

PLANNING DIVISION
1993 - 1994 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 seven (7) years, effective September 14, 1994. The Town Planner reports to the Town Administrator and the Board of Selectmen.

A greater focus on economic development planning coincided with local business growth and facility expansion. Southeastern Container more than doubled its building size after a site plan approval this year. The Town began to see vacant industrial building space being occupied by new businesses. The Town also began assisting an overseas company to locate in existing manufacturing space. Still ahead is to establish, with the help of HEDCorp. and the State of New Hampshire, a "business visitation program."

A new Zoning Ordinance was approved by the voters in March 1994. The Zoning Ordinance includes a new Town Residence (TR) District, Open Space Development provisions, and an article to facilitate "elderly housing". Additional work on the zoning ordinance is planned to revise the General Zone, the Zoning Map, and the Wetlands Conservation District.

Current Planning

Last year's annual report presented current planning data for the time period December 2, 1992 to October 13, 1993. Planning Board plan review to October 12, 1994 is outlined here.

Subdivisions	approved:	15
	denied:	1
	withdrawn:	0
	revoked:	0
	extended:	0
Site Plans	approved:	14
	denied:	1
	withdrawn:	0
	extended:	1
	revoked:	0
	Total:	32

Proposed Zoning Ordinance

The Zoning Ordinance draft that went to the voters in March was the result of long hours dedicated by the Planning Board. Many evenings and an entire Saturday were committed to producing a document that could be ready for voter consideration in March. The work on this zoning ordinance revision project began in April 1990.

The purpose of the Zoning Ordinance project was to restructure the text of the existing Zoning Ordinance to an organized-by-sequence format with detailed explanative content for each zoning district. The project also included work on sections of the Zoning Map. District boundaries for the new TR zone are indicated on this map.

The text and map replace districts by name. A color-coded system, in order to allow for a much easier identification of zoning districts, is now part of the map. The Zoning Ordinance text and map were approved at the March 8, 1994 Town Meeting ballot.

Sounding Board Input

A citizen input 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. Results were presented to the Planning Board in June 1992. This effort contributed to the document readied by the Planning Board for the March 1994 election.

Zoning Ordinance Map and Text Changes by Petition. Town Meeting 1994

Hudson citizens brought forth (3) separate petition requests, to amend the Official Zoning Map, were approved by voters in March 1994. Seventeen (17) separate zoning ordinance amendment petition requests were also considered by voters in March, with two (2) passing.

Master Plan Update

The Planning Board worked on a comprehensive update of the Town's Master Plan this past year. This work is still in progress.

Unicorn Park

During the Fall in 1993, the Town acquired Unicorn Park, a site with a size of fifty-five (55) acres. The Planning Department is conducting a "land use plan" for this land. Planning staff was also on-hand to answer questions at the Town's Unicorn Open House on Sunday, November 21, 1993.