



TOWN OF HUDSON

Planning Board

George Hall, Chairman

Rick Maddox, Selectmen Liaison



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

MEETING MINUTES December 9, 2015

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

Members

Present: Bill Collins, Charles Brackett, Jordan Ulery, Richard Maddox (Selectmen's Representative),

Members

Absent: George Hall (excused), Tim Malley (excused), Glenn Della-Monica (excused), Marilyn McGrath (Alternate Selectmen's Representative) (excused)

Alternates

Present:

Alternates

Absent:

Staff

Present: Town Planner John Cashell

- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES
- IX. ZBA INPUT ONLY
- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS

- A. Amend the Official Zoning Map of the Town of Hudson by re-zoning from Industrial (I) that portion of Tax Map 156, Lot 063, 1 Elmwood Drive, (a.k.a. Elmwood Village Condominiums and Townhomes Hudson, NH) to Business (B); thereby, rezoning said Lot 063, in its entirety, including all of the dwelling units and associated 16.77 acre parcel, to the B zoning district.

Mr. Brackett moved to approve for the 2016 Town Warrant, the re-zoning petition to amend the Official Zoning Map of the Town of Hudson by re-zoning that portion of

Tax Map 156, Lot 063, 1 Elmwood Drive, (a.k.a. Elmwood Village Condominiums and Townhomes Hudson, NH) zoned Industrial (I) to

Business (B); thereby, rezoning said Lot 063, in its entirety, including all of the dwelling units and associated 16.77 acre parcel, to the B zoning district.

Motion seconded by Mr. Ulery. All in favor- motion carried.

- B. Amend the Official Zoning Map of the Town of Hudson by re-zoning from Business (B) to Town Residential (TR) those parcels of land generally located along the west side of Webster St., between the intersection of Federal St. & Webster St. and Daw St. & Webster St.

Mr. Collins moved to approve for the 2016 Town Warrant, the proposed amendment to the Official Zoning Map of the Town of Hudson by re-zoning from Business (B) to Town Residential (TR) those parcels of land known as:

Tax Map 165, Lot 040, 108 Webster St.,
Tax Map 165, Lot 041, 2 Merrimack St.,
Tax Map 165, Lot 042, 6 Merrimack St.,
Tax Map 165, Lot 039, 100 Webster St.,
Tax Map 165, Lot 038, 1 Kenyon St.,
Tax Map 165, Lot 037, 3 Kenyon St.,
Tax Map 165, Lot 006, 4 Kenyon St. ,
Tax Map 165, Lot 005, 94 Webster St.,
Tax Map 165, Lot 004, Gambia St. ,
Tax Map 165, Lot 003, Gambia St. ,
Tax Map 165, Lot 002, 88 Webster St. ,
Tax Map 165, Lot 001, 78 Webster St.
Tax Map 173, Lot 024, 70 Webster St.
Tax Map 173, Lot 010, 64 Webster St.
Tax Map 173, Lot 009, 60 Webster St.
Tax Map 173, Lot 008-002, 58 Webster St.
Tax Map 173, Lot 008-001, 56 Webster St.
Tax Map 173, Lot 008, 52 Webster St.
Tax Map 173, Lot 007, 50 Webster St.

These parcels are generally located along the west side of Webster St., between the intersection of Federal St. & Webster St. and Daw St. & Webster St.

Motion seconded by Mr. Brackett. Motion carried 3-1-0.

- C. Amend § 334-18. Districts., Sub-sections F. & G., by adding to line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

Mr. Ulery moved to approve for the 2016 Town Warrant, the proposed zoning amendment to Amend §334-18. Districts., Sub-sections F. & G., by

adding to line 2 of each of these sections the zoning designation "TR" (meaning Town Residential) after the zoning designation "R-2" and before the zoning designation "B".

Motion seconded by Mr. Brackett. All in favor- motion carried.

- D. Orchard at Nottingham (OSD) Subdivision Map 231/Lot 053
SB# 09-15 90 Gowing Road

Purpose of plan: (I) confirm and ratify the acceptance and approval of the plan granted by the Planning Board on January 14, 2015, since the Special Exceptions for work within wetland buffers were obtained after acceptance and approval of said Plan. (II) Amend said approved Plan to remove the RV and vehicle gravel parking proposed for Open Space Parcel "B". Application Acceptance & Hearing.

Mr. Collins moved, per the Applicant's written request, to postpone the public hearing for the Orchard at Nottingham 16-Lot OSD Subdivision application, date specific, to the January 13, 2016 Planning Board meeting.

Motion seconded by Mr. Brackett. All in favor- motion carried.

- E. Hudson Hilltop Self-Storage Expansion Map105/Lot 017
SP# 11 – 15 22 Brady Drive

Purpose of Plan: to depict the improvements associated with the expansion of the existing self-storage facility which includes three 9,900 sf buildings, parking and access drive. Application Acceptance & Hearing.

Mr. Collins moved, per the Applicant's written request, to postpone the public hearing for the Hudson Hilltop Self-Storage Facility Site Plan application, 22 Brady Drive, Map 105/Lot 01716-Lot, date specific, to the January 13, 2016 Planning Board meeting.

Motion seconded by Mr. Brackett. All in favor- motion carried.

- XV. OTHER BUSINESS
XVI. ADJOURNMENT

Motion to adjourn by Mr. Brackett. Seconded by Mr. Collins. All in favor – motion carried.

Meeting adjourned at 8:08 p.m.

William Collins
Member