

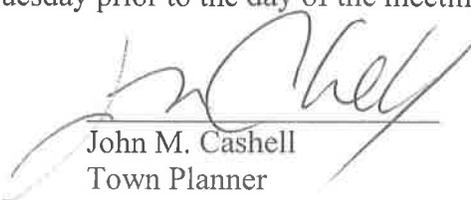
**PUBLIC MEETING
TOWN OF HUDSON, NH
APRIL 8, 2015
JOINT MEETING**

The Town of Hudson Planning Board will hold a Joint Meeting with the Zoning Board of Adjustment on Wednesday, April 8, 2015 at 7:00 p.m. in the "Buxton Community Development Conference Room" at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
 - V. TOPIC OF DISCUSSION
 - VI. MINUTES OF PREVIOUS MEETING(S)
 - VII. CASES REQUESTED FOR DEFERRAL
 - VIII. CORRESPONDENCE
 - IX. PERFORMANCE SURETIES
 - X. ZBA INPUT ONLY
 - XI. PUBLIC HEARINGS
 - XII. OLD BUSINESS/PUBLIC HEARINGS
 - XIII. DESIGN REVIEW PHASE
 - XIV. CONCEPTUAL REVIEW ONLY
 - XV. NEW BUSINESS/PUBLIC HEARINGS
- A. Joint Meeting of the Zoning Board of Adjustment and the Planning Board.
Topics of Presentation & Discussion:
- 1) Eversource Energy and National Grid - Presentation on the Merrimack Valley Reliability Project.
 - 2) Zoning Ordinance Discussion on establishing an Ad Hoc Committee to review the Zoning Ordinance, in its entirety, relative to proposing edits and amendments thereto for the March 2016 Town Meeting.
 - 3) Open Discussion on Zoning and Planning Issues of Concern.
- XVI. OTHER BUSINESS
 - XVII. ADJOURNMENT

All plans and applications are available for review in the Planning Office. Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

The public is invited to attend.


John M. Cashell
Town Planner

POSTED: Town Hall, Library, Post Office – 03-27-15.

***Eversource Energy & National Grid
Presentation on the
Merrimack Valley Reliability Project***

Staff Report
8 March 2015

This item is on the agenda, relative to giving Eversource Energy & National Grid officials an opportunity to inform local land use officials, as well as the telecast viewing audience, about the Merrimack Valley Reliability Project, and in particular, the part of this project exclusive to Hudson. This presentation, including a question and answer period, is scheduled to occur during the first 30 – 45 minutes of the meeting. The below news releases and attached locus map describe this regional electric power enhancement project.

In regard to this Eversource/National Grid project, it is important to note, here, that this project is distinctly separate from the Kinder-Morgan gas line project (a.k.a. Northeast Energy Direct Proposed Pipeline Project), which, although proposed to run within the same Eversource/National Grid power line easement in Hudson (see attached project description and route map), is on a later implementation schedule and includes (obviously) the issuance of its own set of federal and state permits.

News Releases

**NATIONAL GRID AND EVERSOURCE ENERGY PROPOSE \$520 MILLION
GRID INVESTMENT TO SIGNIFICANTLY IMPROVE RELIABILITY IN GREATER
BOSTON AND SOUTHERN NEW HAMPSHIRE
ISO New England Selects Cost-effective Proposal as Preferred Solution to Address Critical
Reliability Needs**

February 12, 2015 (BOSTON, WALTHAM, & HARTFORD, Conn.) Today, ISO New England, manager of the region's power grid, selected National Grid and Eversource Energy's proposed Greater Boston and New Hampshire Solution as its preferred option to significantly improve the reliability of the region's power grid.

The alternative solution, known as "SeaLink" and proposed by a unit of Florida-based NextEra Energy, was expected to cost at least a quarter of a billion dollars more than the local companies' solution.

ISO New England announced the news via its *ISO Newswire*, stating: "ISO New England has selected the Eversource (formerly Northeast Utilities) and National Grid alternating current (AC) transmission proposal as the preferred transmission solution to bolster the region's power grid in the Greater Boston area to ensure continued reliability into the future. The all-AC proposal was chosen over another proposal supported by New Hampshire Transmission (NHT), which included the use of both AC and underwater, high-voltage direct current (HVDC) components. The AC plan was ultimately selected because it is significantly less expensive and also because it is superior when other performance criteria are considered."

The Solution consists of a portfolio of important electric transmission upgrades straddling southern New Hampshire and Massachusetts in the Merrimack Valley and Greater Boston area. Each is independently needed; together, they will strengthen the backbone of the power grid to meet the growing demand for electricity in the region and reduce bottlenecks on the system that can increase electricity costs. Notable projects include:

- The Merrimack Valley Reliability Project: a new overhead 345-kV line in existing rights-of-way in Londonderry, Windham, Hudson, and Pelham, NH, and Dracut, Andover, and Tewksbury, MA (in service 2017)

- The Woburn to Wakefield Line: a new underground 345-kV line through Woburn, Winchester, Stoneham, and Wakefield, MA (in service 2018)
- The Mystic (Everett) to Woburn Line: a new underground 115-kV line through Everett, Boston (Charlestown), Somerville, Medford, Winchester, and Woburn, MA (in service 2018)

The cost of these three regionally beneficial projects along with the other transmission projects that make up the Solution is estimated to be approximately \$520 million. There is also an additional \$220 million of projects that are required irrespective of the solution selected by ISO-NE.

All of these costs will be recovered over a period of many years and will be shared among all of New England's 7 million electricity customers.

"This is a win-win situation for Massachusetts residents and businesses since our solution will help to ensure the future reliability of the region's electrical grid, while maximizing the project's economic benefits, said Rudy Wynter, president of National Grid's Transmission Business. "We're proud that ISO New England has designated ours as its preferred solution, and we look forward to working with local communities to make this proposal a reality."

