Mr. Martin stated that the bouncy houses are being stored in
57 the garage. Mr. Daddario stated that at the first hearing, the Applicant stated that the
58 bouncy houses are not washed at the property but at the rental site. Mr. McAdams
59 stated that he has three (3) 10'x20' storage units in Pepperell, MA and that there will
60 be no employees to his house.

61

62 Mr. Sakati stated that in his opinion there should be screening to the right of the
63 house. Mr. McAdams stated that that side of the house is all woods, that he did speak
64 with his neighbor and his only concern seemed to be with the food truck, which has
65 been removed and added that he is okay if the Board requires any screening.
66 Discussion arose on the type of screening, vegetative or a six foot high fence, whether
67 it would be of sufficient height to shield the logo on the trailer and truck and that
68 discretion could be left to the judgment of the Zoning Administrator. Mr. Daddario
69 suggested that perhaps the condition could be "screen to be installed of sufficient
70 height to shield the logo on the truck to be approved by the Zoning Administrator".

71 Mt Lanphear made the motion to approve the Home Office Special Exception (HO-SE)
72 with the condition that screening be installed of sufficient height to shield the logo on
73 the truck and that screening be approved by the Zoning Administrator.

74 Direct abutter Jeff Ferentino of 5 St John Street asked the Board to please require no
75 screening, fence or bushes, because there already exists a big water issue between
76 these two lots and any land disturbance for any screening would just make matters
77 worse. Mr. Daddario stated that the lettering on the Applicant's truck is not
78 considered a sign. Mr. Dumont agreed with Mr. Daddario and the Abutter. Mr.
79 McAdams stated that if in the future his neighbor changes his mind, that he is okay
80 with adding screening, but he too would not like to exacerbate the water issue.

81 Mr. Lanphear restated his motion to approve the HO-SE with no condition. Mr. Dion
82 seconded the motion.

83 Mr. Lanphear spoke to his motion stating that the proposed is not provided on-site
84 and is secondary to the principal residential use and will be carried inside and have no
85 external storage or sign and will not present objectionable circumstances such as
86 noise or generate extra traffic to the neighborhood and parking shall be off-street, and
87 be conducted only by the residents of the dwelling and that the vehicle used for the
88 HO-SE is the property owner's personal truck. Mr. Lanphear voted to grant.

89 Mr. Dion spoke to his second and stated that in his opinion all the criteria for a HO-
90 SE have been satisfied noting that the proposed use is for services provided (offsite)
91 and will be secondary to the principal use as a residence with all activity contained to
92 the residence and garage, that there will be no sign or exterior storage or display
93 indicating that the business exists, that there will be no increase of traffic to the
94 neighborhood and parking will be off-street and that the vehicle used for the business
95 will be the property owner's personal truck.

96 Mr. Martin voted not to grant as only half of the criteria have been satisfied. The
97 criteria satisfied: proposed use is secondary to the principal use as a residence as the
98 bouncy houses will only be stored in the garage if his rental is top be in a closer
99 vicinity to Hudson, that the traffic generated will not be substantially greater in
100 volume to the neighborhood, that parking will be off-street and that there will be no
101 employees at the residence. The criteria not satisfied include that the proposed use
102 does not involve goods produced or services provided on site, that there will be
103 external display of the business as advertised on the owner's vehicle, that there will be
104 objectionable circumstances and there is no screening provided.

105 Mr. Sakati voted to grant as all but three (3) of the criteria have been satisfied and that
106 the criteria that were not satisfied include the fact that the business does not produce
107 goods or service on site and will not be carried on within the residence and that there
108 is exterior evidence of the business with the logo on the owner's truck.

109 Mt Daddario voted to grant as in his opinion all the criteria have been satisfied: the
110 proposed use does provide a service from the site and is secondary to the principal use
111 as a residence and will be carried out within the residence and garage by the resident,
112 and does not display any exterior indication that a business is run at the site as there
113 will be no exterior storage nor will there be any objectionable circumstances such as
114 noise and traffic will not increase in the neighborhood and all parking will be onsite
115 and the vehicle to be used for the business is the property owner's personal truck

116 Roll Call vote was 4:1. Mr. Martin opposed. Motion to grant passed. The 30-day
117 Appeal period was noted.

118 Mr. Nicolas reinstated as the Voting Member. Mr. Dion returned to his Alternate non-
119 voting status.

120 **NEW HEARINGS:**

121 **2. Case 190-162 (03-28-24):** Orrin & Laura Clegg, Trustees of the Clegg Family
122 Revocable Living Trust of **16 Oak Ave., Hudson, NH** [Map 190, Lot 162, Sublot
123 000; Zoned Town Residence (TR)] requests a Variance for the construction of a
124 proposed 16 ft. x 30 ft. addition on an existing nonconforming single family
125 structure (side yard & front setback encroachments) where a nonconforming
126 structure may not be altered or expanded, except by variance. [HZO Article VIII:
127 Nonconforming Uses, Structures and Lots; §334-31 A., Alteration and expansion
128 of nonconforming structures.]

