



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman

Marilyn McGrath, Selectmen Liaison



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

PUBLIC MEETING TOWN OF HUDSON, NH OCTOBER 26, 2016

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, October 26, 2016 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. MINUTES OF PREVIOUS MEETING(S)
 - 1. 24 August 16 Meeting Minutes – Decisions
 - 2. 28 September 16 Meeting Minutes – Decisions

- VI. CASES REQUESTED FOR DEFERRAL
- VII. CORRESPONDENCE
- VIII. PERFORMANCE SURETIES

IX. ZBA INPUT ONLY

- A. Autumn Circle Water Main Extension
ZI# 03-16

300 Webster Street
Map 128/Lot 006

Purpose of Petition: To shift a previously approved water main extension from the Route 3A (Webster St.) right-of-way onto 300 Webster St., Map 128/Lot 006. This shift is request in order to avoid directional drilling under a historic stone cross culvert. The relocated water main will run through an abandoned railroad corridor, which is partially located within a 50-foot wetland setback.

- X. PUBLIC HEARINGS
- XI. OLD BUSINESS/PUBLIC HEARINGS
- XII. DESIGN REVIEW PHASE
- XIII. CONCEPTUAL REVIEW ONLY
- XIV. NEW BUSINESS/PUBLIC HEARINGS

XV. OTHER BUSINESS

- A. Review Proposed Zoning District Amendment off Ferry Street and Burnham Road – Conceptual Review Only.
- B. Review Zoning District Map for Potential Future Zoning District Amendments – Conceptual Review Only.
- C. Review Town Owned Parcels in the Vicinity of Central Street and Kimball Hill Road.

XVI. 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 – 10-14-16

Autumn Circle Water Main Extension ZBA Input Only

Staff Report
26 October 2016

SITE: 300 Webster Street -- Map 128/Lot 006 -- ZI# 03-16

ZONING: R-2

PURPOSE OF PETITION: To shift a previously approved water main extension from the Route 3A (Webster St.) right-of-way onto 300 Webster St., Map 128/Lot 006. This shift is request in order to avoid directional drilling under a historic stone cross culvert. The relocated water main will run through an abandoned railroad corridor, which is partially located within a 50-foot wetland setback.

PLAN UNDER REVIEW ENTITLED: Wetland Buffer Impact Plan Autumn Circle, Map 128 Lot 006 Webster Street, Hudson, NH, prepared by Keach-Nordstrom Associates, Inc. dated: 24 AUG 2016 (no revision date), consisting of Sheet 1 of 1, together with Notes 1 – 7 (said plans are attached hereto).

ATTACHMENTS:

1. ZBA Input Only Application, Project Narrative & Site Photos, date stamped 13 SEPT 2016 – Attachment “A”.
2. Con. Comm. ZBA Input Motion to Recommend a Wetland Special Exception, dated 26 SEPT 16 – “B”

OUTSTANDING ISSUES:

As described in the project narrative, this application involves the request to install a 1,000 lf water main through 2,435 ft² of a wetland buffer area, thereby, removing the water main from the original installation route that would have impacted an existing “historic” box culvert. Please refer to the attached Project Narrative “A”, together with the attached Plan for additional information on this ZBA Input Only application. NOTE: the proposed new route is within the boundary of a long abandoned trolley ROW and is above grade to the nearby wetland.

In regard to the above-described project, the Conservation Commission, conducted their required ZBA Input hearing, and voted unanimously in favor of recommending to the ZBA the granting of this Wetland Buffer Impact Special Exception. Please see the Con. Comm’s. Motion to Recommend a Wetland Special Exception “B”, which includes 2 BMP conditions.

APPLICATION TRACKING:

- 13 SEPT 16 – ZBA Input application submitted.
- 26 OCT 16 – ZBA Input Only hearing scheduled.

RECOMMENDATION:

For this ZBA Input Only hearing, staff recommends for the board to hear the Applicant’s presentation, and his answering of any questions and/or concerns, and conclude this hearing. DRAFT MOTIONS are provided below for the board’s consideration.

DRAFT MOTIONS:

I move to accept the ZBA "Input Only" application concerning the water main installation associated with Map 128 Lot 006 Webster Street, Hudson, NH , and its permanent impact on the associated wetland buffer.

Motion by: _____ Second: _____ Carried/Failed: _____>

I move for the Planning Board to forward the following "Input Only" recommendation to the ZBA, concerning the Wetland Buffer Impact associated with the water main installation for the Autumn Circle Subdivision, Map 128 Lot 006 Webster Street, Hudson:

From a planning perspective, the proposed alternate route for the installation of the water main to service the Autumn Circle Subdivision is apparently superior to that of the original route, in that the alternate route avoids impacting the structural integrity of the "historic" box culvert located within said original route, while the new installation route will impact only a small area of already disturbed (e.g. abandoned trolley ROW) wetland buffer.

Motion by: _____ Second: _____ Carried/Failed: _____.

"A"

August 29, 2016

Autumn Circle Water Main Extension
Route 3A (Webster Street)
Hudson, New Hampshire

Project Narrative

On December 10, 2014, the Hudson Planning Board voted to grant subdivision approval for the proposed Autumn Circle. Subsequent to that approval, the Hudson Board of Selectmen entered into an agreement with the former property owner to allow extension of municipal water main along Webster Street to serve the new project. The 1,000 linear foot water main extension along Webster Street required a directional drill under an existing historic stone culvert. The NHDOT has cautioned against the directional drilling effort, given the uncertainty of the depth of footing under the culvert. As an alternative, the project proponent has secured an easement from the owner of an adjacent parcel, Map 128; Lot 6. The water main will shift away from Webster Street in advance of the stone culvert, onto Lot 6. This is the site of abandoned trolley tracks and right-of-way. The water main will continue over Lot 6, over a culvert under the trolley bed, to Autumn Circle, thereby eliminating the need for directional drilling.

As shown on the attached Water Main Extension Plan, much of the extension route over Lot 6 is situated within the 50-foot wetland buffer. Much of this buffer area exists today as a gravel roadway, previously disturbed and maintained by ongoing farming efforts. The gravel surface will be rebuilt following utility installation. The total wetland buffer impact required is 2,435 square feet. No impacts to wetlands are required or proposed, therefore no permitting through the New Hampshire Department of Environmental Services is required.

The construction plans require that the contractor install silt fence back-to-back with silt socks along the entire limit of work. This will ensure no adverse impacts to the buffer outside the limit of work.

**ZBA INPUT ONLY
APPLICATION FOR REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE**



Date of Application: SEPTEMBER 12, 2016 Tax Map # 128 Lot # 6

Name of Project: AUTUMN CIRCLE

Zoning District: R-2 General Zoning ID# 03-11e
(For Office Use) (For Office Use)

ZBA Action: N/A

PROPERTY OWNER:

Name: WILSON FARMS OF NH, INC.
Address: 144 CHARLES BANCROFT HWY.
Address: LITCHFIELD, NH 03052
Telephone # 603-883-8900 (ITS ATTORNEY)
Fax # _____
Email: aprolman@prunierlaw.com (ITS ATTORNEY)

DEVELOPER:

PEARSON HUDSON NH, LLC
169 D.W. HIGHWAY
NASHUA, NH 03060
603-589-8800

scott.desantis@gmail.com

PROJECT ENGINEER

Name: PATRICK COLBURN (KNA)
Address: 10 COMMERCE PARK NO. STE. 3
Address: BEDFORD, NH 03110

Telephone # 603-627-2881
Fax # 603-627-2915
Email: pcolburn@keachnordstrom.com

PURPOSE OF PLAN:

The purpose of the plan is to shift a previously approved water main extension off the Route 3A (Webster St.) right-of-way and onto Lot 6 in order to avoid directional drilling under a historic stone cross culvert.
The relocated water main will be run through an abandoned rail road corridor, which is also partially within the 50-foot wetland setback. A Wetland Special Exception is required.

