



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

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MINUTES/DECISIONS OF THE PLANNING BOARD

MEETING DATE: DECEMBER 28, 2022

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>E</u>	Ed Van der Veen Vice-Chair <u>X</u>	Dillon Dumont Secretary <u>X</u>	Jordan Ulery Member <u>X</u>
James Crowley Member <u>X</u>	Brian Etienne Member <u>X</u>	Michael Lawlor Alternate <u>E</u>	Victor Oates Alternate <u>X</u>
George Hall Alternate <u>X</u>	Bob Guessferd Select. Rep <u>X</u>	Dave Morin Alt. Select. Rep. <u>E</u>	Brian Groth Town Rep. <u>X</u>

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
Mr. Van der Veen seated as Chairman.
Mr. Hall seated for Mr. Malley.

- V. MINUTES OF PREVIOUS MEETING(S)
 - 14 December 2022 Meeting Minutes

Mr. Ulery moved to approve the December 28, 2022 minutes.
Motion seconded by Mr. Etienne. Motion carried 6/0/1 (Crowley abstained).

- VI. CORRESPONDENCE
None.

- VII. NEW BUSINESS

- A. Boyd Farm Subdivision
SB# 10-22

19 Boyd Road
Map 106/Lot 044

Purpose: to subdivide Map 106/Lot 044 into two residential lots accessed by a shared driveway.
Application acceptance & hearing.

Mr. Ulery moved to defer to the subdivision application, SB# 10-22 Boyd Farm Subdivision, to date certain, January 25, 2023.

Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.

VIII. OTHER BUSINESS

A. 2023 Planning Board Meeting Dates

The Board reviewed the tentative list of 2023 regular meeting dates, which lists the 2nd and 4th Wednesday of each month, and with the months of November and December having only one meeting in accordance with past practices. Town Planner Groth noted that for the past several years the Board has met more than the tentative schedule projects, due to caseload. Therefore the schedule should be considered tentative and subject to change as circumstances require.

Mr. Crowley moved for the inclusion of other business Planning Board “Other Business – Planning Board Remarks” agenda item for all future 2023 Planning Board meetings similar to the Board of Selectman “Other Remarks” agenda item. Motion seconded by Mr. Dumont for discussion.

Town Planner Groth noted that the motion proposes to change the agenda structure which requires a change to the by-laws, not the annual tentative schedule currently under review, therefore the motion is not germane to the 2023 Planning Board Meeting Dates document.

Vice Chair Van der Veen asked if the intent would be that people would submit a comment or question in advance to the Town Planner and Planning Board Chairman. Mr. Crowley said that’s a good idea.

Mr. Ulery noted that the motion to change the agenda structure would require a change in the bylaws, and that the ability to discuss items can be put in the agenda today without any changes.

Mr. Etienne sought clarification on the intent of the motion. Mr. Etienne and Mr. Oates wondered if a “how to” document would address Mr. Crowley’s concern.

Town Planner Groth noted that presently, anyone can write to the Planning Board today, and it would be placed on the agenda under Correspondence. The Board would not need to be change the bylaws as this ability is already available. It was also noted that the Planning Department is always accessible by the public, fielding questions and concerns on a daily basis.

Motion failed 1/6/0. (Van der Veen, Guessferd, Dumont, Ulery, Etienne, Hall opposed)

B. Zoning Amendment Discussion, schedule dates for public hearings.

Town Planner Groth presented the Planning Board amendment, the Petition Amendment and their relationship. While the two amendments “overlap” that do not interfere with either’s intent.

The Board’s amendment to the Table of Permitted Principal Uses is to “dissect” the use category E.8 into multiple new categories. The concern is that the current E.8 category includes use with very different land use characteristics into one use classification. For instance, a self-storage facility clearly has different land use impacts than a distribution facility. However, since they are the same category (E.8), site plan approval would not necessarily be required if a self-storage facility changed into a distribution facility. §334-16.1 “Site Plan Approval” change of use requires site plan approval from the Planning Board, where a change of use occurs when the use of land or building is changed from one category to another. Conversely, if there is no category change, site plan approval is not required under §334-16.1.