129 Mr. Sullivan read the Case into the record, referenced his Staff Report initialed
130 3/18/2024 and noted that the house is a non-conforming structure and that it was
131 constructed in 1926 prior to the Town having implemented a Zoning Ordinance.

132 Atty. Colin Jean of Nashua, NH introduced himself as representing the Property
133 Owners and that Michael Grainger, LLS, was present to answer any questions. Atty.
134 Jean stated that Oak Street is a dean-end road and the subject property is at the
135 end with a vacant lot to its right. Atty. Jean stated that the house was constructed
136 in 1926 prior to Zoning being adopted by the Town and is deemed a non-conforming
137 lot due to the side setback encroaching approximately two feet and front setback
138 encroachment by about nine feet to requirements of the TR Zone. The GIS map was
139 displayed on the screen. It was noted that most houses on Oak Street are close to
140 the road, not observing the front setback requirement of the TR Zone.

141 Atty. Jean stated that the owners propose to add a sixteen foot (16') wide addition to
142 the right hand side of the principal structure beginning at the foundation after the
143 open front porch that would encompass the two story height of the existing home

144 and would not further encroach the encroachment of the front setback by the
145 existing home and would not encroach the right side setback and would meet all
146 other conditions of the Ordinance for the TR Zone. Atty. Jean stated that allowing
147 the proposed addition would allow the owners to increase the enjoyment of their
148 property without in any way diminishing the intent of the Ordinance

149 Atty. Jean addressed the Variance criteria and the information shared included:

150 (1) *not contrary to public interest*

- 151 • The granting of the variance is not contrary to public interest because the
- 152 requested addition to the existing structure would not further encroach on
- 153 the pre-existing non-conforming setback requirement of the Ordinance
- 154 • All other Zoning regulations are met

155 (2) *will observe the spirit of the Ordinance*

- 156 • the proposed addition to the existing home will observe the spirit of the
- 157 Ordinances the nature and character of the neighborhood is populated
- 158 by residences constructed prior to the current setback requirements as
- 159 set out by the Ordinance
- 160 • the proposed addition would pose no threat to public health, safety or welfare
- 161 or otherwise injure public rights as the property would be a singly family
- 162 residence and there would be no increase to the existing non-conforming
- 163 use of the property

164 (3) *substantial justice done*

- 165 • Substantial justice would be done to the property owners because there
- 166 would be no harm incurred by neighbors or the community in general
- 167 • The allowance of the Variance would not enlarge the existing setback
- 168 deficiencies
- 169 • The existing non-conforming pre-existing conditions would remain as
- 170 previously recorded, with no intrusion into the setback where the
- 171 proposed addition would be located

172 (4) *not diminish surrounding property values*

- 173 • The value of the surrounding properties will not be diminished as this is a
- 174 well established and long developed area where most properties suffer
- 175 the same pre-existing non-conforming issues relative to the code
- 176 requirements (front setback)
- 177 • The proposed addition would add value to the existing property while not
- 178 enlarging the scope or severity of the existing setback conditions

179 (5) *hardship*

- 180 • Literal enforcement of the Ordinance would result in an unnecessary
- 181 hardship to the property in question because the purpose of the
- 182 Ordinance is to enforce setback requirements in a manner that protects
- 183 the development of property in accordance with the public good, existing
- 184 conditions of the neighborhood and assurance of continued public safety
- 185 and property value
- 186 • The proposed variance to construct an addition to a pre-existing non-
- 187 conforming property that does not enlarge the existing setback
- 188 requirement deficiencies simply serves to enhance an existing residence
- 189 without causing any ill effect contrary to frontage requirements is both
- 190 reasonable and consistent with the intent of the Ordinance
- 191 • Denial of the Variance request would not serve the purpose of the Ordinance
- 192 in a fair and reasonable way

