

## **TOWN OF HUDSON**

# Planning Board

Vincent Russo, Chairman

Rick Maddox, Selectmen Liaison



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## PUBLIC MEETING TOWN OF HUDSON, NH NOVEMBER 9, 2011

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, November 9, 2011 at 7:00 p.m. in the "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)

A. 11-03-10 Minutes - 11-09-11 Packet
B. 03-02-11 Minutes - 03-23-11 Packet
C. 05-25-11 Minutes - 06-22-11 Packet
D. 06-22-11 Minutes - 07-27-11 Packet
E. 08-10-11 Minutes - 09-14-11 Packet

- VI. CORRESPONDENCE
- VII. PERFORMANCE SURETIES
- VIII. ZBA INPUT ONLY
- IX. PUBLIC HEARINGS:

The following proposed amendments pertain to the Zoning Ordinance

- A. **Amend** § 334-16. Building permits. [**Amended 3-10-2004**] Sub-section A. of the Zoning Ordinance to read as follows (Note: for each of the following amendments added language is shown in bold-underlined print and deleted language is shown in bold-strikethrough print):
  - A. Exemptions. Building permits shall not be required for the following: Accessory structures, such as mailboxes, doghouses, birdbaths, ornamental landscaping features, swing sets, children's playhouses, clotheslines, fences six eight feet or less in height and other similar types of structures which by custom and reason, in the opinion of the Building Inspector, do not require building permits. [Amended 3-14-1995 by Amdt. No. 8]

- B. **Amend** § 334-16.C.(2)(d) to read as follows:
  - (d) "Multifamily residential buildings shall have an average a minimum per-unit size of 750 square feet."
- C. **Amend** Table of Permitted Accessory Uses Footnote 1 to read as follows:
  - <sup>1</sup>= See § 334-12**F**  $\underline{\mathbf{I}}$  of this chapter for additional requirements.

The following proposed amendments pertain to the Planning Board's Land Use Regulations.

- A. **Amend** § 193-10(I) Driveways to read as follows:
  - (I) Shared driveways are not allowed <u>unless approved by the Planning</u> Board.
- B. **Amend** § 275-6. K. General requirements. [Amended 4-9-1986 by Amendment No. 86-1] to read as follows (added language shown in bold-underlined print):
  - K. Require suitably located travelways of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air and access for fire-fighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system. <u>Unless otherwise permitted by the Planning Board, proposed cul-de-sac travelways shall comply with the design and construction criteria set forth in § 289-18.B., Cul-de-sac roads, of these regulations.</u>

#### X. OLD BUSINESS/PUBLIC HEARINGS

A. Jarry Subdivision (Re-submittal) Map 207/Lot 8 & 4 SB# 09-11 Bush Hill Road

The purpose of this plan is to consolidate existing Map 207; Lot 8 and Map 207;Lot 4, then resubdivide to create two conventional lots (proposed Map 207;Lot 4 and proposed Map 207;Lot 8-1) and seventeen residential open space lots (proposed Map 207; Lots 8-2 through 8-18) with two open space lots (proposed Map 207;Lots 8 & 8-19. The two proposed conventional residential lots (Map 207; Lots 4 & 8-1) are not part of the open space development/association and are not subject to the

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open space declaration of covenants and restrictions. Application Acceptance & Hearing.

XI. DESIGN REVIEW PHASE

XII. CONCEPTUAL REVIEW ONLY

### XIII. NEW BUSINESS/PUBLIC HEARINGS

A. Central Street Restaurant SP# 09-11

Map 160/Lot 105 297 Central Street

The subject project proposes to construct a 2,400 square foot, 100 seat restaurant (with bar) and associated parking, landscaping, storm water management provisions and other site improvements. Application Acceptance & Hearing.

XIV. OTHER BUSINESS XV. 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 – 10-28-11