



TOWN OF HUDSON

Planning Board

George Hall, Acting Chairman

Rick Maddox, Selectmen Liaison



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MEETING MINUTES January 28, 2015

- I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL

Members

Present: George Hall, Glenn Della-Monica, Tim Malley, Ken Massey, Bill Collins, Richard Maddox (Selectmen's Representative), and Nancy Brucker (Alternate Selectmen's Representative)

Members

Absent: Marilyn McGrath (excused)

Alternates

Present: Jordan Ulery, Charles Brackett, Cheryl Cummings

Alternates

Absent: None

Staff

Present: Town Planner John Cashell.

- IV. SEATING OF ALTERNATES

Mr. Brackett seated for Ms. McGrath.

- V. ELECTION OF OFFICERS

Mr. Della-Monica moved to nominate Mr. Hall as Chairman. There being no other nominees, Mr. Massey moved to close nominations and to elect Mr. Hall as Chairman by acclamation. Motion seconded by Mr. Brackett. Vote: 6-0-1 Motion carried.

Mr. Massey moved to nominate Mr. Della-Monica as Vice-Chairman. There being no other nominees, Mr. Massey moved to close nominations and to elect Mr. Della-Monica as Vice-Chairman by acclamation. Motion seconded by Mr. Brackett. Vote: 6-0-1— Motion carried.

Mr. Massey moved to nominate Mr. Malley as Secretary. There being no other nominees, Mr. Massey moved to close nominations and to elect Mr. Malley as Secretary by acclamation. Motion seconded by Mr. Brackett. All in favor – motion carried.

VI. MINUTES OF PREVIOUS MEETING(S)

- A. 11-12-14 Minutes - 01-28-15 Packet.

Mr. Della-Monica moved to approve the 11-12-14 Planning Board Minutes as amended. Motion seconded by Mr. Massey. All in favor – motion carried.

- B. 12-10-14 Minutes - 01-28-15 Packet

Minutes deferred to the next meeting.

- C. 01-14-15 Minutes - 01-28-15 Packet

Minutes deferred to the next meeting.

VII. CASES REQUESTED FOR DEFERRAL

VIII. CORRESPONDENCE

- A. 34A Old Derry Rd. – Request of Commercial Use Change.

Mr. Della-Monica moved to grant the waiver – HTC 275-6 – Site Plan Review – for the proposed use change at 34a Old Derry Road, Map

122/Lot 010, i.e. from computer sales and service to used vehicle sales, taking into consideration the following findings:

- i. The existing building at 34 Old Derry Rd., located in a G zoning district, is a long-established, multi-tenant/multi-use commercial/industrial building;
- ii. Said building presently includes other commercial uses, e.g., a small engine repair and sales shop, an auto repair shop, and a motorcycle repair and sales shop;
- iii. There are similar buildings, with similar commercial uses located along Old Derry Road;
- iv. The proposed auto sales use, in its limited scale is not out of character with its surroundings, i.e., limited to 2 vehicles for sale displayed within the existing parking lot, and setback from the edge of roadway pavement at least 15 ft., as provided in §334-21.A. of the Zoning Ordinance, and 4 vehicles displayed for sale inside the building, and
- v. The proposed use does not include a building expansion or site alteration, including no need to screen the premises;

and as such, the granting of this waiver is not contrary to the spirit and intent of the Site Plan regulations.

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

- 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

- XVI. OTHER BUSINESS
 - A. §334-16.1. Site Plan Approval – Discussion on Site Plan Review Requirements Pertaining to Changes of Use and General Discussion on Zoning Ordinances.

Mr. Massey moved to allow Building and Zoning to continue as it currently operates. Motion seconded by Mr. Della-Monica. Vote: 6-0-1 (CB) abstained – motion carried.

 - B. Discussion on Updating the Planning Board's Land Use Regulations.

Mr. Della-Monica moved for the Planning Board Chair to appoint an ad hoc Land Use Regulations Review Committee Chair, and for said Committee to consist of at least 2 volunteer members of the Planning Board, i.e., in addition to its appointed Chair, and for the Town Planner to provide staff assistance and schedule/post the meetings for said Committee. Motion seconded by Mr. Collins. Vote: 5-2-0 (RM, KM) opposed. Motion carried.

Mr. Della-Monica moved for the above-cited ad hoc Land Use Regulations Review Committee to be charged with the task of reviewing the Land Use Regulations, in its entirety, and to report back to the full Planning Board in 6 months with its findings for action (i.e., any proposed Land Use Regulations edits and amendments). Motion seconded by Mr. Collins. Vote: 5-2-0 (RM, KM) opposed. Motion carried.

 - C. Discussion on Scheduling a Joint Meeting of the Zoning Board of Adjustment (ZBA) and the Planning Board.

Mr. Maddox moved for the Board to invite the ZBA to a Joint Workshop Meeting with the Planning Board on April 22, 2015. Motion seconded by Mr. Massey. All in favor – motion carried.

XVII. ADJOURNMENT

Motion to adjourn by Mr. Massey. Seconded by Selectman Maddox. All in favor – motion carried.

Meeting adjourned at 8:34 p.m.

Timothy Malley
Secretary