

## PLANNING DIVISION 1992 - 1993 ANNUAL REPORT

The Planning Division manages both current and long-range municipal planning, provides professional assistance to the Planning Board and other Town Departments, and is a resource base for the Town's economic and community development. This report highlights the Planning Division's activities of the last year.

The Planning Division and the position of Town Planner have been operational for six (6) years, effective September 14, 1993. The Town Planner reports to the Town Administrator and the Board of Selectmen.

In year six, land use patterns continued to change in Hudson. In April 1993, a Wal-Mart store opened. The Wal-Mart is located directly across the street from Sam's Club. With Wal-Mart now in place, roadway traffic continues to increase. Lowell road is now seven vehicle lanes wide at the Wal-Mart - Sam's Club intersection. Residential building permits issued in Hudson outnumbered those issued in Nashua in 1992. Hudson issued 104 and Nashua issued 83 residential permits.

The Planning Board continued its work on the Zoning Ordinance and began a comprehensive update of the Master Plan. In March, Town Ballot approved two changes to the Zoning Ordinance, adding a brand new Impact Fee Ordinance and a modification to the definitions section. During much of 1993, the Planning Board worked toward having ready a comprehensive Zoning Ordinance revision ready for Town Meeting 1994.

### Current Planning

Last year's annual report presented current planning data for the time period November 20, 1991 to November 18, 1992. Planning Board plan review to October 13, 1993 is outlined here.

Subdivisions	approved:	11
	denied:	5
	withdrawn:	0
	revoked:	0
	extended:	2
Site Plans	approved:	15
	denied:	1
	withdrawn:	6
	extended:	0
	revoked:	0
	Total:	40

Site plans, in this time period, proposed either commercial or industrial development.

**Southeastern Container, Inc.** moved to Hudson in 1993, locating a plastic bottle fabrication plant at 36 Executive Drive. A 6,000 square foot expansion resulted in a total of 80,750 square feet of industrial space. The site plan was approved in May.

**Plans awaiting review.** The number of plans awaiting Planning Board review was nine (9) as of October 27, 1993. Plans awaiting review in December 1992 numbered eight (8). Four (4) years ago there were thirty-eight (38) plans waiting for consideration. There were fifty-five (55) plans awaiting review five (5) years ago.

## Long-Range Planning

### Capital Improvements Program

The Capital Improvements Program is a planning tool document which has as its foundation the Master Plan. With the Master Plan as its base, the Capital Improvements Program presents an expenditure plan over a six (6) year period. The six year expenditure plan is revised annually with a document called an "element."

The Capital Improvements Program (C.I.P.) Committee completed their work, the 1994 Element, for Fiscal Year 1993-94 for presentation to the Planning Board on December 9, 1992. The Planning Board approved the document that same day

C.I.P. Committee membership in 1992 is presented here.

Harold Kreider, Chairman  
Paul Inderbitzen  
Robert Brown  
William Stetzler  
James Donnelly  
Ralph Scott  
James Dopp

Kevin Walsh  
William Hassey  
James Carlen  
Richard Callahan  
Robert Dufault  
David Feng  
Howard Dilworth, Jr.

Town personnel, working with the C.I.P. Committee, included Town Planner Michael Reynolds and Finance Director Lydia Angell. The C.I.P. Committee began its work for FY 1993-94 in September 1992. Meetings were conducted between October and December 1992.

### Proposed Zoning Ordinance, Draft Date: May 22, 1991

As stated in last year's annual report, the eighty-eight (88) page May 22, 1991 draft was prepared by the Town Planner to incorporate the efforts made during the many Planning Board zoning ordinance workshop sessions held between June 1990 and March 1991. During those months, Planning Board members were

working from a Zoning Ordinance draft dated April 19, 1990.

The purpose of the Zoning Ordinance project is to restructure the text of the existing Zoning Ordinance to an organized-by-sequence format with detailed explanative content for each zoning district. Upon completion of the text, the Planning Board will draft zoning district boundary revisions to the Zoning Map. The New Zoning Map zoning districts are proposed to be color-coded in order to allow for a much easier identification of zoning districts.

### **Sounding Board Input**

The Planning Board established a citizen input committee to review the May 22, 1991 Zoning Ordinance Draft. This committee, called the Sounding Board, was introduced in order to receive as much public input for the Zoning Ordinance as possible. Thirty-six (36) individuals joined this public sounding board. The work was presented to the Planning Board at a workshop held on June 17, 1992.

Since June 17, the Planning Board has continued its work on the Zoning Ordinance Project. Planning Board members have contributed their time to drawing up "use tables" and suggested ordinance text. It is expected that a draft zoning ordinance will be presented to the voters at the next election.

### **Zoning Ordinance Revisions Approved in 1993**

Two (2) Zoning Ordinance Referendum Questions were approved by voters in March 1993.

One referendum question amended the definition of "Parking Space" to eliminate restrictive language concerning parking space dimensions. The other referendum question introduced the Town's first Impact Fee Ordinance.

### **Master Plan Update**

The Planning Board approved a revised Community Facilities Chapter on March 11, 1992. This chapter lays out an up-to-date foundation from which department managers can work in order to prepare annual C.I.P. element proposals. During the Spring of 1993, the Planning Board began work on a comprehensive Master Plan update. The Nashua Regional Planning Commission is assisting the Planning Board with this project.