(For Office Use)

Plan Routing Date: _____ Plan Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____

(Initials)


Department:

_____ Zoning _____ Engineering _____ Assessor _____ Police _____ Fire _____ Planning
_____ Highway _____ Consultant Review _____ Fees Paid

APPLICATION FOR ZBA INPUT ONLY REVIEW
TOWN OF HUDSON, NEW HAMPSHIRE

I hereby apply for ZBA Input Only Review and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *ZBA Input Only* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s), by the filing of this application as indicated above, hereby give permission for any member of the Hudson Planning Board, the Town Engineer, the Conservation Commission and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  for Wilson Farms of NH, Inc.

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer: Scott DeSantis 9/12/2016
Hudson Pearson LLC

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

Technical Review Signature: _____
Planner Approval Signature: 

Twenty-one days prior to the scheduled Planning Board Meeting, a complete subdivision, or site plan application including all supporting materials/documents must be submitted in final form to the Town Planner's Office.

- ❖ Please schedule an appointment with the Town Planner for initial plan submittal.
- ❖ Revisions are due on Tuesday the week prior to the Planning Board deferral date by 10:00AM. Any application/materials received after that time will be deferred until the next available meeting date.

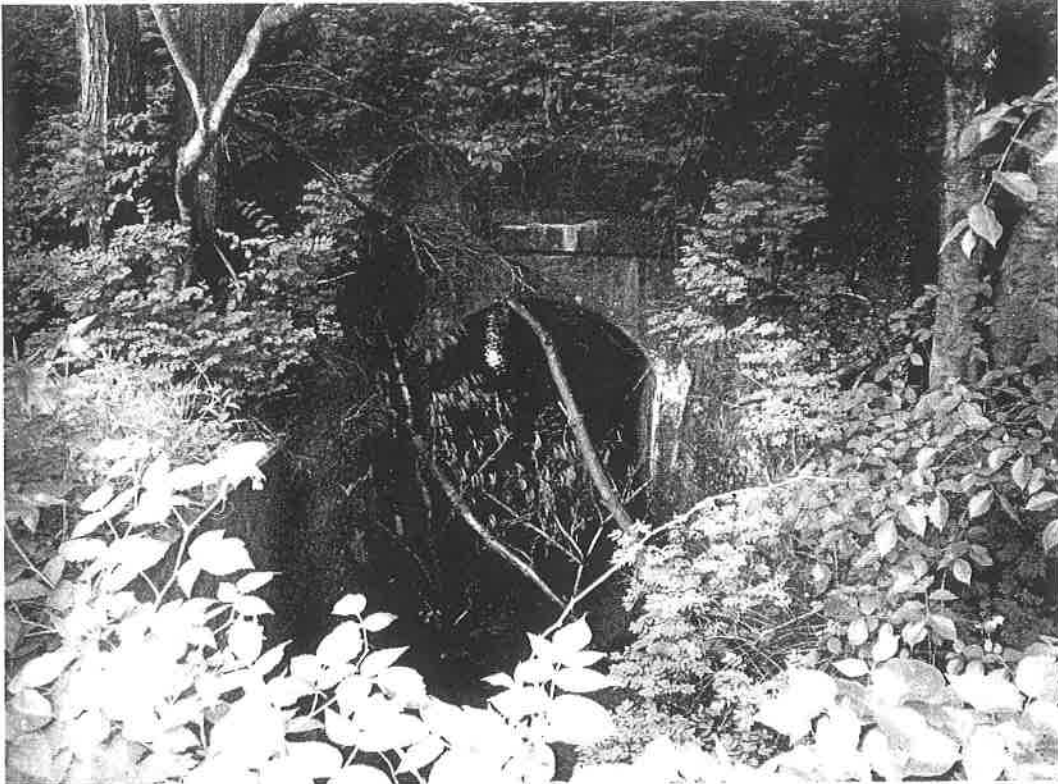


Photo #1 – Looking from Webster Street through the existing box culvert under the trolley right-of-way.

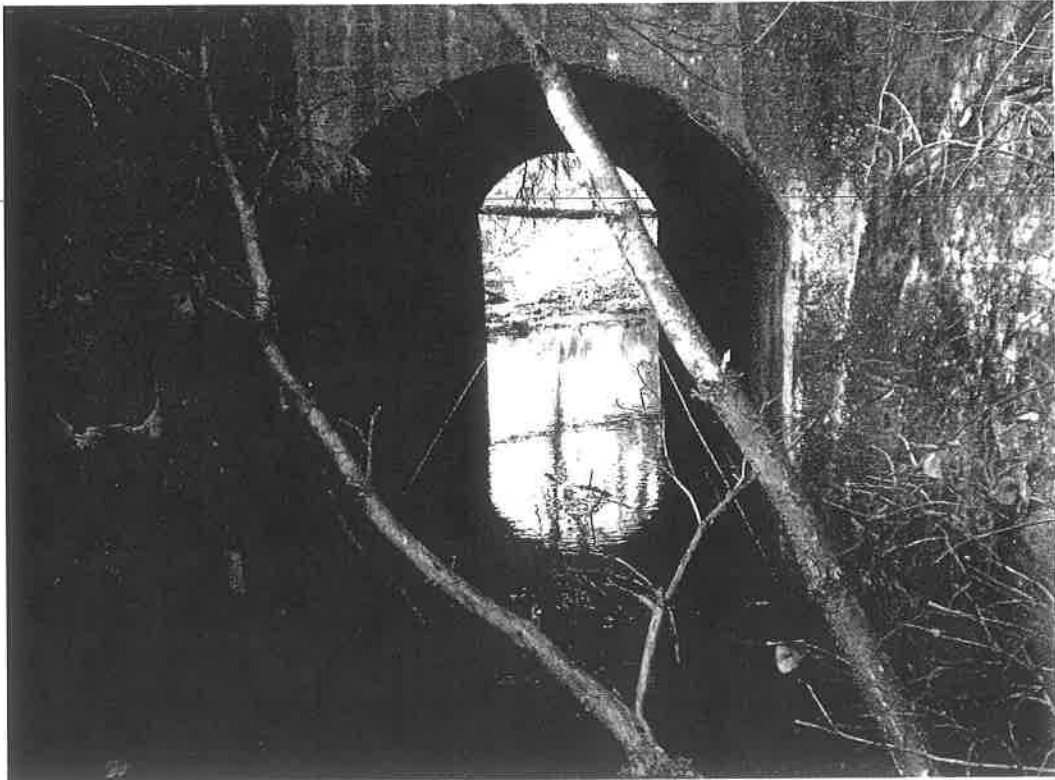
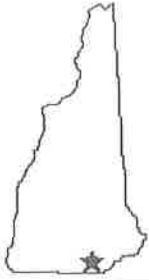


Photo #2 – Looking downstream through the existing culvert.



Photo #3 – Webster Street and Lot 6 along the water main route.



"B"



TOWN OF HUDSON

Conservation Commission

Ken Dickinson, Chairman

Pat Nichols, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

Motion to Recommend a Wetlands Special Exception

Date: September 26, 2016

Case: Autumn Circle Water Main Extension
300 Webster Street
Hudson, New Hampshire
Map 128, Lot 006-000

Description of work to be performed: The project proposes a water main extension which was to run along the Webster Street Right of Way and connect the proposed Autumn Circle Residential Subdivision be rerouted and instead cross over land currently owned by Wilson Farms of New Hampshire Inc. reference tax map 128, lot 006-000. This rerouting is required to avoid costly directional drilling efforts under an existing stone culvert along the Webster Street Right of Way. It is expected that the projected as presented will have a permanent wetland buffer impact of 2,435sf.