- 193 • The special conditions associated with the subject property and request for
194 the Variance are rooted in the pre-existing non-conforming characteristic
195 of the property and the neighborhood in general
196 • The failure of the property to meet present day setback requirements is
197 directly related o the development of the general area prior to the present
198 day TR requirements
199 • The proposed addition is reasonable given the fact that it will not enlarge the
200 existing setback deficiency or create a new setback deficiency.
201

202 Mr. Lanphear stated that in looking at the GIS, it appears that almost all in the
203 houses in the neighborhood are close to the road and perhaps all could have placed
204 additions to the rear of their structures and questioned why this proposed addition
205 could not be added to the rear of the house. It was noted that there is an existing
206 deck at the rear of the house and the garage and shed are to the rear of the house.

207 Public testimony opened at 7:57 PM. Michael Beauchesne, 10 Oak Avenue,
208 addressed the Board, stated he lives two doors down, that al the houses are old and
209 were built in the 1920's, and is in favor of granting this Variance noting that it will
210 increase property values for the whole neighborhood. Being no one else to address
211 the Board, Public testimony closed at 7:59 PM.

212 Mr. Martin stated that Oak Ave is a dead end roar and that it is not against public
213 interest to add onto home.

214 Mr. Martin made the motion to grant the Variance with no stipulations. Mr. Sakati
215 seconded the motion.

216 Mr. Martin spoke to his motion stating that the proposed Variance will have no
217 further encroachment that the existing encroachment to the front setback, that it is
218 in line with the character of the house and neighborhood and does not pose a threat
219 to the public, that it will increase this property's value and there was no evidence
220 presented that it would decrease other property values in the neighborhood and that
221 the purpose of the setbacks is not triggered here as the addition is within the
222 setbacks considering the setbacks were imposed well after the house was
223 constructed in 1926 and that it is reasonable and customary for a single family
224 home to seek an addition. Mr. Martin voted to grant the motion.

225 Mr. Sakati spoke to his second noting that no further encroachment would occur,
226 that it is not contrary to public interest and will not change the essential character
227 of the neighborhood, that there is no harm to the general public or to individuals,
228 that property values may increase and that an unnecessary hardship would occur to
229 the desire to expand house size and that the proposed use is a reasonable use. Mr.
230 Sakati voted to grant the motion.

231 Mr. Nicolas voted to grant the motion stating that it is not contrary to public interest
232 as other homes are of the same construction and character and the neighborhood
233 will not be altered, that there is no threat to public health, safety or welfare, that
234 harm to the general public is not outweighed by harm to individuals, that
235 surrounding property values will not diminish and that the hardship is on the
236 property when it was constructed prior to the implementation of the TR Zone and
237 that a reasonable use is being proposed.

238 Mr. Lanphear voted to grant the motion as all the criteria have been satisfied – the
239 layout of the property having been constructed in 1926, that there is no threat to the
240 public or safety or welfare, that substantial justice would be done, that it will not

Not Official until reviewed, approved and signed.

D R A F T

241 affect property values, and that the hardship due to the setbacks on the house
242 layout keep it with the layout of the house.

243 Mr. Daddario voted to grant the motion noting that there would be no further
244 encroachment, no threat to the public and will be in line with the character of the
245 neighborhood, that it will increase this property's value and that there was no
246 evidence presented that it would decrease other property values and that the
247 purpose of setbacks is not triggered as an addition is within the setbacks as the
248 initial non-conformity resulted from the Ordinance after the house was constructed
249 and that the proposed use is reasonable and customary for a single family home.

250 Roll call vote was 5:0. Motion granted. The 30-day Appeal period was noted.

251 **3. Case 168-038 (03-28-24):** Thomas O'Dowd and Tammy Jordan, **11 Jackson**
252 **Dr., Hudson, NH** [Map 168, Lot 038, Sublot-000; Zoned Residential-Two (R-2)]
253 requests an Equitable Waiver of Dimensional Requirement to allow an 8 ft. x 12
254 ft. shed to remain in its current location which encroaches approx. 5 feet into the
255 side yard setback leaving approx. 10 feet where 15 feet is required. [HZO Article
256 VII: Dimensional Requirements; §334-27, Table of Minimum Dimensional
257 Requirements and NH RSA 674:33-a.II.]
258

259 Mr. Sullivan read the Case into the record, referenced his Staff Report initialed
260 3/18/2024, noted that the house was constructed in 1969 and that the shed has been
261 in existence since at least 2011, that the shed location was noted when a Plot Plan
262 prepared by WSP, Inc. of Merrimack, NH dated 2/22/2024, stamped by David Prince,
263 LLS, was submitted for a proposed three hundred and eight square foot (308 SF)
264 addition and that no comments were received from Town Officials.
265

