



TOWN OF HUDSON

Planning Board

Timothy Malley, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING – JANUARY 12, 2022

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, **January 12, 2022 at 7:00 p.m.** in the “Buxton 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. OLD BUSINESS

- A. MacThompson Site Plan
SP# 12-21

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site to include business or professional office, retail business and personal service establishment, and eating & drinking establishment. Application acceptance & hearing.

- B. Zoning Amendment hearing continued: To amend the Table of Permitted Uses to separate Distribution Facilities from Self-Storage and Warehouses, and to restrict Distribution Facilities to Industrial Zones.

VI. NEW BUSINESS

- A. Stuart Street Change of Use
SP# 15-21

7 Stuart Street
Map 234/Lot 048

Purpose of Plan: to change the use of the southerly building on the property from a dog training facility to a residential home [Variance granted by the ZBA on 12/09/21].

- B. Roystan 5-Lot Subdivision Plan
SB# 08-21

10 Caldwell Road
Map 194/Lot 002

Purpose of Plan: to show the proposed subdivision of the existing 34.65-acre lot into five residential lots.

- C. Petitioned Zoning Amendments Public Hearing

- i. To amend the Table of Permitted Uses to remove wholesale, warehouse, self-storage mini-storage and distribution facility from the permitted uses under Industrial, General and General-1 zones.

- ii. In places where a 50-foot building height is allowed, to add a minimum 400-foot setback from residential zones for buildings exceeding 38-feet, with an additional 10-feet of setback for every 100,000 square feet of building footprint.
- iii. To amend the land use regulations to increase the buffer for commercial & industrial development in General and General-1 zones from 200-feet to 400-feet between commercial or industrial development and a residential use or zone
- D. Zoning Amendment Public Hearing: To amend the Table of Permitted Uses to separate and define several types of Distribution Facilities and Warehouses, and to restrict said uses to Industrial Zones.

VII. ADJOURNMENT

Comments may be submitted in writing until 10:00 a.m. on the Tuesday prior to the day of the meeting.

Brian Groth
Town Planner

POSTED: Town Hall, Library, Post Office & Web – 12/29/21