Members Present: Ken Dickinson, James Battis, Raimundo Matos, William Collins, and Randy Brownrigg

Conservation Members Stepping Down: None

Alternates Seated: None

Motion is to recommend approval of the Wetlands Special Exception Application filed by Scott Desantis for property owned by Wilson Farms of NH, Inc. This approval is for the permanent wetlands buffer impact of approximately 2,435 square feet as shown on the Wetland Buffer Impact Plan, Autumn Circle Map 128 lot 6, 12 Webster Street, Hudson, New Hampshire Hillsborough County. Project No: 16-0526-1 sheet 1 of 1 dated August 24, 2016 with the following stipulations.

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

Motion by: James Battis

Second by: Randy Brownrigg

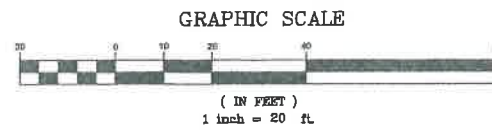
Vote: Favorable: 5 Unfavorable: 0 Abstaining: 0

Dissention Reason(s): None

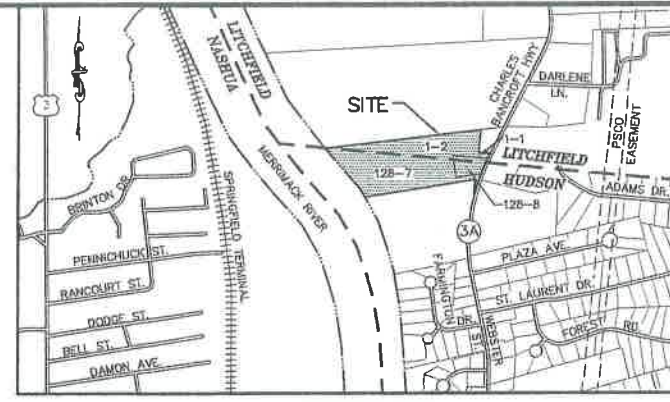
Approved,

A handwritten signature in cursive script that reads "Ken Dickinson".

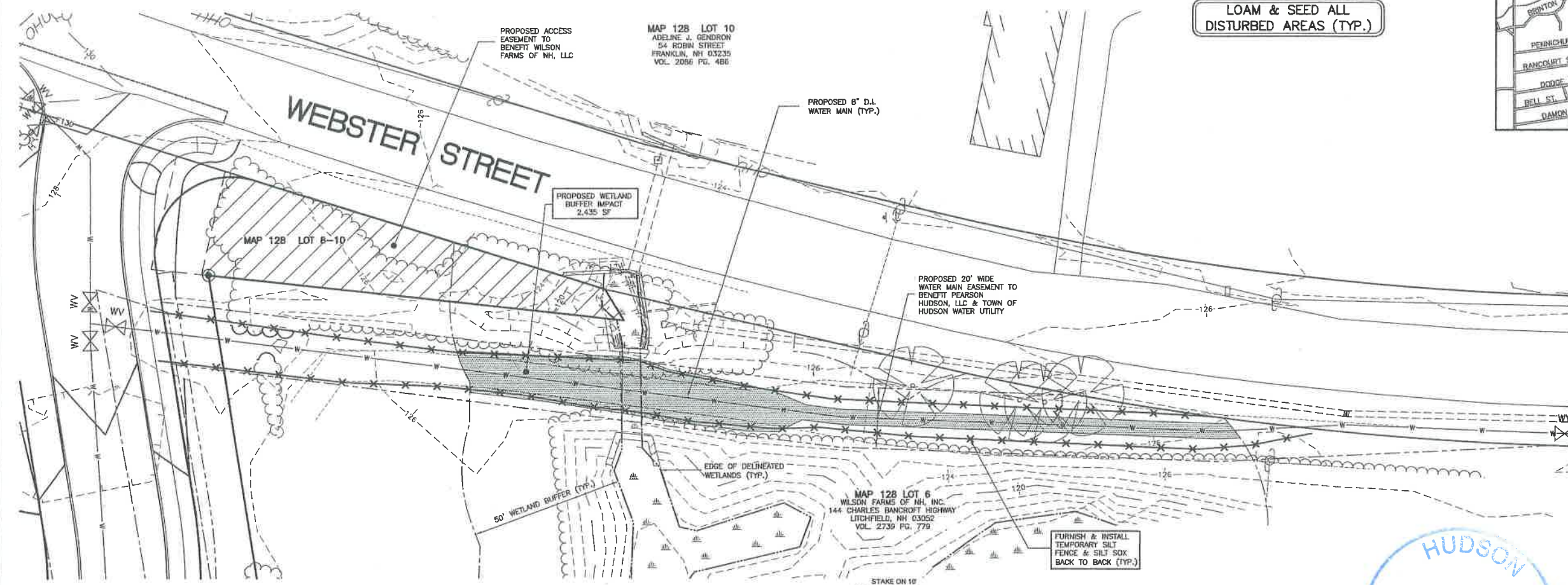
Ken Dickinson, Chairman



LOAM & SEED ALL DISTURBED AREAS (TYP.)



VICINITY MAP SCALE: 1" = 1,000'



- NOTES:**
- THE PURPOSE OF THIS PLAN IS TO DEPICT THE PROPOSED WETLAND BUFFER IMPACT ASSOCIATED WITH THE PROPOSED EXTENSION OF A WATER MAIN.
 - REFERENCE THIS PARCEL AS TOWN OF HUDSON TAX MAP 128 LOT 6.
 - THE SUBJECT PARCELS ARE SUBJECT TO THE FOLLOWING ZONING REQUIREMENTS:
 - MINIMUM LOT REQUIREMENTS:
 - LOT AREA 43,560 SF
 - LOT FRONTAGE 150 FT LOCAL W/OUT TOWN WATER & SEWER
 - MINIMUM BUILDING SETBACKS:
 - FRONT 30 FT LOCAL
 - FRONT 50 FT COLLECTOR
 - SIDE 15 FT
 - REAR 15 FT
 - TOTAL PERMANENT WETLAND BUFFER IMPACT = 2,435 SF
 - WETLAND MAPPING WAS PERFORMED BY THOMAS E. SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. ON 08/08/2016.
 - BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY PERFORMED BY THIS OFFICE BETWEEN MAY 2008 AND MAY 2014 WITH SUPPLEMENTAL TOPOGRAPHIC SURVEY CONDUCTED IN AUGUST 2016.
 - HORIZONTAL DATUM IS MAGNETIC 2008. VERTICAL DATUM IS NGVD 1928.

LEGEND

Symbol	WETLAND SYMBOL
Symbol	STONE BOUND FOUND
Symbol	IRON PIN FOUND
Symbol	DRILL HOLE
Symbol	STONE BOUND TO BE SET
Symbol	UTILITY POLE
Symbol	SIGN
Symbol	CATCH BASIN
Symbol	EXISTING PROPERTY LINE
Symbol	PROPOSED PROPERTY LINE
Symbol	WETLAND
Symbol	POST & RAIL FENCE
Symbol	BARBED WIRE FENCE
Symbol	OVERHEAD UTILITIES
Symbol	DRAINAGE LINE
Symbol	TREELINE
Symbol	ABUTTER LINE
Symbol	EDGE OF PAVEMENT
Symbol	10' CONTOUR
Symbol	2' CONTOUR
Symbol	EDGE OF GRAVEL
Symbol	BUILDING SETBACK
Symbol	PROPOSED 2' CONTOUR
Symbol	PROPOSED WATER LINE
Symbol	PROPOSED DRAINAGE LINE
Symbol	PROPOSED TREELINE
Symbol	PROPOSED EDGE OF PAVEMENT
Symbol	PROPOSED VERTICAL GRANITE CURB
Symbol	TEMPORARY SILT FENCE
Symbol	WETLAND BUFFER IMPACT