"We are so pleased to have the support and endorsement of ISO New England as we move forward with our common-sense, cost-effective solution for electricity customers throughout the region," said Dave Boguslawski, vice president of Transmission Strategy & Operations at Eversource. "There is an urgent need for more energy infrastructure in our region and this is an important milestone in the process of building these crucial transmission projects."

Both companies are meeting with officials in communities where the projects are proposed, and will be hosting community meetings to discuss the proposals and solicit feedback before submitting them for state regulatory review in the spring. There will be many opportunities for public comment throughout the regulatory review process and the companies have set up a website, www.MA-NHSolution.com, a toll-free number, [844-646-8427](tel:844-646-8427), and dedicated email, info@MANHSolution.com, for anyone who wants more information or has questions.

Assuming timely approvals, National Grid and Eversource expect all of the projects to be in service by 2018.

Eversource (NYSE: ES), formerly Northeast Utilities, operates New England's largest energy delivery company. Eversource and its companies are committed to safety, reliability, environmental leadership and stewardship, as well as expanding energy options for its more than 3.6 million electric and natural gas customers in Connecticut, Massachusetts and New Hampshire. For more information, please visit our website (www.eversource.com) and follow us on Twitter (@EversourceCorp) and Facebook (facebook.com/EversourceEnergy).

National Grid (LSE: NG; NYSE: NGG) is an electricity and natural gas delivery company that connects nearly 7 million customers to vital energy sources through its networks in New York, Massachusetts and Rhode Island. It is the largest distributor of natural gas in the Northeast. National Grid also operates the systems that deliver gas and electricity across Great Britain.

Through its U.S. Connect21 strategy, National Grid is transforming its electricity and natural gas networks to support the 21st century digital economy with smarter, cleaner, and more resilient energy solutions. Connect21 is vital to our communities' long-term economic and environmental health and aligns with regulatory initiatives in New York (REV: Reforming the Energy Vision) and Massachusetts (Grid Modernization).

For more information please visit our [website](#), or our [Connecting](#) website, follow us on [Twitter](#), watch us on [YouTube](#), friend us on [Facebook](#), find our photos on [Instagram](#)

- Cost-effective, which means lower costs for consumers.
- Substantial import capacity, which will enable access to lower-cost and cleaner power sources for consumers.
- Flexible design and technology, which means opportunities for potential future expansion and upgrades.
- Contains costs and minimizes environmental impact by working in existing rights-of-way and within existing roadways.
- Strengthens the regional electrical grid for more than 4.7 million people.
- Boosts the regional economy with local jobs and increased local property tax revenue in Massachusetts and New Hampshire.

About Our Companies

National Grid (<http://www.nationalgridus.com/>) and Eversource (<http://www.eversource.com>) are long-standing, committed community partners, fully invested and accountable to all of our stakeholders in the development and implementation of sustainable, innovative and affordable energy solutions. We will leverage our decades of experience and expertise in siting and building transmission infrastructure both independently and jointly in New England to successfully implement the Greater Boston & New Hampshire Solution.

(844-646-8427)

Latest News

March 10, 2015

National Grid, Eversource Discuss Merrimack Valley Reliability Project
(<http://patch.com/new-hampshire/windham/national-grid-eversource-discuss-merrimack-valley-reliability-project-0>)

March 5, 2015

Pelham Community Meeting to be held on March 12 at 6:00 p.m.
(uploads/pelham_flyer.pdf)

Feb. 18, 2015

Windham Community Meeting to be held on March 11 at 6:00 p.m.
(uploads/windham_flyer.pdf)

Feb. 14, 2015

National Grid steps up communication with town
(http://homenewshere.com/tewksbury_town_crier/news/article_3deca7bc-b4a9-11e4-b3c7-e343d6cf3def.html)

Feb. 13, 2015

Power grid operator rejects proposed undersea electric cables
(http://www.bostonglobe.com/business/2015/02/13/power-grid-operator-rejects-proposed-undersea-cable-for-overland-route/ljWDxHw11pPiAvV1DOsfRP/story.html)

Feb. 12, 2015

Dracut Community Meeting to be held on February 26 at 6:00 p.m.
(uploads/dracut_flyer.pdf)

Feb. 12, 2015

ISO-NE picks Eversource/National Grid Transmission Upgrade
(http://www.nhbr.com/March-6-2015/ISO-NE-picks-Eversource-National-Grid-transmission-upgrade/)

Feb. 12, 2015

Eversource gets nod for huge transmission project
(http://www.unionleader.com/apps/pbcs.dll/article?AID=/20150212/NEWS02/150219596/-1/services)

Jan. 4, 2015

Andover Community Meeting to be held on February 11 at 6:00 p.m.
(uploads/andover_flyer.pdf)

Jan. 4, 2015

Tewksbury Community Meeting to be held on February 12 at 6:00 p.m.
(uploads/tewksbury_flyer.pdf)

Dec. 15, 2014

Pelham power line project could impact town
(http://www.newhampshire.com/article/20141215/NEWHAMPSHIRE1411/141219293)

Nov. 30, 2014

Proposed power line improvements would run along existing corridor in Hudson, Pelham
(http://www.nashuatelegraph.com/news/1052480-469/proposed-power-line-improvements-would-run-along.html)

Nov. 29, 2014

Massive power line project proposed

([http://homenewshere.com/tewksbury town crier/news/article fa7e7eb6-757d-11e4-9af6-7fa65428eab4.html](http://homenewshere.com/tewksbury-town-crier/news/article/fa7e7eb6-757d-11e4-9af6-7fa65428eab4.html))