266 Tom Dowd introduced himself and stated that the shed was there when he purchased
267 the property in June of 2019, that the house was built in the mid 1990's and that he
268 had no knowledge that the shed was located in violation of the setback requirements.
269

270 Mr. Dowd addressed the criteria for the granting of an Equitable Waiver of
271 Dimensional Requirement and the information shared included:
272

273 *Has existed ten years or more*

- 274 • Aerial photos show that the shed has been in existence since 2010
- 275 • Internal Town records show no previous code enforcement that the shed falls
276 within 10' of the property line

277 *No nuisance*

- 278 • It is a small shed within 10' of the property line that abuts a power line
279 corridor which is not used by the abutting property owner
- 280 • The shed is not visible by the abutting property owner
- 281 • The shed is totally within the property, and is into the setback

282 *High Correction Cost*

- 283 • The shed is small (8'x12')
- 284 • The shed is built on a concrete foundation
- 285 • Moving the shed and destroying the foundation is too costly

286
287 Mr. Dumont noted that the shed was too small to require a Building Permit and is why
288 there was no inspection when placed.
289

290 Public testimony opened at 8:13 PM. No one addressed the Board. Public testimony
291 closed at 8:14 PM.

292

293 Mr. Lanphear made the motion to grant the Equitable Waiver of Dimensional
294 Requirement as it has existed for more than ten years, presents no nuisance and is
295 too costly to correct. Mr. Martin seconded the motion noting that there was no
296 Building Permit due to the size of the shed and therefore no inspection was ever
297 performed performed, that it has existed for over a decade with no knowledge
298 communicated that it violated the setback, that it has provided no nuisance and that
299 the cost to correct is too costly.

300

301 Mr. Nicolas voted to grant the Equitable Waiver of Dimensional Requirement stating
302 that it has existed for more than ten (10) years, that it has and does not present a
303 nuisance and that there is too high a correction cost.

304

305 Mr. Sakati voted to grant the motion noting that evidence showed it has existed for
306 more than a decade and has not poised a nuisance and that the cost of correction is
307 too high.

308

309 Mr. Daddario voted to grant the Equitable Waiver of Dimensional Requirement stating
310 that the requirements for the granting have all been satisfied, that it has existed for
311 over ten (10) years as evidenced by Google Maps, that it has poised no nuisance and
312 has never received notice or complaint, and abuts the power line corridor and that the
313 cost to correct is too high, especially considering the concrete pad it resides on.

314

315 Roll call vote was 5:0. Motion granted. The 30-day Appeal period was noted.

316

317

318

319 **V. REQUEST FOR REHEARING:**

320

321 No requests for Rehearing were presented for Board consideration.

322

323 **VI. REVIEW OF MINUTES:**

324

325 02/22/2024 draft Meeting Minutes

326 Board reviewed the draft Minutes presented and discussion/edits were made to Lines
327 245-247, 656-658, 690, and 702-705. Motion made, seconded and unanimously
328 voted to approve the 2/22/2024 draft Minutes as edited.

329

330 03/02/2024 edited draft Site Walk Minutes

331 Motion made, seconded and unanimously voted to approve the 3/02/2024 draft Site
332 Walk Minutes as edited.

333

334

335 **VII. OTHER:**

336 • ZBA (overflow) Meeting- Please reserve **April 11, 2024, 7:00 PM** on your calendar.

337 So noted.

338

339 • **SAVE THE DATE: Saturday, May 11, 2024 from 8:45 AM to 3:30 PM** for the
340 2024 NH Office of Planning and Development's Spring 2024 Planning and Zoning
341 conference. The cost is free. Registration Opens: April 1, 2024. Please note that this

342 year’s conference will be held virtually (online). There will be three tracks including
343 Planning Board, Zoning Board of Adjustment, and Historic Preservation & Housing.
344 Each session will be recorded and available after the conference. More details,
345 including a tentative agenda, will be available soon on the [conference web page](#) or
346 scan the QR code below.



347
348
349 So noted.

350
351 • ZORC – Zoning Ordinance Review Committee – Meeting 4/29/2024 7PM
352 Both Mr. Sullivan and Mr. Martin noted that the process is beginning earlier this year.
353 Mr. Dion and Mr. Lanphear expressed interest in participating. Mr. Dumont stated
354 that anyone can and that it is acceptable to send comments along to the Committee.

