



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, 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 10, 2024

| In attendance = X | Alternate Seated = S | Partial Attendance = P | Excused Absence = E |
|---------------------------------------|--|--------------------------------------|-----------------------------------|
| Tim Malley Chair <u>X</u> | Jordan Ulery Vice-Chair <u>X</u> | Ed Van der Veen Member <u>X</u> | Victor Oates Member <u>E</u> |
| James Crowley Member <u>E</u> | George Hall Alternate <u>X</u> | Michael Lawlor Alternate <u>E</u> | Tim Lyko Alternate <u>X</u> |
| Bob Guessferd Select. Rep <u>X</u> | Dave Morin Alt. Select. Rep. <u>E</u> | Jay Minkarah Town Rep. <u>X</u> | Ben Gradert Town Rep. <u>X</u> |

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
Mr. Hall seated for Mr. Oates.
Mr. Lyko seated for Mr. Crowley.
 - V. MINUTES OF PREVIOUS MEETING(S)
 - 27 December 2023 Meeting Minutes
Mr. Ulery moved to approve the December 27, 2023 minutes.
Motion seconded by Mr. Hall. Motion carried 6/0/0.
 - VI. OTHER BUSINESS
 - A. Public Hearing & Adoption - Transportation Chapter of the Master Plan.

Public input opened & closed @ 7:03 P.M. – No input.
Mr. Ulery moved to adopt the Transportation Chapter of the Master Plan.
Motion seconded by Mr. Hall. All in favor – motion carried.
 - B. Public Hearing on the Zoning Amendment Warrant Articles for the 2024 March Town Meeting.

Article 33 Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article IX, Wetland Conservation District, by amending § 334-35.A.3 Boundaries, to increase the wetland buffer around wetlands and surface waters from fifty (50) feet to seventy-five

(75) feet for nonresidential uses.

Public input opened & closed @ 7:05 P.M. – no input.

Mr. Hall moved to send Article 33 (formerly Article 2) to the 2024 Hudson Town Ballot.

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

Article 34 Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article III, General Regulations, by amending § 334-15.B.1, Parking prohibited, to add the words “and uninspected” to the following sentence: Outdoor parking or storage of more than one unregistered *and uninspected* motor vehicle per residential unit.

Public input opened @ 7:12 P.M. & closed @ 7:13 P.M. – no input.

Mr. Hall moved to defer Article 34 (formerly Article 3) to date specific, January 24, 2024.

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

Article 35 Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article II, Terminology, by amending § 334-6, Definitions, to add a definition for Contractor’s Yard to read as follows: ***Contractors Yard*** - *A lot or portion of a lot used for outdoor storage of construction materials or construction equipment customarily required in the building trade by a construction contractor.*

Public input opened @ 7:21 P.M. & closed @ 7:22 P.M. – no input.

Mr. Hall moved to send Article 35 (formerly Article 4) to the 2024 Hudson Town Ballot.

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

Article 36 Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses C.1, to permit the “Use of land or structures used primarily for religious purposes” in all Zoning Districts. The purpose of this amendment is to match the state RSA 674:76, relative to Religious Use of Land and Structures.

Public input opened & closed @ 7:26 P.M. – no input.

Mr. Van der Veen moved to send Article 36 (formerly Article 5) to the 2024 Hudson Town Ballot.

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

Article 37 Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.1, to permit “Seasonal farm stands for retail sale of produce or Christmas trees” in the Industrial (I) District.

Public input opened & closed @ 7:27 P.M. – no input.
Mr. Ulery moved to send Article 37 (formerly Article 6) to the 2024 Hudson Town Ballot.
Motion seconded by Mr. Lyko. All in favor – motion carried 6/0/0.

Article 38 Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.11 and D.12, to prohibit “Automotive fuel station” and “Automotive fuel station with general retail” in the General (G), and General-1 (G-1) Zoning Districts.

