



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Roger Coutu, Selectmen Liaison

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

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: JANUARY 8, 2020

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <input checked="" type="checkbox"/>	Jordan Ulery Vice-Chair <input checked="" type="checkbox"/>	William Collins Secretary <input checked="" type="checkbox"/>	Charlie Bracket Member <input type="checkbox"/>
Dillon Dumont Member <input checked="" type="checkbox"/>	Ed Van der Veen Member <input checked="" type="checkbox"/>	Elliott Veloso Alternate <input type="checkbox"/>	Roger Coutu Select. Rep <input type="checkbox"/>
Marilyn McGrath Alt. Select. Rep. <input checked="" type="checkbox"/>	Brian Groth Town Rep. <input checked="" type="checkbox"/>		



- I. CALL TO ORDER BY CHAIRPERSON AT 7:01 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Ms. McGrath seated for Mr. Coutu.

V. MINUTES OF PREVIOUS MEETING(S)

- 11 December 19 Meeting Minutes – Decisions

Mr. Dumont moved to accept the 11 December 19 Meeting Minutes.

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

VI. NEW BUSINESS

- B. Driveway Waiver request
WR# 01-20

15 Sunshine Drive
Map 149/Lot 006

Purpose of Request: to waive the requirements of item §193-10.C – Establishment of grades. Waiver Acceptance & Hearing.

Ms. McGrath voted to grant a waiver from §193-10.C of the Driveway Regulations – Establishment of Grades, to allow driveway grades of up to 14%,

based on the Board's discussion, the Town Engineer, the testimony of the Applicant, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Van der Veen. All in favor – motion carried.

VII. OTHER BUSINESS

A. Zoning Amendments

1. Wetland Conservation Overlay District; Article IX, Wetland Conservation District; to establish a Conditional Use Permit process to protect wetlands and wetland buffers.

Chairman Malley opened the public input portion of the hearing at 7:25pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 7:25pm.

Mr. Van der Veen moved to amend §334-35A(3a) from “Wetlands over 500 square feet in area” to read “Wetlands & Surface Waters” and to delete sub-items a, b and c of 334-35.A.3.

Motion seconded by Ms. McGrath. All in favor – motion carried 6/0/0.

Ms. McGrath moved to schedule a public hearing on January 22, 2020, for an amendment to the Wetland Conservation Overlay District; Article IX, Wetland Conservation District.

Motion seconded by Mr. Van der Veen. All In favor – motion carried 6/0/0.

2. Duplexes; Article II, Terminology, §334-6 Definitions: DUPLEX; to clarify definition of Duplex buildings; Attachment 4, Table of Minimum Dimensional Requirements, to require greater lot size for duplexes than single-family homes.

Chairman Malley opened the public input portion of the hearing at 8:01pm, seeing no one in the audience, Malley closed the public input portion of the hearing at 8:01pm.

Citing a concern that increasing the lot size requirement for duplexes may negatively affect the affordability of such units, Mr. Van der Veen moved to remove the proposed changes to the Table of Minimum Dimensional Requirements from the zoning amendment.

Motion seconded by Mr. Ulery. Motion carried 4/2/0. McGrath opposed to revision because she felt the increased lot size is appropriate, Dumont voted in opposition although he voiced support for the revision.

Mr. Ulery moved to schedule a public hearing on January 22, 2020, for an amendment to the §334-6 Definitions: DUPLEX; to clarify definition of Duplex buildings.

Motion seconded by Ms. McGrath. All in favor – motion carried 6/0/0.

Motion seconded by Mr. Ulery. Motion carried – 4/2/0.

3. Building Height in Industrial Zones; Article III, General Regulations, § 334-14 Building Height; to include Map 251 Lot 1, “BAE Systems” in the allowance for 50-foot building height in select industrial zones.

Due to her status as an abutter, Ms. McGrath recused herself for this agenda item (re-seated at 7:30 P.M.)

Mr. Ulery moved to schedule a public hearing on January 22, 2020, for an amendment to the §334-14 “Building Height” to include Map 251, Lot 1, “BAE Systems” as presented.

Motion seconded by Mr. Dumont. All in favor – motion carried 5/0/0.

4. Hearings on Applications; §276-5 Hearing on Applications; to revise this regulation in accordance with state law and Town practices, to clarify the distinction between direct and indirect abutters, and to recognize technological advancements and restrictions of print media’s ability to inform the general public in Hudson.

Mr. Collins moved to schedule a public hearing on January 22, 2020, for an amendment to the §276-5 “Hearing on Applications.” as presented.

Motion seconded by Mr. McGrath. All in favor – motion carried 6/0/0.

[note: due to public notification requirements, the Town Planner reported to the Board at the 01/22/2020 meeting, that this public hearing will need to be held at the 02/12/2020]

VIII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Van der Veen. All in favor – motion carried.

Meeting adjourned at 8:23 p.m.

William Collins, Secretary

*Mr. Ulery moved to accept the minutes/decisions on 2/26/20.
Motion seconded by Mr. Van der Veen. All in favor – Motion carried*