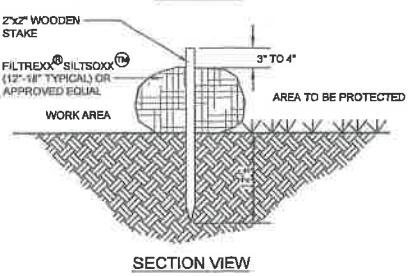
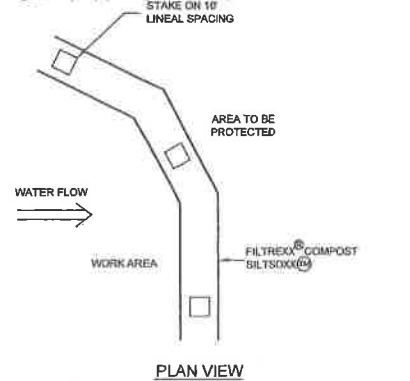


CONSTRUCTION SPECIFICATIONS:

- THE GEOTEXTILE FABRIC SHALL MEET THE DESIGN CRITERIA FOR SILT FENCES.
- THE FABRIC SHALL BE EMBEDDED A MINIMUM OF 8 INCHES INTO THE GROUND AND THE SOIL COMPACTED OVER THE EMBEDDED FABRIC.
- WOVEN WIRE FENCE SHALL BE FASTENED SECURELY TO THE FENCE POSTS WITH WIRE TIE OR STAPLES WHERE NOTED OR AS DIRECTED BY DESIGN ENGINEER.
- FILTER CLOTH SHALL BE FASTENED SECURELY TO THE WOVEN WIRE FENCE WITH TIES SPACED EVERY 24 INCHES AT THE TOP, MIDSECTION AND BOTTOM.
- WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY 6 INCHES, FOLDED AND STAPLED.
- FENCE POSTS SHALL BE A MINIMUM OF 36 INCHES LONG AND DRIVEN A MINIMUM OF 18 INCHES INTO THE GROUND. WOOD POSTS SHALL BE OF SOUND QUALITY HARDWOOD AND SHALL HAVE A MINIMUM CROSS SECTIONAL AREA OF 3.0 SQUARE INCHES.
- MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN "BULGES" DEVELOP IN THE SILT FENCE.

MAINTENANCE:

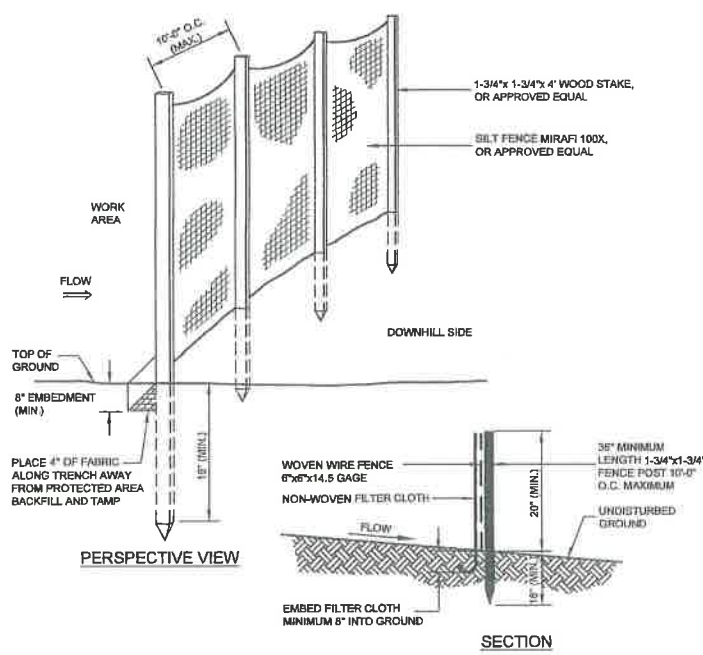
- SILT FENCES SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REPAIRS THAT ARE REQUIRED SHALL BE MADE IMMEDIATELY.
- IF THE FABRIC ON A SILT FENCE SHOULD DECOMPOSE OR BECOME INEFFECTIVE DURING THE EXPECTED LIFE OF THE FENCE, THE FABRIC SHALL BE REPLACED PROMPTLY.
- SEDIMENT DEPOSITS SHOULD BE INSPECTED AFTER EVERY STORM EVENT. THE DEPOSITS SHOULD BE REMOVED WHEN THEY REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE BARRIER.
- SEDIMENT DEPOSITS THAT ARE REMOVED OR LEFT IN PLACE AFTER THE FABRIC HAS BEEN REMOVED SHALL BE GRADED TO CONFORM WITH THE EXISTING TOPOGRAPHY AND VEGETATED.



SECTION VIEW

- NOTES:**
- ALL MATERIAL TO MEET FILTREXX® SPECIFICATIONS
 - SILTSOXX® COMPOST/ROCK/SEED FILL TO MEET APPLICATION REQUIREMENTS.
 - SILTSOXX® DEPICTED IS FOR MINIMUM SLOPES. GREAT SLOPES MAY REQUIRE LARGER SOCKS PER THE ENGINEER.
 - COMPOST MATERIAL TO BE DISPERSED ON SITE, AS DETERMINED BY ENGINEER.

FILTREXX® SILTSOXX® DETAIL NOT TO SCALE (AUGUST 2011)



SILT FENCE DETAIL NOT TO SCALE (MARCH 2009)

HUDSON CONSERVATION COMMISSION CHAIRMAN

DATE

WETLAND BUFFER IMPACT PLAN
AUTUMN CIRCLE
 MAP 128 LOT 6
 WEBSTER STREET
 HUDSON, NEW HAMPSHIRE
 HILLSBOROUGH COUNTY

OWNER OF RECORD:
 WILSON FARMS OF NH, INC.
 144 CHARLES BANCROFT HIGHWAY
 LITCHFIELD, NH 03052
 BK. 2739 PG. 779

APPLICANT:
 PEARSON HUDSON, LLC
 c/o SCOTT DESANTIS
 169 D.W. HIGHWAY
 NASHUA, NH 03060

KMA KEACH-NORDSTROM ASSOCIATES, INC.
 Civil Engineering Land Surveying Landscape Architecture
 10 Commerce Park North, Suite 3B, Bedford, NH 03110 Phone (603) 627-2881

REVISIONS

No.	DATE	DESCRIPTION	BY

DATE: AUGUST 24, 2016 SCALE: 1" = 20'
 PROJECT NO: 16-0526-1 SHEET 1 OF 1



THOMAS E. SOKOLOSKI, CERTIFIED WETLAND SCIENTIST #127 OF TES ENVIRONMENTAL CONSULTANTS, L.L.C. OF BOW, NH PERFORMED THE DELINEATION OF JURISDICTIONAL WETLANDS ON 08/08/16 USING THE TECHNICAL CRITERIA IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1, JANUARY 1987).