Nov. 19, 2014

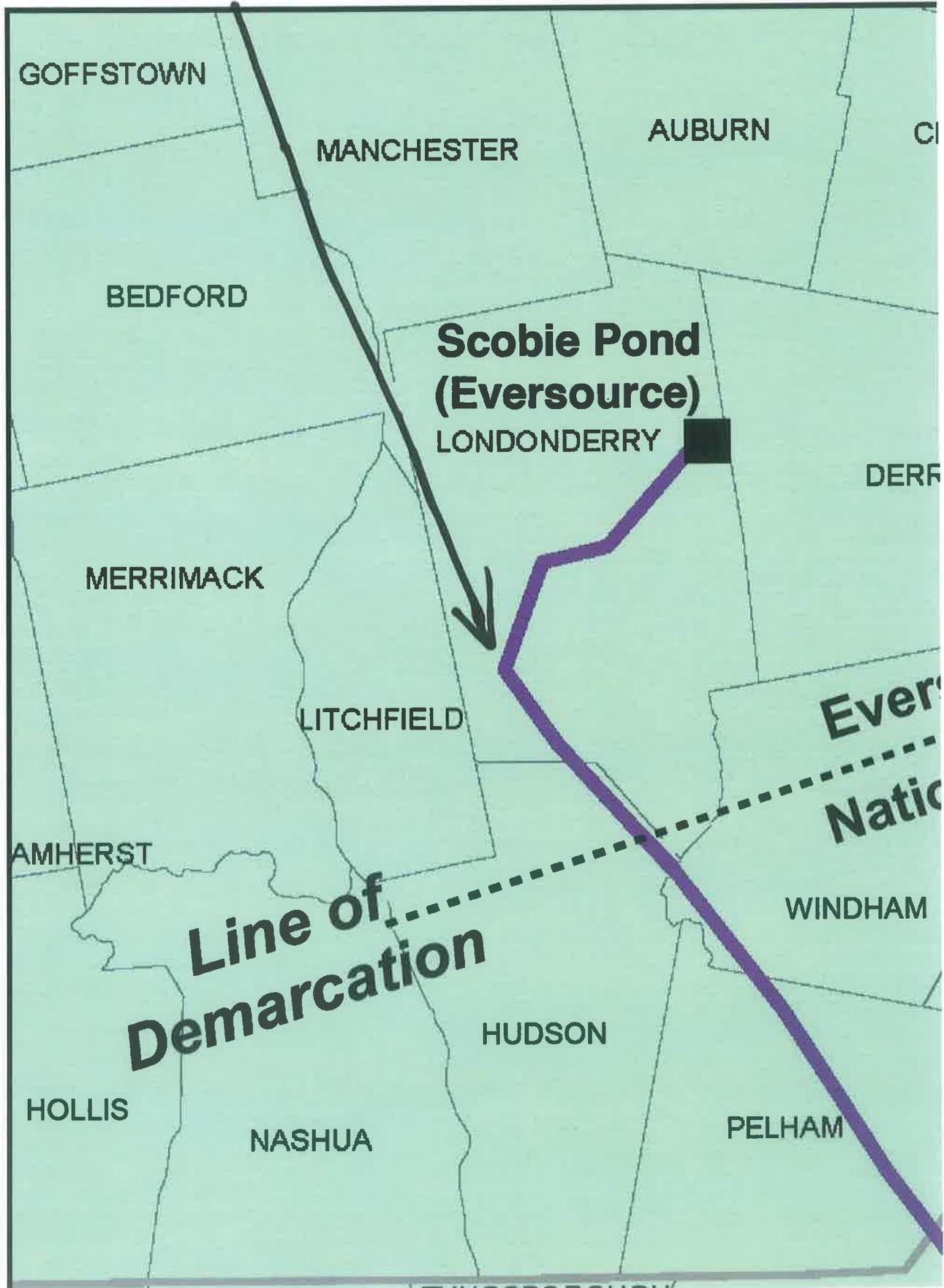
Independent Third-Party Analysis Confirms Greater Boston & New Hampshire Solution As Most Cost-Effective Way To Enhance Grid Reliability In Eastern MA And Southern NH (</uploads/11-19-14-Nu-NGrid-press-release.pdf>)

Stay updated

Please Keep Me Informed!