Under the Petition Amendment, the commentary proposes prohibiting warehouses and distribution centers entirely from G and G-1 zones while the Warrant Article language provides an additional

level of detail: only warehouses and distribution facilities larger than 100,000 square feet would be removed from the G and G-1 zones, presumably allowing these uses in the G and G-1 zones if they are 100,000 square feet or less. Since the warrant article would be the ballot item and provides more detail, staff believes its effect would prevail over that of the commentary language.

Mr. Groth then detailed how the two amendments could co-exist and touched on the broader conversation around the future of the G & G-1 zones to be had following the Master Plan Update and the establishment of a zoning review subcommittee.

He then presented the calendar and timing requirements for scheduling a public hearing. The Board discussed the proposed Zoning Amendments and hearing dates.

a) Planning Board amendment (additions in bold/underline, deletions in strikethrough):

	Districts						
	R-1	R-2	TR	B	I	G	G-1
E. INDUSTRIAL USES							
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boats	N	N	N	N	P	P	P
<u>8. Distribution facility</u>	N	N	N	N	P	P	P
<u>9. Warehouse</u>	N	N	N	N	P	P	P
<u>10. Wholesale</u>	N	N	N	N	P	P	P
<u>11. Self-storage; includes commercial parking of recreational vehicles, buses and/or boats</u>	N	N	N	N	P	P	P
<u>12. Heating fuel storage and sales</u>	N	N	N	N	P	P	P
<u>13. Contractor’s yard or landscaping business</u>	N	N	N	N	P	P	P
<u>14. Transportation or freight terminal</u>	N	N	N	N	P	N	N

Mr. Ulery asked to add the word “commercial” in between “includes” and “parking” in proposed category E.11. No members objected to the addition, agreement expressed verbally and with head nods.

Mr. Etienne moved to hold a public hearing on this Planning Board amendment to the Table of Permitted Principal Uses, date certain, January 11, 2023.

Motion seconded by Mr. Ulery. All in favor – motion carried 7/0/0.

b) Petition Amendment (additions in bold/underline, deletions in strikethrough):

	Districts						
	R-1	R-2	TR	B	I	G	G-1
E. INDUSTRIAL USES							
8. Wholesale, warehouse, self-storage mini-warehouse, or distribution facility; includes parking of recreational vehicles, buses and/or boats	N	N	N	N	P	P	P
<u>8. Distribution facility or warehouse less than 100,000 square feet</u>	N	N	N	N	P	P	P

<u>9. Distribution facility or warehouse greater than 100,000 square feet</u>	N	N	N	N	<u>P</u>	<u>N</u>	<u>N</u>
<u>10. Wholesale, self-storage; includes parking of recreational vehicles, buses and/or boats</u>	N	N	N	N	P	P	P
11. Heating fuel storage and sales	N	N	N	N	P	P	P
12. Contractor's yard or landscaping business	N	N	N	N	P	P	P
13. Transportation or freight terminal	N	N	N	N	P	N	N

Mr. Crowley moved to hold a public hearing on this petition amendment to the Table of Permitted Principal Uses, date certain, January 11, 2023.

Motion seconded by Mr. Guessferd. All in favor – motion carried 7/0/0.

IX. ADJOURNMENT

Mr. Etienne moved to adjourn. Motion seconded by Mr. Guessferd. Motion carried 7/0/0.

Meeting adjourned at 7:48 P.M.

Dillon Dumont
Secretary

Mr. Ulery moved to accept the minutes on 01/11/23.

Motion seconded by Mr. Etienne. Motion carried 6/0/1 (Malley abstained).

Note: Planning Board minutes are not a transcript. For full details on public input comments, please view the meeting on HCTV (Hudson Community Television).