

TARGET MASTER PLAN FUNDS;
THIRD-PARTY REVIEW & UPDATE TO
LAND USE REGULATIONS & ZONING
ORDINANCE
FROM DEVELOPMENT SERVICES DEPARTMENT
STAFF REPORT

PURPOSE: The Town has received \$200,000 as part of the Target Site Plan Approval to support future updates to the Town of Hudson Master Plan. While the Board periodically makes updates to the Town’s Land Use Regulations and Zoning Ordinance as issues arise, amending individual sections often creates inconsistencies or conflicts with other chapters.

The most effective way to address this long-standing issue is to engage a qualified third-party consultant to conduct a comprehensive review of the Land Use Regulations and Zoning Ordinance simultaneously. This approach would help ensure that both documents are aligned, consistent, and more user-friendly for applicants, staff, and the public.

As part of this process, the Town’s Engineering Construction Details would also be reviewed and updated to ensure they accurately reflect the current Land Use Regulations.

ATTACHMENTS:

- A. Memo from Development Services Director, Elvis Dhima, to Planning Board Chairman, Tim Malley, and Town Planner, Brooke Dubowik, dated March 5, 2026 – Attachment “A”

DRAFT MOTIONS

APPROVE funding amount from Target Master Plan account:

To recommend to the Board of Selectman the expenditure of up to \$100,000.00 from the Target Master Plan Fund, account 09-2000-2050-585, for a third-party comprehensive review and update of the Town’s Land Use Regulations, Zoning Ordinance, and related Engineering Construction Details, as requested by the Development Services Director, Elvis Dhima.

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



TOWN OF HUDSON

Engineering Department

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Hudson, New Hampshire 03051

Elvis Dhima, P.E., Development Services Director
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To: Tim Malley, Chairman of the Planning Board
Brooke Dubowik, Town Planner

From: Elvis Dhima, P.E., Development Services Director

Date: March 5, 2026

RE: Utilizing Target Master Plan Funds for a Comprehensive Review of Land Use
Regulations and Zoning Ordinance

A handwritten signature in black ink, appearing to be 'Edhima', is written to the right of the 'From:' field.

Background:

The Planning Board successfully secured \$200,000.00 from Target to support a future update of the Hudson Master Plan. In the meantime, the Board continues to make incremental updates to the Town's Planning and Zoning Regulations as issues arise. However, updating individual sections often creates inconsistencies or conflicts with other chapters, highlighting the need for a more comprehensive and coordinated review.

The most effective way to address this long-standing issue is to engage a qualified third-party consultant to conduct a full review of both the Land Use Regulations and the Zoning Ordinance simultaneously. This effort would ensure the documents are aligned, consistent, and easier for applicants, staff, and the public to understand and follow. As part of this process, the Town's Engineering Construction Details would also be reviewed and updated to ensure they accurately reflect current Land Use Regulations.

Before initiating the next Master Plan update for the Town of Hudson, it is important that the zoning and planning regulations be clarified, coordinated, and modernized. Completing this work first will create a stronger regulatory framework and provide clearer guidance moving forward.

Recommended Motion:

To recommend to the Board of Selectmen the authorization of up to \$100,000.00 from the Target Master Plan fund, account 09-2000-2050-000-585, for a comprehensive review and update of the Town's Land Use Regulations, Zoning Ordinance, and related Engineering Construction Details.

Financing: Account 09-2000-2050-000-585 with \$202,088.91 balance as of March 5, 2026