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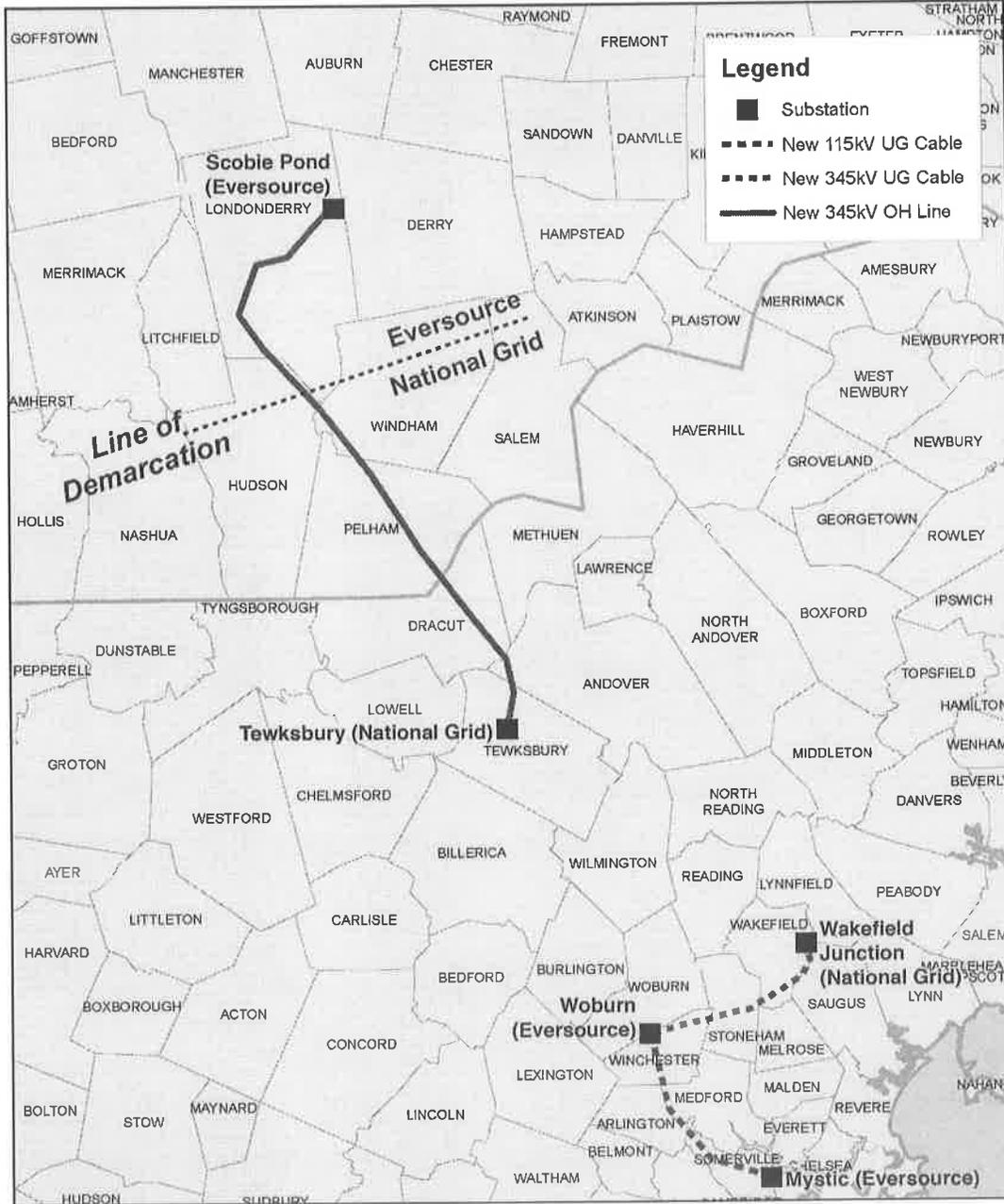
*Route for the Eversource Energy & National Grid
Merrimack Valley Reliability Project*



Winchester, Medford, Somerville, Boston (Charlestown), and Everett, MA.

Other – re-conductoring and bulk power system upgrades.

Click thumbnail to enlarge map:



[\(/assets/img/map.jpg\)](/assets/img/map.jpg)

Benefits

There are multiple tangible benefits from our proposed Solution:

Northeast Energy Direct Proposed Pipeline

A Project of Tennessee Gas Pipeline Company, LLC

Project Overview

The Northeast Energy Direct (NED) Pipeline project is a proposed expansion of the existing Tennessee Gas Pipeline system. The proposed pipeline is approximately 70 miles of 36" mainline routed through Southern New Hampshire, with approximately 64 miles being located along or near an existing 345 kV power line corridor. Additionally the current proposal includes a smaller diameter lateral to be built through the Town of Mason, NH into Massachusetts. The corresponding required station facilities include an 80,000 HP compressor station and a 50,000 dth/d meter station, both to be sited in Hillsborough County. In our region, the NED will provide increased gas distribution capacity to Liberty Utilities.

NRPC's Energy Facilities Advisory Committee

At the request of the Executive Committee NRPC is providing data and mapping to communities, In addition, the full NRPC Commission has decided to form a temporary Energy Facilities Advisory Committee (EFAC). The EFAC will conduct fact findings regarding the impacts and benefits of construction and operation of energy facilities in the region on local land use, environment, and economic development, and the effects on the orderly development of the region; and to report findings and recommendations to the full NRPC Commission.

NRPC has requested that each of our communities nominate a representative to the EFAC by February 6th, 2015. The EFAC will provide a progress report to the Full Commission at its March 18, 2015 meeting.

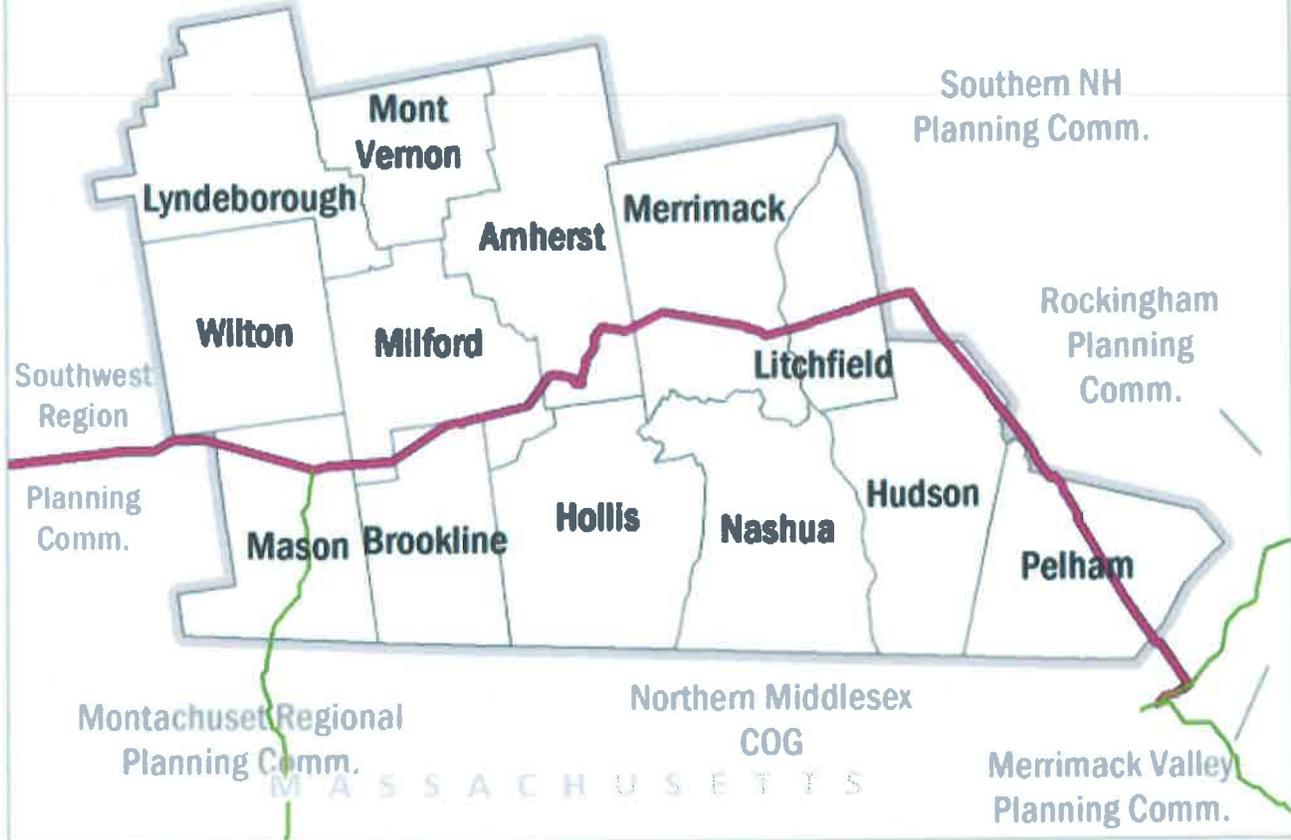
[EFAC Charge](#)