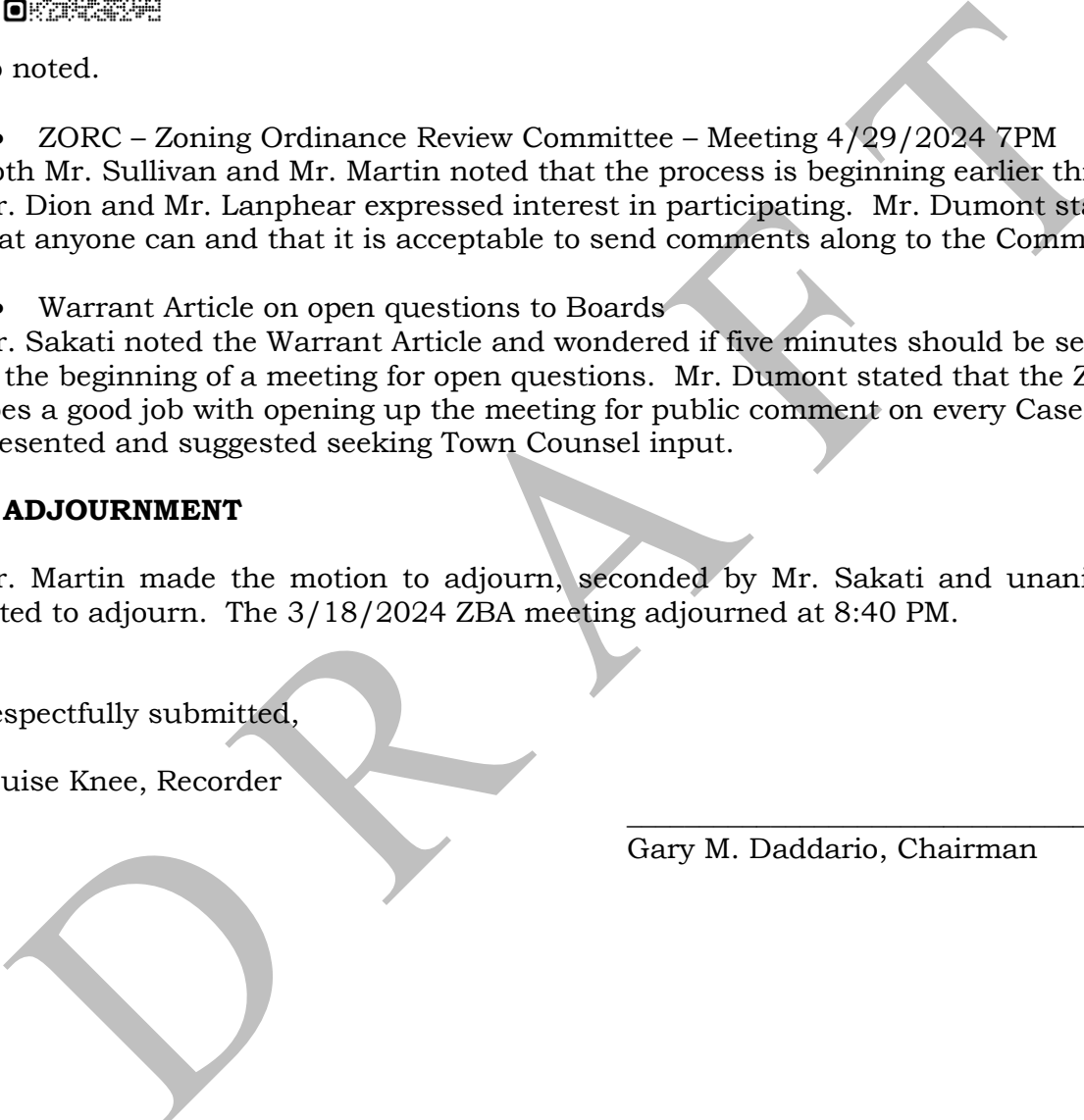
355
356 • Warrant Article on open questions to Boards
357 Mr. Sakati noted the Warrant Article and wondered if five minutes should be set aside
358 at the beginning of a meeting for open questions. Mr. Dumont stated that the ZBA
359 does a good job with opening up the meeting for public comment on every Case
360 presented and suggested seeking Town Counsel input.