Public input opened & closed @ 7:28 P.M. – no input.
Mr. Hall moved to send Article 38 (formerly Article 7) to the 2024 Hudson Town Ballot.
Motion seconded by Mr. Ulery. All in favor – motion carried 6/0/0.

Article 39 Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.13, to prohibit “Car wash” in the General (G) and General-1 (G-1) Zoning Districts.

Public input opened & closed @ 7:30 P.M. – no input.
Mr. Hall moved to send Article 39 (formerly Article 8) to the 2024 Hudson Town Ballot.
Motion seconded by Mr. Lyko. All in favor – motion carried 6/0/0.

Article 40 Are you in favor of the adoption of Amendment No. 8 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.25, to permit “Mobile parked food service” in the Business (B) Zoning District.

Public input opened & closed @ 7:31 P.M. – no input.
Mr. Ulery moved to send Article 40 (formerly Article 9) to the 2024 Hudson Town Ballot.
Motion seconded by Mr. Hall. All in favor – motion carried 6/0/0.

Article 41 Are you in favor of the adoption of Amendment No. 9 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.21, to permit “Outdoor commercial recreation” in the Business (B) Zoning District, by right rather than by Special Exception.

Public input opened & closed @ 7:32 P.M. – no input.
Mr. Hall moved to send Article 41 (formerly Article 10) to the 2024 Hudson Town Ballot.
Motion seconded by Mr. Ulery. All in favor – motion carried 6/0/0.

Article 42 Are you in favor of the adoption of Amendment No. 10 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.26, to permit “Itinerant roadside vending” in the Business (B) Zoning District.

Public input opened & closed @ 7:33 P.M. – no input.

Mr. Hall moved to send Article 42 (formerly Article 11) to the 2024 Hudson Town Ballot.

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

Article 43 Are you in favor of the adoption of Amendment No. 11 as proposed by the Planning Board for the Town Zoning Ordinance as follows?

Amend Article V, Permitted Uses, by amending § 334-21 Table of Permitted Uses D.31 and D32, to eliminate references to “Tattoo parlor” and “Body art/piercing” because they are redundant categories, already covered under D.3: “Personal service establishment, per definition provided in § 334-6”.

Public input opened & closed @ 7:35 P.M. – no input.

Mr. Ulery moved to send Article 43 (formerly Article 12) to the 2024 Hudson Town Ballot.

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

Article 44 Are you in favor of the adoption of Amendment No. 12 as proposed by the Planning Board for the Official Zoning Map of the Town of Hudson as follows?

Amend the Official Zoning Map of the Town of Hudson by re-zoning certain areas developed for residential purposes from General (G) to Residential-2 (R-2) (See maps for parcels affected).

Public input opened & closed @ 7:37 P.M. – no input.

Mr. Ulery moved to send Article 44 (formerly Article 13) to the 2024 Hudson Town Ballot.

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

Article 45 Are you in favor of the adoption of Amendment No. 13 as proposed by the Planning Board for the Official Zoning Map of the Town of Hudson as follows?

Amend the Official Zoning Map of the Town of Hudson by re-zoning from General (G) to Industrial (I) the following parcel of land know as 48-50 Friars Drive, with the following identification number on the Towns Assessor’s Map: 209-001-000.

Mr. Ulery moved to defer Article 45 (formerly Article 14) to date specific, January 24, 2024, due to abutters not being notified.

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

Article 46 Are you in favor of the adoption of Amendment No. 14 as proposed by the Planning Board for the Official Zoning Map of the Town of Hudson as follows?

Amend the Official Zoning Map of the Town of Hudson by rezoning from Business (B) to Industrial (I) the following parcels of land, which are located along the east border of West Road, with the following identification numbers on the Town Assessor's Maps: 105-002-000, 101-006-000, 101-004-000, and 101-005-000.

Mr. Ulery moved to defer Article 46 (formerly Article 15) to date specific, January 24, 2024, due to abutters not being notified.

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

Article 47 Are you in favor of the adoption of Amendment No. 15 as proposed by the Planning Board for the Official Zoning Map of the Town of Hudson as follows?