[Sample EFAC Letter to Communities](#)

[EFAC Minutes](#)

Proposed Pipeline Route

— Mainline — Lateral



8

NORTHEAST ENERGY DIRECT
NEW HAMPSHIRE PIPELINE INSTALLATION

Benefits to New Hampshire

January 2015

Overview of Proposed New Hampshire Facilities

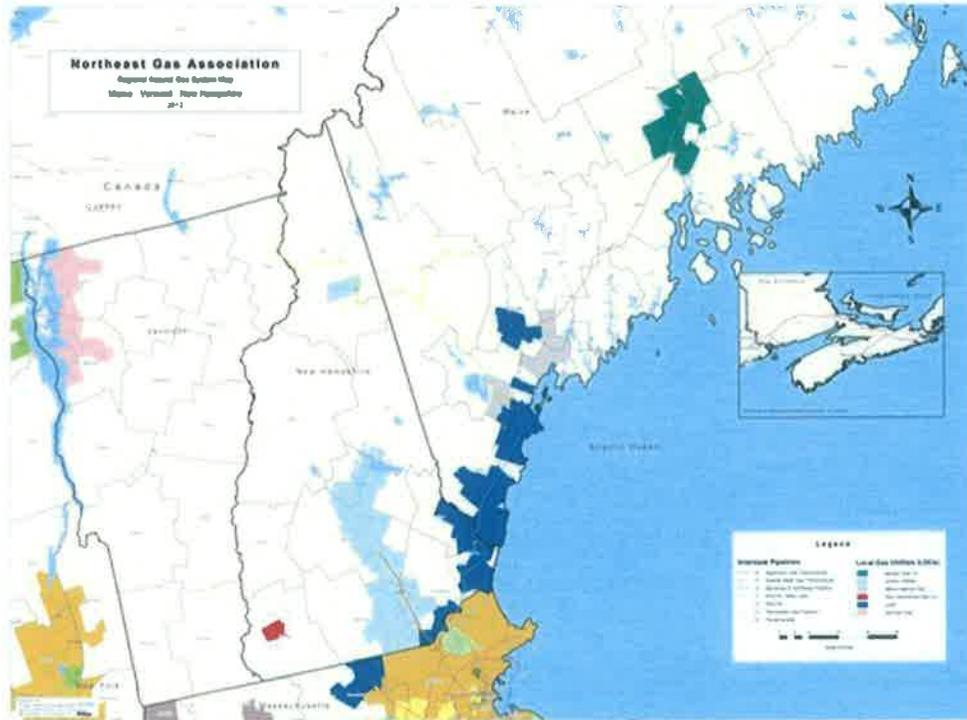
The proposed Northeast Energy Direct Pipeline (NED) routed through New Hampshire will generally be adjacent to the ROW of an existing utility corridor in New Hampshire, which would minimize the impacts to the environment and landowners. The proposed power line route would be approximately 71 miles of 36-inch mainline routed through Southern New Hampshire with approximately 87% of the 71 miles being adjacent to and in sections collocated with an existing 345 kV power line corridor. The correspondingly required station facilities in New Hampshire involve an 80,000 HP compressor station consisting of 2 Titan 250 units and 1 Titan 130 unit, as well as a 50,000 dth/d meter station. Of the 71 miles of mainline, 29 miles will be located in Cheshire County, 37 miles in Hillsborough County, and 5 miles in Rockingham County. Both the compressor station and meter station will be sited in Hillsborough County.

