

PLANNING DEPARTMENT
1994 - 1995 ANNUAL REPORT

The Planning Department 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 Department's activities of the last year.

The Town Planner's office has been operational for eight (8) years, effective September 14, 1995. The Town Planner reports to the Town Administrator and the Board of Selectmen.

The Town of Hudson, New Hampshire continued to grow with business and residential development. The Town placed a corridor studies update and new impact fee system design in use. The Town hired a consultant to prepare a Geographic Information System (GIS) needs assessment and to provide implementation services.

A Comprehensive Revision to the Wetlands Conservation District Zoning Ordinance was approved by voters in March 1995. There were also other proposed changes to the Zoning Ordinance text that were approved by voters in March 1995.

The year in review shows continued work on the Master Plan Update, work on the Capital Improvement Program Annual Element, a look at an expanded impact fee system, land use regulations revisions, recreational parks planning, transportation planning, and economic development.

Current Planning

Last year's annual report presented current planning data for the time period October 14, 1993 to October 12, 1994. Planning Board review to October 11, 1995 is outlined here.

Subdivisions approved:	17
denied:	4
withdrawn:	2
revoked:	0
extended:	0
Site Plans approved:	15
denied:	1
withdrawn:	2
revoked:	0
extended:	0
Total:	41

Plans awaiting review. The number of plans awaiting Planning Board review was fifteen (15) as of October 13, 1995. Plans awaiting review in October 1994 numbered twelve (12). In October 1993 there

were nine (9) plans awaiting review. There were fifty-five (55) plans awaiting review seven (7) years ago.

One of the plans going through the review process (the plan is still in review as of October 13, 1995) is a four hundred (400) residential unit site plan. Plan review activity increased this past year.

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 (CIP) Committee completed their work, the Town of Hudson Capital Improvements Program Fiscal Year 1996 Element for presentation to the Planning Board on October 26, 1994. The Planning Board approved the document that same day.

CIP Committee membership in 1994 is presented here.

William Stetzler, Chairman
Paul Inderbitzen
James Gallagher
Donald White
E. Lorraine Madison
John Beike
James Sullivan

Town personnel working with the CIP Committee included Town Planner Michael Reynolds and Finance Director Lydia Angell.

Zoning Ordinance Revision

A proposed Wetland Conservation District Ordinance was approved by voters on March 14, 1995. In addition, there were thirteen (13) other proposed Zoning Ordinance amendments that were approved by voters. There was one proposed amendment (to limit the number of garage sales) that failed.

Zoning Ordinance Changes by Petition

Hudson citizens brought forth two (2) separate petition requests to amend the Official Zoning Map. Both petitions, to re-zone property, failed on March 14, 1995. A citizen petition to amend the zoning ordinance, concerning accessory living units/in-law apartments, was approved by voters on March 14, 1995.