Review Proposed Zoning District Amendment off Ferry Street and Burnham Road – Conceptual Review Only

Staff Report

26 October 2106

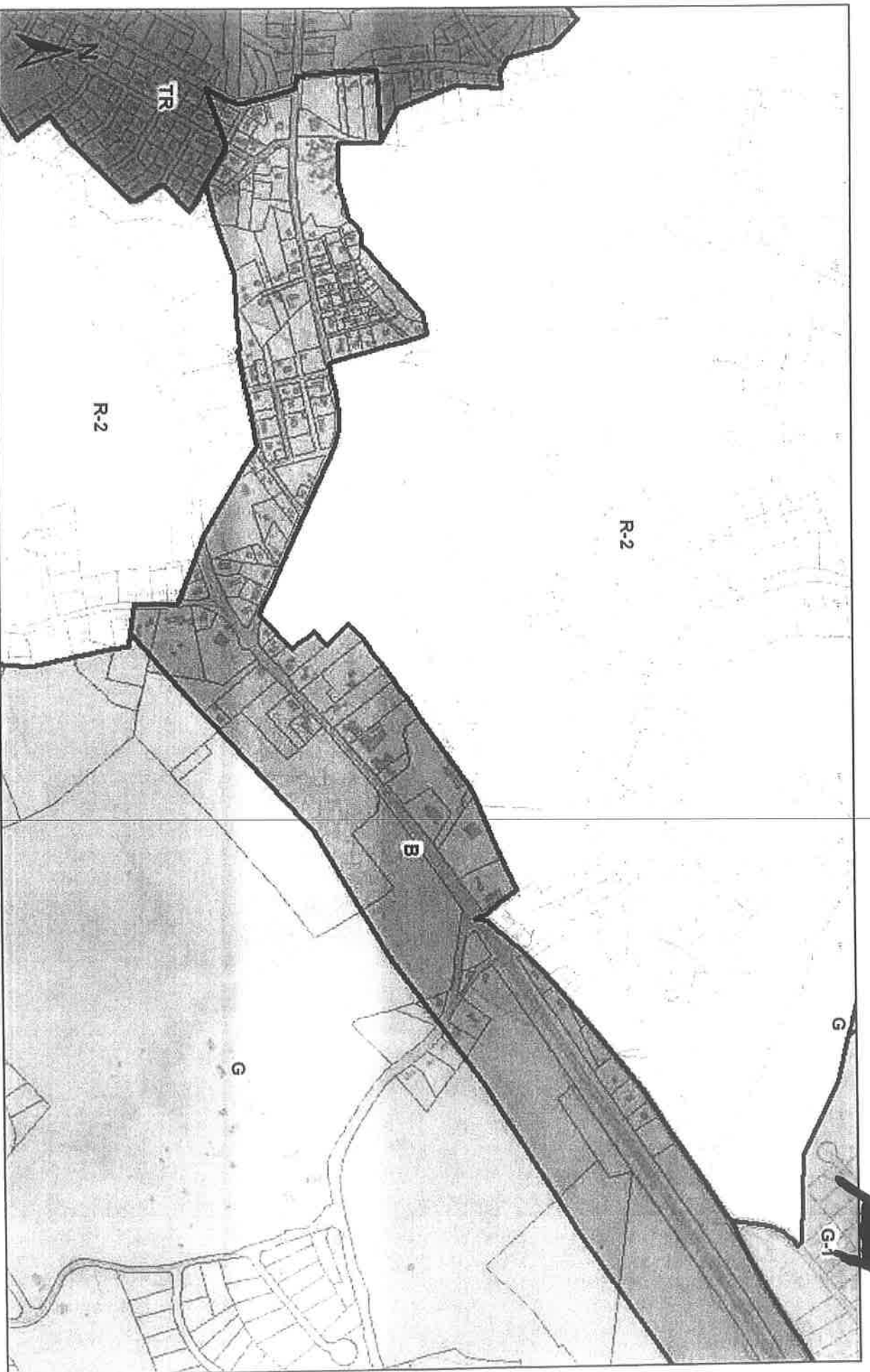
As most members will recall, the board began reviewing this particular Zoning Map amendment last year, but time ran out, relative to scheduling it for inclusion on the March 2016 Town Warrant. One year later, and this being, perhaps, the only Zoning Map amendment to consider this year, the board should have sufficient time to complete its review of this amendment for inclusion for the March 2017 Town Warrant, i.e., after conducting the requisite public hearing – proposed for the Planning Board’s 14 DEC 16 Meeting.

To begin, this Zoning Map amendment involves the Business (B) Zoning District, located along Ferry and Burnham Streets, as shown in Attachment “A”, entitled: Ferry, Burnham & Central St. Zoning Districts. In short, the concern staff has in regard to this particular B district is exclusive to the well-established residential neighborhoods found in this district, which, for the most part, are one lot removed from the many commercially established lots fronting along Ferry and Burnham Streets. Note: staff has **no** problem with existing (and future) businesses located on lots fronting on Ferry and Burnham Streets, i.e., where the B district already exists. However, said residential neighborhoods located within this existing **B** district, face a dilemma of future commercial/residential and commercial uses locating within these neighborhoods, and thus, adversely impacting these neighborhoods, which are long-established, and rather tranquil residential settings that, for all intents and purposes, should remain as such.

Note: photos are included in Attachment “A”, which depict both commercial and residential settings, with the first photo, simply entitled: “Ferry St.”, showing a commercial property along said street. Each succeeding photo is appropriately entitled, so that you will be able to identify the location. Please note, by going on Google Earth or Bing you will be better able to realize the conflict the **B** district creates with the subject residential neighborhoods depicted in the attached photos.

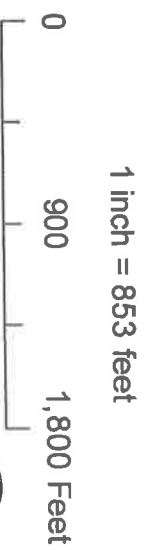
At Wednesday night’s meeting staff will present additional photos of the subject locus, and review with the board possible rezoning scenarios that will work to support existing businesses along both streets, while at the same time, leaving intact the subject residential neighborhoods, so that both can coexist well into the future without causing conflicting use scenarios. Perhaps, the easiest solution would be to establish the B zoning district line along the rear property lines for all lots fronting along Ferry and Burnham Streets, where such B district line presently exists along these street.