Market Opportunities & Economic Stability

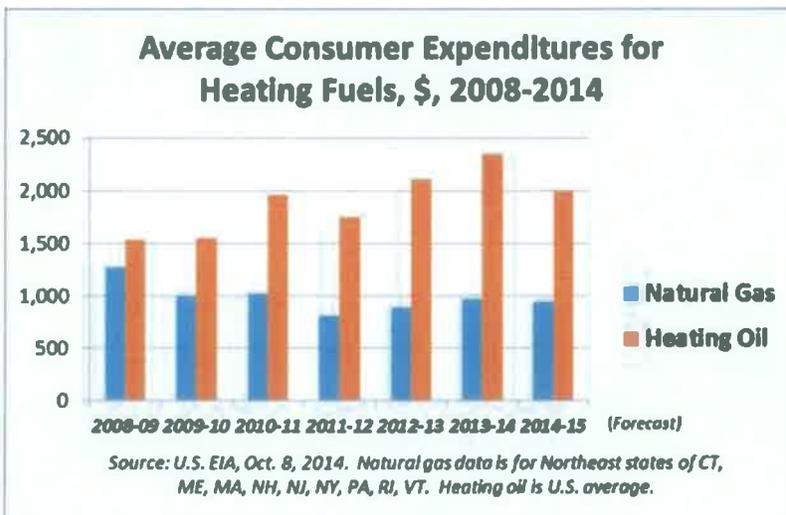
Tennessee Gas Pipelines' proposed NED project will provide New Hampshire with additional access to lower cost, clean, abundant and domestic natural gas supplies enabling the development of gas distribution systems to serve communities and industries where natural gas is not available today. The availability of a low cost energy source is critical to attracting new industries which can bring jobs and economic growth to the state. Conversely, lower cost natural gas is also critical in keeping existing industries in New Hampshire and their associated jobs either from conversion from higher cost fuels to natural gas or lowered electricity rates pursuant to power plants converting to lower cost natural gas. As reflected in the map below, natural gas service is currently not available in most areas of New Hampshire. Because of its close proximity, the NED New Hampshire pipeline would provide the opportunity for gas service to some of the following towns: Keene, Swanzey, Rindge, Jaffrey, Amherst, and New Ipswich among others.¹

¹ Kinder Morgan currently does not own or operate local distribution systems, and this is not in our business model; however, the construction of an interstate pipeline does allow the opportunity for municipalities and local distribution companies to develop natural gas distribution systems where previously not feasible.

9



Since fuel oil is currently one of the primary fuels used to heat New Hampshire homes, residents would greatly benefit from the cost advantage of natural gas. For example, Liberty Utilities has stated, "An average residential customer who switches to natural gas from a competing fuel could potentially save 40% on their heating bills. The availability of low cost natural gas will attract new business and encourage existing businesses to expand in the state."



As illustrated in the chart, natural gas in the Northeast (shown in blue) has had a price advantage over heating oil for the last several years. Natural gas conversions are on the rise for the price factor among others.

Source: U.S. Energy Information Administration, Nov. 2014

A large scale pipeline expansion like NED is required to have a significant impact on high energy prices in the region, thereby benefiting families and businesses across New Hampshire. New England gas prices in

the winter of 2014 were the highest in the nation, a direct result of natural gas transportation constraints caused by insufficient pipeline infrastructure in New England resulting in consumers in the region spending at least \$3 billion dollars per year for electricity. This annual cost paid by New England consumers for electricity would pay for the additional pipeline infrastructure needed in just one year and would meet the energy needs of the region for years to come.

Environmentally Friendly Fuel

Fuel oil is used to heat approximately 50% of New Hampshire homes, propane is used in approximately 10% and natural gas meets approximately 20% of New Hampshire's residential heating needs. The balance of the residential heating needs, are met by electricity, wood, kerosene, coal and others fuels.

New England remains the most oil-reliant region in the nation. Natural gas is the cleanest fossil fuel available today as it has one-half the CO₂ effect of burning oil and 10% of the particulate emissions. Natural gas produces less sulfur dioxide (a primary precursor of acid rain), less nitrogen oxide (a primary precursor of smog) and less particulate matter (tiny soot that affects healthy and visibility) than fuel oil or coal. In addition to being a more environmentally friendly fuel, natural gas is abundant and domestic and will play a continuing key role in our country's efforts to make a positive impact on our environment while still meeting our energy needs.

Power Plants

TGP currently serves the Granite Ridge Plant in New Hampshire. NED would provide the opportunity for new natural gas fired generation to be developed in New Hampshire to replace coal, oil and nuclear generation that is being retired in New England increasing the reliability of the electric grid. In addition to NED lowering natural gas prices, it will also lower electric prices since 52% of the New England electric grid is currently fueled by natural gas.

LNG/CNG Expansion Opportunities

TGP has received inquiries from developers of Compressed Natural Gas (CNG) and Liquefied Natural Gas (LNG) fueling stations facilities proposed in New Hampshire. In addition, TGP has received inquiries from "CNG virtual pipeline" developers that utilize high capacity CNG delivery trailers designed to deliver natural gas to communities and businesses that are not located close to an interstate pipeline or distribution system. Some businesses and institutions, such as medical centers and universities, are opting for natural gas delivered by truck to meet energy needs at a more competitive price.

TGP currently serves Clean Energy, a Compressed Natural Gas fueling station (CNG) in Pembroke, New Hampshire. The use of LNG to supplant liquid fuels such as diesel and propane is making rapid inroads in the nation's transportation industry. NED would provide more opportunities for the development of these types of facilities to fuel vehicles, including heavy-duty commercial fleets in New Hampshire with a cleaner, more environmentally friendly energy source.

Natural gas fuel costs up to \$1.50 less per gallon than gasoline or diesel, depending on local market conditions. Natural gas fuel reduces operating costs for vehicles, and also reduces greenhouse gas emissions up to 30% in light-duty vehicles and 23% in medium to heavy-duty vehicles. NED would enable the development of more CNG and LNG facilities in New Hampshire, and residents and businesses could realize the economic benefits of a less expensive fuel source for transportation.

New Hampshire Local Distribution Companies

Liberty Utilities (EnergyNorth) is an Anchor Shipper on NED. The NH Power Line Alternative project provides Liberty with access to additional gas to meet their growth needs and the opportunity to expand their distribution system and convert more residences and businesses to a lower cost, cleaner more environmentally friendly fuel.

NED will also provide Unitil (Northern Utilities) the opportunity to meet their growth needs and the opportunity to expand their distribution systems.

New Hampshire Gas Corp. (Iberdrola) serves approximately 1,142 customers in Keene, NH with propane air gas. NED would provide the opportunity for this franchise to expand into natural gas service and serve more customers in the area.