Amend the Official Zoning Map of the Town of Hudson by rezoning from General (G) to Business (B) the following parcels of land, which are located on Lowell Road, with the following identification numbers on the Town Assessor's Maps: 204-006-000, 210-008-000, 210-006-000, and 209-001-002.

Mr. Ulery moved to defer Article 47 (formerly Article 16) to date specific, January 24, 2024, due to abutters not being notified.

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

Article 48 Are you in favor of the adoption of Amendment No. 16 as proposed by the Planning Board for the Town Code as follows?

Amend the Town Code, Chapter 218, Flood Damage Prevention, to address changes that were identified during a review by the NH Office of Planning and Development related to Floodplain Development in reference to the National Flood Insurance Program.

Public input opened & closed @ 7:39 P.M.

Mr. Hall moved to send Article 48 (formerly Article 17) to the 2024 Hudson Town Ballot.

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

C. Public Hearing on the Petitioned Zoning Amendment Warrant Articles for the 2024 March Town Meeting.

Article 49 Are you in favor of the adoption of Amendment No. 17 as proposed by petition for the Town Zoning Ordinance as follows?

Amend Town Code section 334-38 – All areas overlying Stratified Drift Aquifers identified in Hudson Master Plan Chapter III – Natural Resources, Groundwater Resources Section, Map III-8 Aquifers locations of Moderate to High Yield are prohibited from development or operation of a

snow dump or gasoline station.

Public input opened @ 7:41 P.M.

-Kate Messner of 10 Third Street spoke on behalf of Ruth Sessions of 68 Schaeffer Circle.

-John Dubuc of 11 Eagle Drive.

Public input closed @ 7:47 P.M.

Mr. Ulery moved to **not** recommend moving Article 49 (formerly Article 18) to the 2024 Hudson Town Ballot.

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

Article 50 Are you in favor of the adoption of Amendment No. 18 as proposed by petition for the Town Zoning Ordinance as follows?

Amend Article III, General Regulations, §by amending § 334-15.1, to adopt the requirement that lots with stores selling gasoline at retail be located at least 3000 feet from another lot with a store selling gasoline at retail.

Public input opened @ 8:01 P.M.

John Dubuc of 11 Eagle Drive.

Public closed @ 8:05 P.M.

Mr. Hall moved to **not** recommend moving Article 50 (formerly Article 19) to the 2024 Hudson Town Ballot.

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

Article 51 Are you in favor of the adoption of Amendment No. 19 as proposed by petition for the Town Zoning Ordinance as follows?

Should the Town of Hudson place a one-year temporary moratorium beginning the day of the March 2024 election, as allowed per RSA Section 674:23, on issuing new building permits and approving subdivisions or site plans in Zones B, I, G, and G-1? This article aims to manage rapid development challenges, ensuring better traffic, utility, and public safety management. The moratorium, however, would not affect ongoing residential projects or expansion or remodeling of existing residences or businesses. This article will give the town time to update its Master Plan and zoning regulations for better future growth management, without impacting current homeowners in these zones. The suspension could end earlier if the updates are completed before the year ends.

Public input opened @ 8:14 P.M.

John Dubuc of 11 Eagle Drive.

Brad Westgate, Attorney with Winer & Bennett, LLP on behalf of Etchstone Properties, Inc.

Public input closed @ 8:25 P.M.

Mr. Hall moved to not recommend moving Article 51 (formerly Article 20) to the 2024 Hudson Town Ballot.

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

VII.

ADJOURNMENT

Mr. Hall moved to adjourn. Motion seconded by Mr. Ulery. Motion carried 6/0/0.
Meeting adjourned at 8:32 P.M.

*These minutes are in draft form and have not yet been approved by the Planning Board.
Note: Planning Board minutes are not a transcript. For full details a video of the meeting is available on HCTV
(Hudson Community Television) www.hudsonctv.com.*

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