361
362 **VIII. ADJOURNMENT**

363
364 Mr. Martin made the motion to adjourn, seconded by Mr. Sakati and unanimously
365 voted to adjourn. The 3/18/2024 ZBA meeting adjourned at 8:40 PM.

366
367
368 Respectfully submitted,
369
370 Louise Knee, Recorder

371
372 _____
Gary M. Daddario, Chairman





Scan QR Code



PLANNING AND ZONING CONFERENCE

2024 PLANNING AND ZONING CONFERENCE

The Office of Planning and Development organizes this annual conference, required under RSA 673:3-a, by providing informational sessions on planning and zoning issues for members of municipal land use boards. This planning and zoning conference has been held since 1994.

Information about the Spring 2024 Planning and Zoning Conference.

- **When:** Saturday, May 11, 2024, from 8:45 am to 3:30 pm.
- **Where:** Online (each session will be recorded and available after the conference)
 - **Conference Summary Agenda**
 - Track #1: Planning Board
 - **Planning Board Track Agenda**
 - Track #2: Zoning Board of Adjustment
 - **Zoning Board of Adjustment Track Agenda**
 - Track #3: Historic Preservation
 - **Historic Preservation & Housing Track Agenda**

TO REGISTER:

Please register for one track only. The chart below provides all the registration links accordingly. A session chart, which includes the Microsoft Teams webinar links for each track/session, will be sent via email to all those who registered. You do not need to register for more than one track if you want to attend sessions from multiple tracks throughout the day.

Planning Board Track	Zoning Board of Adjustment Track	Historic Preservation & Housing Track
CLICK HERE TO REGISTER	CLICK HERE TO REGISTER	CLICK HERE TO REGISTER

For assistance registering, contact us at planning@livefree.nh.gov



**NH OFFICE OF PLANNING AND DEVELOPMENT (OPD)
SPRING 2024 PLANNING & ZONING CONFERENCE
SATURDAY, MAY 11, 2024**

ONLINE CONFERENCE DETAILED AGENDA

(ALL SESSIONS WILL BE RECORDED AND AVAILABLE ON [OPD'S YOUTUBE PAGE](#) FOLLOWING THE CONFERENCE)

ZONING BOARD OF ADJUSTMENT (ZBA) TRACK

8:45 – 9:00 AM **WELCOME AND INTRODUCTORY REMARKS**
Ken Gallager, Principal Planner, NH Office of Planning & Development

9:00 – 10:15 AM **ZBA DECISION MAKING PROCESS**
Matthew Serge, Esq., Drummond Woodsum
Steven M. Whitley, Esq., Drummond Woodsum

All land use decisions involve someone’s constitutionally-protected property rights. As a result, the ZBA’s decision making process is equally as important as the substance. In addition, the procedural requirements for a ZBA have changed recently in ways that affect virtually every decision these boards make. This session will walk through the process from application to hearing, from decision to appeal, and highlight common pitfalls and new legal requirements.

10:15 – 10:30 AM **BREAK**

10:30 – 11:45 AM **THE ZBA IN NH**
Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC

This session will provide a detailed look at the statutory responsibilities of the ZBA including appeals of administrative decisions, special exceptions, variances and equitable waivers. This session will also provide an in-depth discussion of how the case law interprets the five variance criteria.

11:45 AM – 12:45 PM **LUNCH BREAK**



12:45 – 2:00 PM

ENFORCING BOARD DECISIONS

Steven M. Whitley, Esq., Drummond Woodsum

This session will introduce you how to efficiently and effectively enforce board decisions, particularly planning and zoning boards. Attorney Whitley will review the applicable RSAs for enforcement and court proceedings, explain the enforcement process and procedures for board decisions, identify who is responsible for enforcement of board decisions, how to write a Notice of Decision to assist in enforcement, review what conditions precedent and subsequent are and how they affect enforcement, who initiates the administrative process for starting enforcement action. As well these common questions, “What do we do if developer starts work on site, but they have not satisfied all conditions of approval?” “What if they start work but don’t have permits yet?” “How and when do you initiate the revocation process?” This session is designed to help you navigate and clarify the enforcement process.

2:00 – 2:15 PM

BREAK

2:15 - 3:30 PM

ZBA Q&A

Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC
Matthew Serge, Esq., Drummond Woodsum

OPD Principal Planner Ken Gallagher will moderate this session with our ZBA track presenters. Be sure to bring your questions from the morning sessions as well as any other ZBA questions and situations you may have encountered. Our long-time conference partners Chris and Matt will be available for everything ZBA in this roundtable format.