Taxes

Estimated property taxes in first year after project goes in service:

Taxes paid to towns: \$11.1MM

Taxes paid to the state for local school taxes (distributed back to local school districts by the state): \$5.7MM

Total estimated taxes to be paid state wide: \$16.8MM

Employment

The construction of the above facilities will bring an influx of temporary and permanent jobs to the state of New Hampshire. It is estimated that a total of 520 temporary jobs will be needed to construct the New Hampshire portion of NED. This includes construction contractors, pipeline traffic control, security, and local businesses, among others. It is expected that local restaurants and hotels will see an increase in revenue due to the large number of workers present in the area. Local fuel sales, entertainment, goods, and services are expected to flourish as well. Permanent headcount for Kinder Morgan in New Hampshire will need to be increased to serve the newly built infrastructure in the state (estimated 5 permanent positions).

Environmental Efforts

Mitigation through the project offers the potential for increased growth in community restoration and preservation. For instance, impacts to wetlands/water bodies/uplands/sensitive areas can be mitigated

by purchasing lands for preservation, or enhancing lands that have been impacted by other activities such as clear cutting, or by donations to worthy conservation organizations within the project area.

Other mitigation measures can include donations to local schools to fund environmental activities such as trout in the classroom, or the donation of trees for Arbor Day celebrations. Local communities can benefit from mitigation by receiving money or left over construction materials for the creation of parks, preservations of parks, restoration of local habitats, or the restoration of local culturally important sites. Many of the permitting agencies will require mitigation for impacts to migratory birds or Indiana bats, both of which generally involve the preservation of land. This type of mitigation is generally very beneficial to local communities as the land would be put into a conservation easement.

One final mitigation measure that can be employed along the right of way is to revegetate the right of way with native local plants that increase the ecological benefit of the right of way for insects and other forest animals.

Tennessee Gas will work with all the federal, state, and local governments to develop a comprehensive mitigation plan for the pipeline impacts which can be accomplished in a multitude of ways.

Zoning Ordinance - Establish an Ad Hoc Committee to Review the Zoning Ordinance

Staff Report

8 April 2015

This item is on the agenda, relative to discussing the establishment of an Ad Hoc Committee to review, edit and amend, as needed, the most recent edition of the Town's Zoning Ordinance, in its entirety. Staff puts forth this request for the following reasons:

- It has been over five years since the Zoning Board of Adjustment and the Planning Board reviewed the Zoning Ordinances in a comprehensive manner. In fact, other than the adoption of several minor amendments between the years 2010 – 12 (e.g., in 2012, §334-16, Building Permits and in 2010, §334-12. Fences), the ZO has not been reviewed or amended in a significant manner since 2009/10 (e.g., the Electronic Message Center (EMC) sign amendments, and amendments adopted pertaining to the Table of Minimum Dimensional Requirements).
- In an effort to prove the point that a comprehensive review of the ZO is needed at this point, leading up to this meeting staff performed a cursory review of the present edition of the ZO, and found the following ordinances in need of editing, review/debate and/or amending (hereinafter added language to existing ordinances is shown in **bold print** and deleted language shown in bold strikethrough print):

NOTE: for Wednesday night's meeting, please remember to bring your issued copy of the Zoning Ordinance, which has an orange cover, which reads: Hudson Zoning Ordinance 2012 – Amendments Adopted up to and including March 2012.

§334-15.A.(1) Parking – This Sub-section should be amended to read:

§334-15.A.(1) Required off-street parking facilities shall be provided on the same lot as the principal use they are designed to serve. All parking spaces shall be paved **or have an alternative parking surface approved by the Planning Board under Site Plan Review.**

§334-16.C.(4) Building permits – This Sub-section should be amended to read:

(4) No permit shall be issued for nonresidential or multifamily units in excess of duplex-residential prior to Planning Board site plan approval. The Planning Board shall have jurisdiction, prior to the issuance of a building permit, over the site location, parking facilities and recreational facilities of all multifamily dwellings and nonresidential structures in all zones. ~~If it is in the public interest, a public hearing shall be held, the cost of which will be borne by the individual or firm requesting the building permit.~~

§334-16.1. Site Plan Approval – This Section should be amended, so that the use change example includes uses defined in the Zoning Ordinance. That is, neither one of the present example uses cited in the second to last sentence in this section (i.e., grocery store and food service establishment) are defined nor do these two use examples depict clear categorical or classification use changes within the context of this section. Rather, clear and defined categorical and classification use change examples requiring Planning Board Site Plan Approval could include, for example, “**Personal Service Establishment**” changes to a “**Day-Care Nursery**”. As such, proposed new §334-16.1. would read as follows:

§334-16.1. Site Plan Approval –

No person, persons, partnership, proprietorship, company, trust or corporation shall commence a new use, change a use or commence any site development activity (other than one- or two-family residential activity) without first securing site plan approval from the Hudson Planning Board pursuant to this chapter. These regulations shall apply to the development or change or expansion of use of tracts for nonresidential uses or for "multifamily dwelling units," which are defined as any structures containing more than two dwelling units, whether or not such development includes a subdivision or resubdivision of the site. For the purpose of this chapter, change of use occurs when the use of any land or building is changed from one land use classification to another or from one category to another category within a land use classification as specified in this chapter. ~~E.g., grocery store changes to a food service establishment.~~ “, e.g., **personal service establishment changes to a day-care nursery.** No building permits shall be issued until site plan approval has been obtained from the Town of Hudson Planning Board and is recorded with the Hillsborough County registry of Deeds.

§334-24.N. – Home occupations: This Sub-section should be amended by deleting reference to the Community Development Director, thus reading as:

N. The ~~Community Development Director~~/ Zoning Administrator reserves the right to revoke the home occupation special exception if all conditions of the special exception are not maintained.

§334-26.B. requires a scribe error change, i.e., by changing the word “**additional**” to “**addition**” on the first line:

B. In **addition** ~~al~~ to the general requirements for special exception listed in Article VI, § 334-23, the mixed or dual use shall be compatible. An example of a compatible mixed or dual use would be a single residence and a business, where the residence would be occupied by the business owner or manager.

