



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH MAY 25, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, May 25, 2016 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. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. PUBLIC HEARINGS
- X. OLD BUSINESS/PUBLIC HEARINGS
- XI. DESIGN REVIEW PHASE
- XII. CONCEPTUAL REVIEW ONLY

- XIII. NEW BUSINESS/PUBLIC HEARINGS

A. Brookview Subdivision (FKA Breckenridge Estates)
SB# 04-16

50 Speare Road
Map 186/Lot 013

Purpose of Plan: to subdivide Tax Map 186/Lot 013 into eight (8) single-family residential lots with individual sanitary sewer disposal and individual well water.

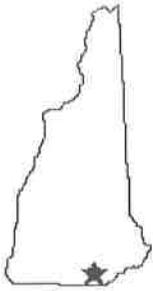
- XV. OTHER BUSINESS
- XVI. ADJOURNMENT

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 – 5-13-16



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**PUBLIC MEETING
TOWN OF HUDSON, NH
MAY 25, 2016
(Addendum#1)**

In addition to items already scheduled and posted for review at the May 25, 2016 Planning Board Meeting, the following item is scheduled to be heard:

XV. OTHER BUSINESS

A. Discussion on Planning and Economic Development Issues in Hudson.

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 – 05/19/16

Brookview OSD Subdivision (f.k.a. Breckenridge Estates) 50 Speare Road

Staff Report

25 May 2016

With too many revisions needed to the plans to warrant a public hearing Wednesday night, the applicant, in writing, respectfully requests for the board to consider postponing the initial public hearing on this proposed OSD Subdivision, date specific, to the June 8, 2016 Planning Board meeting. Please note, all of the direct abutters and those within 200 feet of the development site were notified of this request and new hearing date, place and time, via 1st class mail.

DRAFT MOTION:

I move, per the written request of the Applicant, to postpone the initial public hearing on the proposed Brookview OSD Subdivision, date specific, to the 8 JUN 2016 Planning Board meeting.

Motion: _____ Second: _____ Carried/Failed: _____

SITE: Breckenridge Estates -- 50 Speare Rd. -- Map 186/Lot013 -- SB# 04-16

ZONING: General (G) Minimum Lot Size w/out sewer and water 43,560 sf for a duplex and 43,560 sf (1 acre) for a single-family dwelling and 150 ft. of frontage.

PURPOSE OF PLAN: to subdivide Tax Map 186/Lot 013 into eight (8) single-family residential lots with individual sanitary sewer disposal and individual well water.

PLANS UNDER REVIEW ENTITLED: Open Space Development "Brookview Estates" Map 186 Lot 13, Speare Road, Hudson, New Hampshire, prepared by Jones & Beach Engineers, Inc. 85 Portsmouth Ave., PO Box 219, Stratham, NH, dated 10 JUL 15 and revised thru 18 DEC 16, consisting of Sheets 1 – 19 (CS, Y1 -Y2, OV1, A1 – A3, C1 – C4, P1, H1, X1 – X2, D1 – D3 & E1) and Notes 1 – 21 on Sheet A1 (said plans are attached hereto).

Discussion on Planning and Economic Development

Staff Report
25 May 2106

With the postponement of the Brookview OSD Subdivision hearing, this meeting's agenda is completely clear, except for this item. As such, there seems to be no time like the present to start delving into this highly important subject matter, i.e., Hudson's Economic Development Future. Per the initial discussion on this subject, which took place at the 11 MAY 16 Planning Board Meeting, Hooksett's Economic Development Plan Update was delivered to the BOS, together with the handout entitled: How to Develop a Strategic Economic Development Plan.

In regard to Hooksett's Economic Development Plan Update, although somewhat dated (i.e., being published in 2013, perhaps, the last year in which the "Great Recession" still gripped the U.S./New England/NH economies) there are important elements in it that need to be recognized if Hudson ultimately wants to develop such a plan for itself:

NOTE: before I list the elements below, I would like to emphasize, here, that the subject of municipal economic development, and the strategic plans that are developed to help implement same, is a vast library of work, and easily accessible via the internet. As such, please do not think that the provided Hooksett Plan is the only one we should draw upon for reference purposes. For example, included, herewith, is a full copy of the "Strategic Economic Plan for New Hampshire", prepared by the Business & Industry Association of New Hampshire.

1) **Mission Statement** –

The Hooksett Economic Development Committee's mission is to enhance the vitality of the local economy by retaining existing businesses, encouraging entrepreneurship and attracting new business to Hooksett, in support of the Town Council's effort toward the development of public policy and strategies that result in balanced and sustainable economic growth.

2) **Goals** –

- A. To establish a strong rapport with existing business to retain and encourage expansion within the Town of Hooksett.
- B. To promote the Town of Hooksett as a destination for new business.
- C. Provide support for the Town Council, planning and zoning boards projecting a welcoming and helpful image to the business and general community.
- D. Assist the Town Council with research and development of new business opportunities.
- E. Coordinate and seek out support for business development from local, state, and

regional organizations such as SNHPC, NH Department of Resources and Economic Development (NH DRED), and Metro-Center NH.

3) Objectives –

1. Establish an Ambassador Group to make monthly contacts with identified existing business to understand their needs and to provide assistance with retention and expansion activities.
2. Develop and refine website to include an economic development page describing Hooksett's planning and zoning process and assistance with partners such as NH DRED, SNHPC, and other business development agencies.
3. Maintain and update website to keep it current with changing Town policy and economic conditions.
4. Recommend economic development projects and opportunities to the Town Council.
5. Respond to requests from the Town Council regarding economic development issues and opportunities, such as use of the Old Town Hall, affordable housing and related economic development issues.
6. Recommend contractual relationships to complete specific economic development activities in support of the Town Planner and Administrator.
7. Develop with Town Planner printed materials describing business opportunities in Hooksett along with the process for navigating the planning and zoning process.

4) Strategies, Recommendations and Marketing the Community of Hooksett

Please note, when reading through Hooksett's Economic Plan, it is clear that the consultant hired by Hooksett, i.e., Southern New Hampshire Planning Commission (SNHPC), consulted with Town officials extensively in preparing the report. However, the subject Plan, itself, was drafted by SNHPC, of which Hooksett is a member community of this regional planning commission. The point, here, is that Hudson, if, in fact, it moves forward to draft its own Economic Development Plan, may want to consider hiring NRPC, with Hudson being a member community thereof.

At the meeting, staff will be prepared to talk more in-depth about this entire subject matter, but in the meantime, I've included, herewith (as cited-above), some additional bedtime reading for you in preparation for next Wednesday night's meeting: "Strategic Economic Plan for New Hampshire", prepared by the Business & Industry Association of New Hampshire. Please remember to bring this doc with you to the meeting, together with: "Hooksett's Economic Development Plan Update" the other hand-out from the 11 May 16 meeting: "How to Develop a Strategic Economic Development Plan".