

**MINUTES/DECISIONS OF THE PLANNING BOARD  
MEETING DATE: JANUARY 9, 2019**

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused Absence = E

Timothy Malley Chairman <u>  E  </u>	Jordan Ulery Vice-Chair <u>  X  </u>	William Collins Secretary <u>  X  </u>	Charlie Brackett Member <u>  X  </u>
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Dillon Dumont Member <u>  X  </u>	Ed Van der Veen Member <u>  X  </u>	Elliott Veloso Alternate <u>  X  </u>
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Roger Coutu Select. Rep. <u>  E  </u>	David Morin Alt. Select. Rep. <u>  E  </u>	Brian Groth Town Rep. <u>  X  </u>
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Meeting called to order at approximately 7:00 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

IV. SEATING OF ALTERNATES

Mr. Ulery seated as Chairman for Mr. Malley.  
Mr. Veloso seated as Member, not Alternate.

V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 14 November 18 Meeting Minutes – Decisions.

Mr. Collins moved to approve the 14 November 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. All in favor – motion carried.

- 12 December 18 Meeting Minutes – Decisions.

Mr. Collins moved to approve the 12 December 18 Meeting Minutes (as written/amended).

Motion seconded by Mr. Veloso. All in favor – motion carried.

VII. CASES REQUESTED FOR DEFERRAL

- A. 71 Derry Street Subdivision Plan  
SB# 13-18

71 Derry Street  
Map 166/Lot 001

Purpose of Plan: to depict the subdivision of one (1) existing parcel of land into two (2) new lots as shown on the plan. Application Acceptance & Hearing.

Mr. Collins moved to defer the subdivision application for 71 Derry Street, per the request of the applicant's representative, Steve Auger, Project Manager for Hayner/Swanson, Inc. in a letter to the Town Planner dated January 9, 2019, to the Planning Board meeting on February 13, 2019.

VIII. CORRESPONDENCE

- A. Discussion of building improvements at 6 Wentworth Drive with North Point Construction Management.

The presenters for this topic representing North Point Construction were Gary Thomas and Claire Mullane.

North Point Construction representative Mr. Gary Thomas gave a brief presentation on a building project that his company has been contracted to complete at 6 Wentworth Drive, Hudson. Mr. Thomas explained that the goal of the project was to raise approximately 30,000 sqft of existing roof line towards the rear of the building which will provide improved warehouse and office capabilities for his client. Mr. Thomas said that the footprint of the building would not change and added that the remaining square footage of the building would also remain unchanged. At the conclusion of Mr. Thomas's presentation Town Planner Brian Groth explained that this type of work did not trigger site plan review and that Mr. Thomas came before the board for informational purposes only. Seeing as no actionable items were addressed Planning Board members thanked Mr. Thomas and Ms. Mullane for their presentation and wished them success with the project.

- 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. Public Hearing of Proposed Amendments to Chapter 334 of the Hudson Zoning Ordinance.

Purpose of Proposed Amendments:

1. Article XIII A, Accessory Dwelling Units, §334-73.3, Provisions- H. Editorial change, to clarify how Accessory Dwelling Units are measured & O. Provisions-

to add verification of septic capacity for Accessory Dwelling Units prior to issuance of a building permit.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

2. Article II, Terminology, §334-6 Definitions: CORNER LOT; LOT, CORNER- Editorial change, to clarify definition of Corner Lots.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

3. Article III, General Regulations, § 334-14 Building Height – Editorial change, to replace the term “habitable” with “occupiable.”

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

4. §334 Attachment 1 - Table of Permitted Principal Uses- Move parking/garaging of commercial vehicles from Permitted Principal Uses to Permitted Accessory Uses and Editorial change, to add asterisk (\*) and note to table of permitted uses to direct readers to pertinent information.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

5. Article III, General Regulations, §334-10 & Article VI, Special Exceptions, §334-26. An update to last year’s amendment, to limit mixed or dual use to Business and Industrial Zones and amend frontage requirements, and to delete §334-26 in entirety as it is irrelevant.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Dumont. All in favor – motion carried.

6. Article IV, Establishment of Districts, §334-18 D, Districts described- Editorial change to match district definition with actual permitted uses.

Mr. Veloso moved to recommend the zoning amendment as presented. Motion seconded by Mr. Van der Veen. All in favor – motion carried.

XVI. OTHER BUSINESS  
XVII. ADJOURNMENT

Motion to adjourn by Mr. Veloso. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 7:31 p.m.

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William Collins  
Secretary