§ 334-28. General requirements – This section needs to be properly aligned, as follows:

Any lawful use of land or buildings rendered nonconforming by the initial adoption of this chapter (in 1942) or by any subsequent amendments to the chapter may be continued, and any use of land or buildings permitted under a variance granted by the Zoning Board of

Adjustment may be continued in conformity with any conditions or requirements imposed by the Zoning Board of Adjustment although such use does not otherwise conform to the requirements of this chapter.

§ 334-43. Manufactured home parks – This section should be amended by changing the word “**compiled**” in line two, to the word “**complied**”.

All subsurface sewage disposal and water supply requirements for individual or community systems shall be ~~compiled~~ **complied** with, or Town water and sewer shall be provided. Community wells and septic disposal systems shall not be located on the required minimum space for the mobile home. Septic disposal areas do not count towards the minimum required open space.

§334-51.C. Lot sizes – This Sub-section should also be amended by deleting the word “**compiled**” found on the second line, and replaced with the word “**complied**”.

C. All subsurface sewage disposal and water supply requirements for individual or community systems shall be ~~compiled~~ **complied** with, or Town water and sewer shall be provided.

§334-58. Permit required; exemptions. – This Sub-section needs to be amended by adding the word “**the**” in the third line, between the word “**by**” and the word “**Zoning**”, so that it reads as follows:

No sign shall be erected or affixed to any building exterior or placed freestanding on any premises, public or private roadways or rights-of-way or altered or moved without a permit issued by the Building Inspector and approved by **the** Zoning Administrator, except as otherwise exempted in this chapter.

[Amended 3-10-2009 by Amdt. No. 2]

DRAFT MOTIONS:

I move for the Planning Board Chair to appoint an ad hoc Zoning Ordinance Review Committee Chair, and for said Committee to consist of 2 volunteer members of the Planning Board, i.e., in addition to its appointed Chair, and 2 volunteer members of the Zoning Board of Adjustment, and for the Town Planner to provide staff assistance and schedule/post the meetings for said Committee.

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

I move for the above-cited ad hoc Zoning Ordinance Review Committee to be charged with the task of reviewing the Zoning Ordinance, in its entirety, and to report back to the full Planning Board in ____ months with its findings for action (i.e., proposed Zoning Ordinance edits and amendments).

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

Open Discussion on Zoning & Planning Issues of Concern

Staff Report

8 April 2015

This item is on the agenda, relative to discussing zoning and planning issues of concern. The following four issues of concerns are provided by staff for example and informational purposes only. It will be up to respective board, committee and town staff members present at Wednesday night's meeting to bring up and discuss, perhaps the following issues, but also many more that concern you, personally, and issues that you would like addressed, by staff or other board and committee members. This being said, and if your schedule permits, please make every effort to review the Zoning Ordinance O, in order to determine what zoning and planning issues of concern you, personally, would like to discuss at the Joint Meeting. NOTE: the most recent edition of the Zoning Ordinance has an orange cover, which reads: "Hudson Zoning Ordinance 2012 – Amendments Adopted up to and including March 2012."

I thank you in advance for your time in reading this staff report, as well as the other two included in this packet, and I look forward to meeting with you Wednesday night in the Buxton Meeting Room at 7:00 P.M. in Town Hall.

The four suggested zoning and planning issues of concern are as follows:

- 1) Presently, the Zoning Ordinance (hereinafter referred to as "ZO") does not include a definition for plastic/canvas structures, nor does the ZO include language regulating these structures. As I'm sure most of you are aware, these structures are becoming more and more prevalent, and building permits are being requested for same on an ever increasing basis. In regard to this matter, staff suggests that a definition be proposed for adoption, and that ordinance/regulatory language be adopted for same, relative to their proper construction, anchoring, size limits, setbacks and allowed onsite location (e.g., sheds are required to be located to the rear of dwellings).
- 2) Presently, the ZO provides in §334-6. Definitions, definitions for "**DWELLING UNIT**" and "**DWELLING UNIT, MULTIFAMILY**". However, no definition is provided for "**DWELLING UNIT, DUPLEX**" or just plain "**DUPLEX**" - because of this, and because no other descriptive language for a duplex exists in the ZO, in Hudson duplexes are not restricted to what one would traditionally consider a duplex. That is, two separate dwelling units, that at a minimum, must be joined by at least one adjoining garage or living quarters wall or something to this effect. Again, as previously stated, in Hudson, because no definition exists in the ZO, for duplexes, these types of dwelling units can (and have been) be permitted, having for a connection no more than an on-grade walkway between the two separated single-family dwelling structures. A creative loophole, at minimum, but definitely not a scenario anticipated or imagined by the providers of the duplex use in the Town of Hudson.
- 3) In addition to the above definition matter, over the past several months the Planning Board's ad hoc Land Use Regulations Review Committee has come to recognize many conflicting definitions between the Planning Board's Land Use Regulations and the ZO, and as such, it

has been determined, that this issue alone deserves separate attention by them and, perhaps, the Zoning Ordinance Review Committee (i.e., if created).

- 4) Sign ordinances (i.e., allowed signs, setbacks, size, etc.) are provided for in the ZO, and by virtue the Zoning Administrator has the permit granting authority to issue permits for signs that comply with said sign ordinances (i.e., as provided in §334-57) and the ZBA is the variance granting authority for proposed signs that do not comply the allowed sign sizes, locations or types. Yet, in the Planning Board's Site Plan Review regulations, there exists language, providing for this body's jurisdiction concerning signs. That is, §275-8.B.(13) of said Site Plan Review regulations reads:

§275-8.B.(13) The location, size and character of all signs or a note stating: "All signs are subject to the approval by the Hudson Planning Board prior to installation thereof."