Ferry, Burnham & Central St Zoning Districts

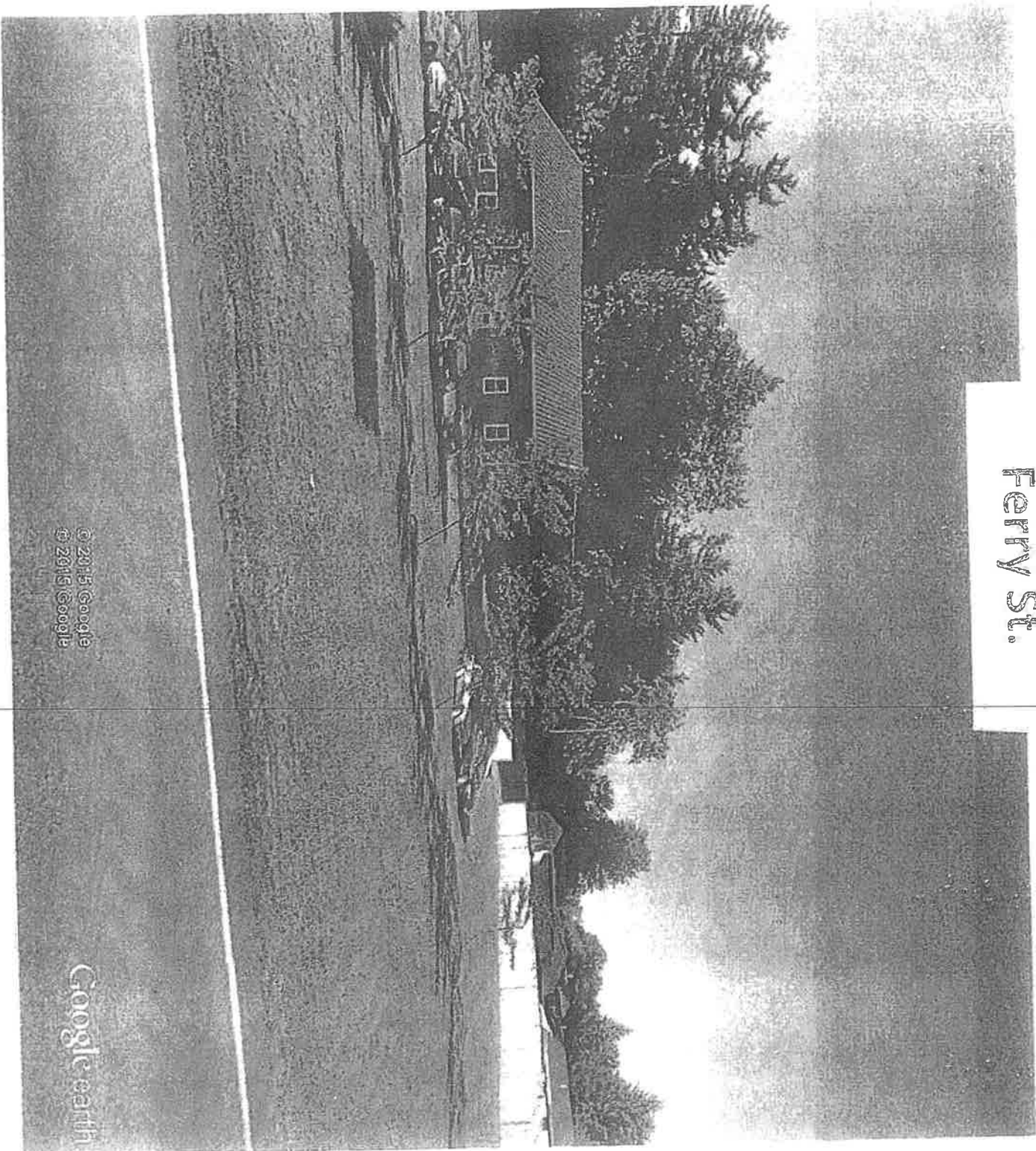


October 21, 2015

- Zoning Outlines
- Zoning
- B - Business
- G - General
- G-1 - General 1
- R-2 - Residential 2
- TR - Town Residential
- Parcels



Ferry St.



© 2015 Google
© 2015 Google

Google earth

Google earth

feet
meters

10

5



View of Residential Neighborhood on South Side of Burnham Rd.



Burnham Rd

© 2015 Google

Google earth

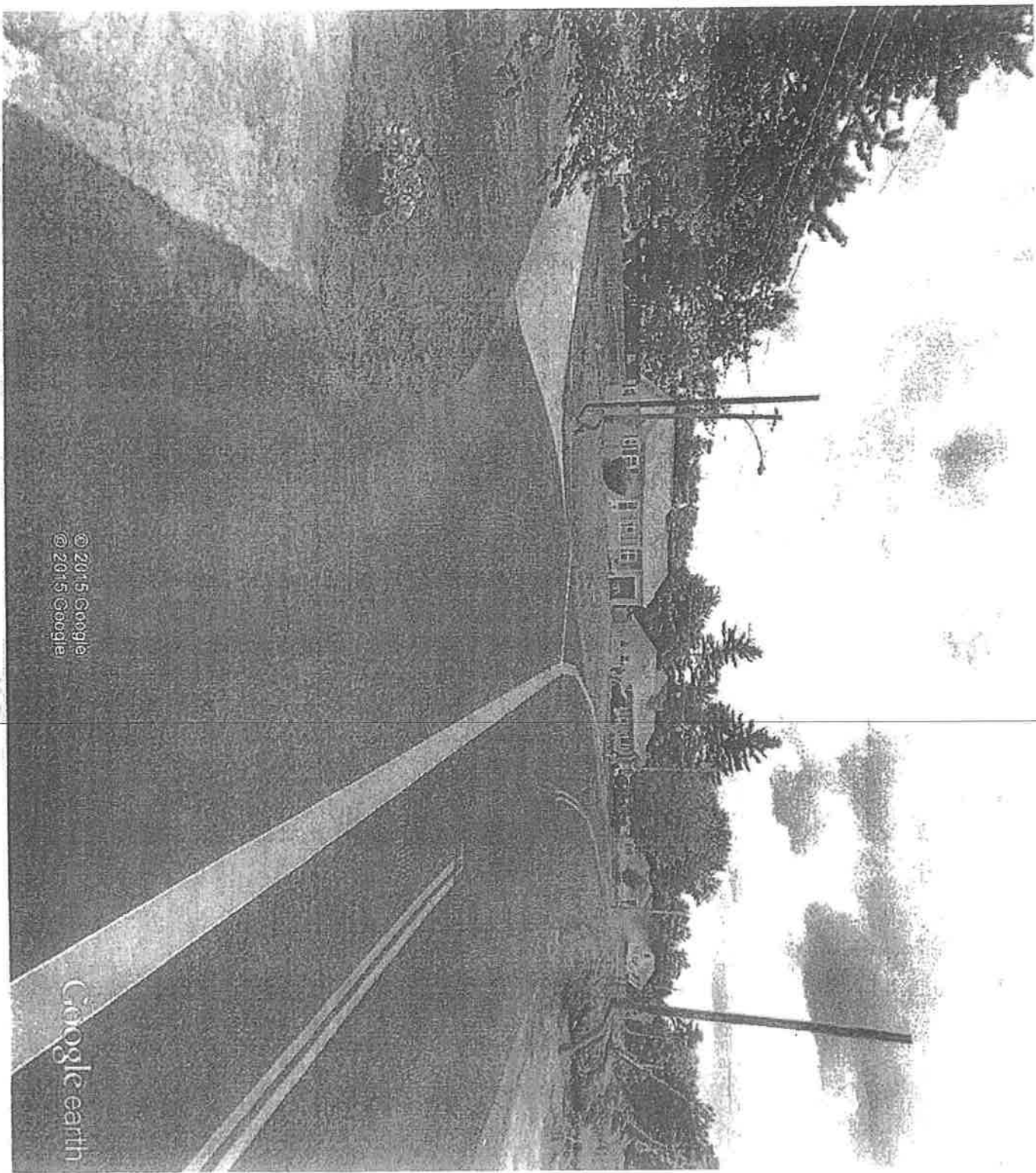
Google earth

feet
meters

100 400



Adelaide St. Looking South From Ferry St.