### **Conservation and Park Land Planning**

#### **The Town's New Conservation Land**

As stated in last year's annual report, the Town was successful in making an application to the State of New Hampshire Land Conservation Investment Program (NH LCIP). The result was an award of monies to purchase 189 acres from David, Peter, and Stephen Hamblett, and 203.5 acres from Gerald and Lucille Nash.

The 392.5 acres of land abuts a previously landlocked Town-owned parcel comprising 24 (+ -) acres. Combined, the parcels total 416.5 acres. This land is

located east and north of Musquash Road, south of Bush Hill Road, and west of the Pelham town line. On this land, the old (1700's) farm roads can be cleared of debris for use as scenic hiking trails.

A 1993 planning internship project assisted with trail map planning for the Nash-Hamblett site. A "global positioning unit" was borrowed from the Nashua Regional Planning Commission. This device was used to determine locations based on satellite readings. On April 23, 1993, Town Planner Mike Reynolds, Planning Intern Aileen Jacques, and Hudson resident Mark Nash completed a "cross-country" expedition of the former Nash-Hamblett parcels. The site visit included stops at the remains of 18th Century farms. The results from this field study will assist with the eventual production of a trail map.

### **State of New Hampshire Land and Water Conservation Fund**

(National Park Service Monies). In September 1992, the Town applied for a maximum of \$25,000 in matching monies to redevelop Merrifield Park. In January 1993, the Town received notice that only seven (7) projects out of thirty-nine (39) community applications were funded. Hudson's application was not among those funded. However, on October 29, 1993, a new Merrifield Park Land & Water Conservation Fund grant application was submitted for the 1994 outdoor recreation grant round. This year, the Town is seeking \$16,559.

### **Corridor Studies Update & Impact Fee System Design**

Vanasse Hangen Brustlin, Inc. was hired to complete a corridor studies update and impact fee system design. Public hearings were conducted in order to obtain as much community input as possible. The Planning Board will consider the results when reviewing possible capital improvement projects.

### **Economic Development**

The Town Planner continued working with the Local Government Committee of the Greater Nashua, New Hampshire Center for Economic Development. During the summer of 1992, the Town Planner became a member of the Steering Group which organized the November 14, 1992 Economic Development Conference. The Town Planner is also a member of the Hudson Economic Development Corporation

### **Hudson Economic Development Conference**

Readying the conference involved both the Steering Group and Town personnel. Town personnel who assisted in the production of the conference included Carla Anger, Pam Lavoie, Kathy Cavedon, Geoff Ziminsky, Priscilla Boisvert, and Mike Reynolds. The Steering Group consisted of Selectman Bill Cole, Bill Tate, Lorraine Madison, Ken Cantara, Bill Olszewski, Jack Matteson, Bob Clegg, and Mike Reynolds.

The first Hudson Economic Development Conference was held on Saturday, November 14, 1992. There were 150 persons in attendance at this event.

The conference was held at Alvirne High School Wilbur H. Palmer Vocational Center. The conference was designed with two principal components: 1)

informative seminars, and 2) small group "brainstorming" sessions.

Three (3) of the seminars focused on local and state programs for economic development. A fourth presentation outlined the programs available at the vocational-technical center.

Conference participants reported to one of five separate classrooms for group discussions on the conference theme, "Doing Business in Hudson: the Good, the Bad, and the Future." The small group sessions were facilitated by Robert Brown, Jim Donnelly, Paula Tate, J. Bradford Seabury, and Barbara Johnson.

The Steering Group and the facilitators met on December 3 to review the conference. A "Conference Report" was adopted by the Board of Selectmen on December 22, 1992.

### **Hudson Economic Development Corporation**

The first meeting of the Hudson Economic Development Corporation (HEDCorp.) took place on December 10, 1992. There are eleven (11) members of the HEDCorp. Board of Directors. The corporation was formed pursuant to Title XXVII Corporations, Associations, and Proprietors of Common Lands, Chapter 292 (Voluntary Corporations and Associations) of the Revised Statutes Annotated of the State of New Hampshire.

During the last year, HEDCorp. produced a community profile brochure and planned for a second economic development conference. HEDCorp. is working at implementing several recommendations set by the 1992 Conference Steering Group.

### **Planning Staff**

Brian McMaster, Associate Planner, provides technical assistance in the review of subdivision and site plan application sets. He coordinates interdepartmental plan review, to include the routing of plans to Engineering, Zoning, Assessing, Fire, and Police Departments. He assists the Town Planner in preparation for Subdivision/Site Plan Review Committee and Planning Board meetings. Brian coordinates all necessary details for final plan approval and county registry recording. Brian reviews building permit and occupancy requests. He assists the Town Planner with long range planning and economic development projects. Brian was the Planning Intern in 1990. He was hired as Associate Planner on October 20, 1993.

Kathy Cavedon served as Associate Planner from September 1992 until June 4, 1993. Kathy was the Agency Fee Clerk for two (2) years (1990-92). As Agency Fee Clerk, Kathy was responsible for research, account analysis, management and collection of agency accounts.