Google earth

feet
meters



Google earth



Traverse & Blackstone St. Intersection



© 2016 Google
© 2016 Google

Google earth

Google earth

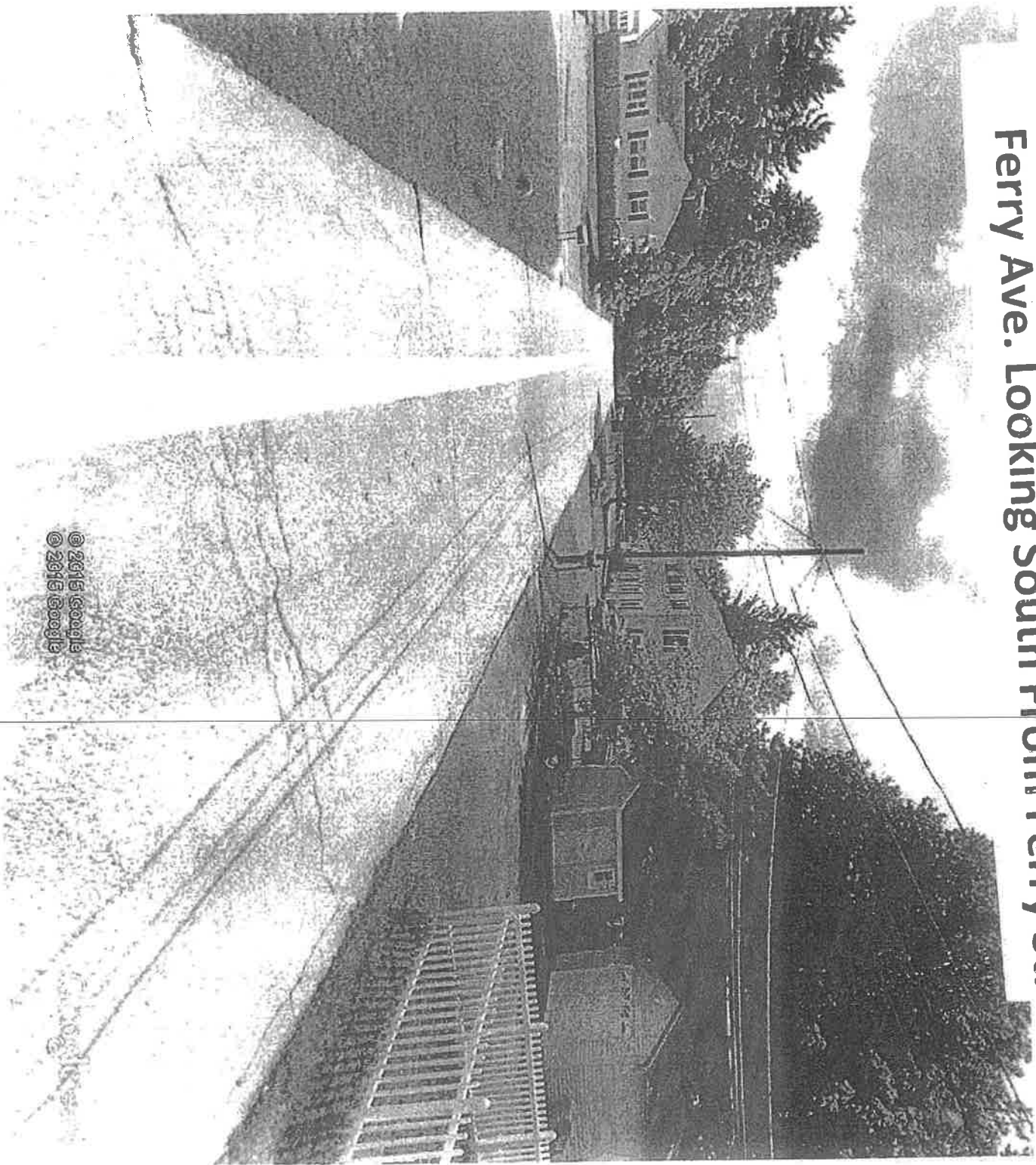
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4



Ferry Ave. Looking South From Ferry St.



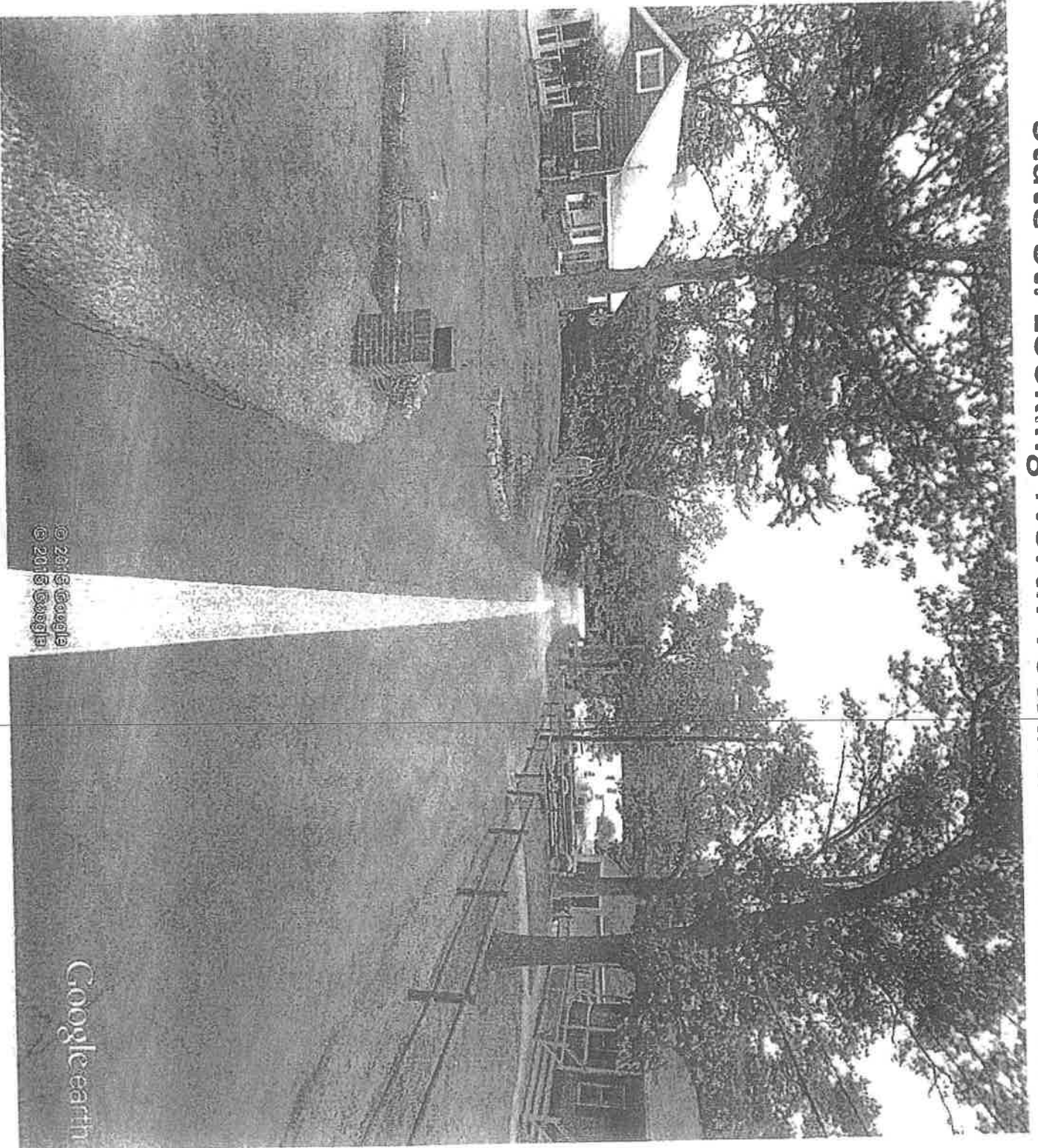
© 2015 Google
© 2015 Google

Google earth

feet
meters



State St. Looking North Toward Burnham Rd.



© 2013 Google
© 2013 Google

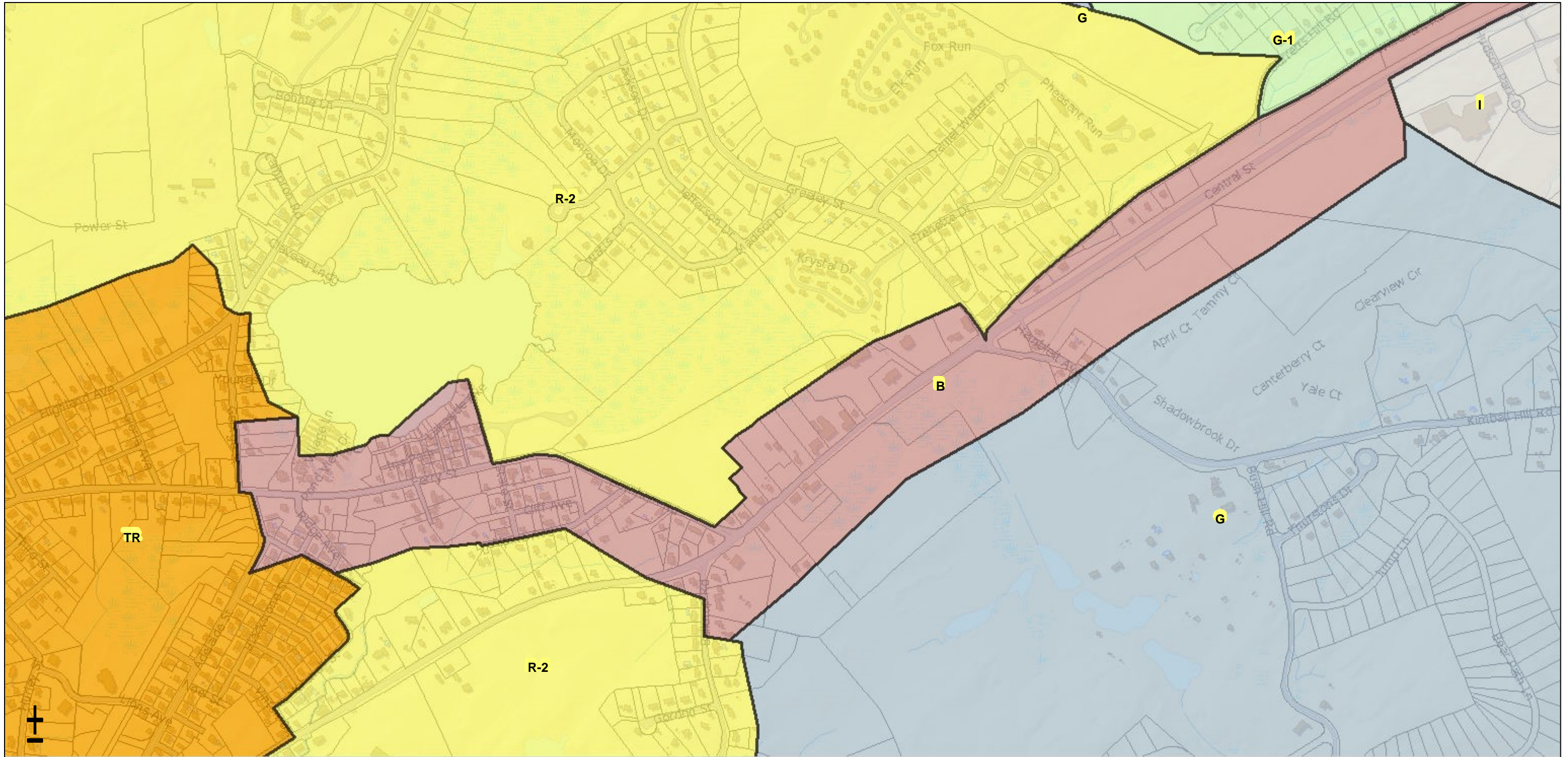
Google earth









Google earth

feet
meters



Ferry, Burnham & Central St Zoning Districts



-  Zoning Outlines
-  R-2 - Residential 2
- Zoning**
-  TR - Town Residential
-  B - Business
-  Parcels
-  G - General
-  G-1 - General 1
-  I - Industrial

1:8,289



Review Zoning District Map for Potential Future Zoning District Amendments – Conceptual Review Only

Staff Report

26 October 2106

This item is on the agenda in an attempt to commence with a fresh new look at the Town's zoning districts, with the hope of producing zoning designations that truly reflect the long-term planning goals and objectives for the Town of Hudson. Staff would like to start this discussion, perhaps, with the Town's most important zoning designations, i.e., the General (G) and General-One (G-1) zoning districts. Why? Because:

- 1) Combined, these two zoning districts comprise roughly 50% of Hudson's 29 square mile landmass; and
- 2) By virtue of the Zoning Ordinance's Table of Permitted Principal Uses, the G & G-1 zoning districts are, for all intents and purposes, overlay districts. This means that nearly all of the allowed uses within said tables (i.e., from single-family dwellings to hotels, to general retail to manufacturing, etc., etc., etc.) are allowed in these districts. Granted, aside from single and two-family homes, Site Plan approval by the Planning Board is required for all allowed uses within these two districts. However, there are many circumstances as to why Site Plan Review is insufficient, relative to properly accommodating the smorgasbord of uses presently allowed within these two districts. For example, most of the G & G-1 districts are located well outside the Town's existing water and sewer districts, and most likely will remain so for, perhaps, the next 100 years or more. And without such utilities, how are potential heavy utility users within these districts going to access to said utilities, which are needed for their uses? Another, concern is the fact that such high density commercial development within the rural G & G-1 districts will require massive improvements to Hudson's existing interior roadway network, which are rural in-scale and character and severely lack in design to handle traffic associated with the high density provisions of the present G & G-1 Permitted Principal Uses.

~~The above road capacity dilemma provides the perfect segue into explaining how the G & G-1 districts came into being, especially along the circuitous Circumferential Highway ROW. That is, both districts, as well as their multitude of allowed uses, for the most part, resulted as a spin-off effect of the long-planned Circumferential Highway. For with all new planned highways, associated land speculators try and work into the planning of such highways, the perspective of planning for the highest and best uses of development along said highways, e.g., Hudson's G & G-1 zoning districts.~~

Now with the reality of the Circ. Hwy. not being built anytime in the foreseeable future, the time has come to be to rethink the need of holding onto the G & G-1 zoning districts, especially considering their massive landmasses running alongside both sides of the Cir. Hwy. ROW, and the fact that such designations and their overlay provisions would not have been provided for in the first place if it were not for the long-planned Circ. Hwy. that is no more.

Staff has many other Zoning Map concerns, i.e., than the single-cited one above, and if time permits Wednesday evening, I would appreciate presenting, at least several of them. For now, however, I would like to leave board members with the following thought: after reading the foregoing contents of this staff report, at Wednesday night's meeting the board may, ultimately, want to defer conversation on the matter of rezoning to another day and time.

Note: as discussed in a previous Planning Board meeting this year, the board may not want to defer review of major amendments to the Town's zoning districts until the board commences with the effort to Update the 2006 Master Plan, which is tentatively scheduled to commence upon completion of the Zoning Ordinance Update in March 2018.

Review Town Owned Parcel in the Vicinity of Central Street and Kimball Hill Road

Staff Report
26 October 2016

FOR discussion purposes only, the attached aerial photo, entitled: Upland Town-owned Property at Benson Park, shows, among other features, two separate parcels highlighted in red. These two parcels represent upland areas within Benson Park that could potentially be used for municipal buildings and associated parking. For example, the red highlighted parcel located in the photo closest to the Central St./Kimball Hill Rd. intersection consists of approx.. 3.7 acres of upland, and could easily accommodate the construction and parking needs of a new Town Hall. The other red highlighted parcel, located to the southwest of this latter parcel, consists of approx. 8+/- acres of upland, and could accommodate the building of a new Police Station, Indoor Recreation facility and/or Fire Station, etc.

Granted, the existing Benson Park Agreement between the State of New Hampshire and the Town of Hudson would have to be amended (as it was in regard to the building of the Senior Center) in order to allow for the construction of said municipal uses on the subject parcels. In the opinion of this author, such uses are highly desirable for these under-utilized parcels, which happen to be situated in a near perfect location and setting for same.

The above topic takes into consideration the recent discussions the BOS and Planning Board have had, relative to possibly reestablishing the Town's Center in its original location, i.e., the vicinity of the Central St./Kimball Hill Rd/Greeley St. intersection. This topic also takes into consideration how active Benson Park and the Senior Center have become since these facilities have come into being, together with the fact that the nearby Central Street Corridor, besides being located in the geographic center of Hudson, is positively rife with potential of commercial/multi-family rejuvenation.

In closing, a few years ago, the above topic was presented to the Planning Board by staff and a private consultant. At that time, and before this topic gained traction, the consultant moved from the region and staff and the Planning Board got involved in other municipal planning matters, leaving this subject to be left to pursue for another day, which has now come to be once again. At least worthy for discussion purposes Wednesday evening?