

1998 HUDSON TOWN MEETING
WARRANT
HUDSON, NEW HAMPSHIRE

To the Inhabitants of the Town of Hudson, in the County of Hillsborough, and State of New Hampshire, qualified to vote in town affairs:

You are hereby notified to meet at the Memorial School commencing at 9:00 A.M. on Saturday, February 7, 1998 for the transaction of all business other than voting by official ballot. This first session of the annual town meeting shall consist of explanation, discussion and debate of each warrant article. Warrant articles may be amended at the first session, subject to the restrictions set forth in N.H. RSA 40:13, IV.

You are hereby further notified that the second session of the annual meeting shall be held at Lions Hall, Lions Avenue, between the hours of 7:00 A.M. and 8:00 P.M. on Tuesday, March 10, 1998, to elect town officers and to vote by official ballot on all articles set forth on this Warrant, as it may be amended by act of the first session meeting.

Article 1 Election of Town Officers

To choose all necessary town officers for the coming year.

ZONING REFERENDUM QUESTIONS

Article 2 Definitional Changes

Amendment No. 1: "Are you in favor of Amendment No. 1, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to replace or modify the zoning ordinance definitions of the following terms: "access", "frontage", "outside display" and "outside storage".
Approved by the Planning Board.

Article 3 Parking Spaces

Amendment No. 2: "Are you in favor of Amendment No. 2, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to replace the existing parking space provisions set forth in Section 334-15A of the Zoning Ordinance."
Approved by the Planning Board.

Article 4 Storage of Vehicles

Amendment No. 3: "Are you in favor of

Amendment No. 3, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes a word change to Section 334-15B(2) of the Zoning Ordinance regarding the parking or storage of certain vehicles." Approved by the Planning Board.

Article 5 Parking of Recreational Vehicles

Amendment No. 4: "Are you in favor of Amendment No. 4, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes an additional sentence to Hudson Zoning Ordinance Section 334-15B(3) which prohibits parking or storage of more than one (1) recreational vehicle per residence within setback areas." Approved by the Planning Board.

Article 6 Utility Structures

Amendment No. 5: "Are you in favor of Amendment No. 5, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes additional language to the Hudson Zoning Ordinance regarding Planning Board review of unoccupied public utility structures." Approved by the Planning Board.

Article 7 Accessory Storage Structures

Amendment No. 6: "Are you in favor of Amendment No. 6, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to require that accessory storage structures (sheds) shall be placed to the rear of the main building." Approved by the Planning Board.

Article 8 Special Exception Review Process

Amendment No. 7: "Are you in favor of Amendment No. 7, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to delete and replace language regarding the process for review of special exceptions in Hudson Zoning Ordinance Section 334-35,B." Approved by the Planning Board.

Article 9 Minimum Buildable Lot Area

Amendment No. 8: "Are you in favor of Amendment No. 8, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes a complete replacement to existing Hudson Zoning Ordinance Section 334-27.1B, Minimum Buildable Lot Area with regard to Wetland and Slope." Approved by the Planning Board.

Article 10 Lot Area Requirements

Amendment No. 9: "Are you in favor of Amendment No. 9, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to alter Section 334-36 of the Hudson Zoning Ordinance with respect to lot area requirements. This section, regarding wetland areas and their associated buffers and the satisfaction of

minimum lot and setback requirements, is proposed to be deleted in its entirety." Approved by the Planning Board.

Article 11 Mobile Home Parks Manufactured Homes Density

Amendment No. 10: "Are you in favor of Amendment No. 10, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes a complete replacement to existing Section 334-43,F(1)(c) of the Hudson Zoning Ordinance, regarding maximum density of manufactured homes allowed in a mobile home park." Approved by the Planning Board.

Article 12 Open Space Design Requirements

Amendment No. 11: "Are you in favor of Amendment No. 11, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes a complete replacement to Section 334-53,C of the Hudson Zoning Ordinance regarding open space design requirements as to the issues of wetlands and slopes." Approved by the Planning Board.

Article 13 Telecommunications Facilities

Amendment No. 12: "Are you in favor of Amendment No. 12, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes an entirely new zoning ordinance section entitled "Telecommunications Facilities." This article is consistent with authorization

established by the Federal Telecommunications Act of 1996 and it establishes general guidelines for the siting of telecommunications towers and antennas; proposes a set of definitions; states applicability of property, types of exclusions and further definitions; proposes where such towers and facilities may be located by zoning district; proposes a section for bonding security, insurance and the removal of abandoned antennas and towers. The proposed set of definitions is intended to be added to the existing definitions section of the Zoning Ordinance, Section 334-6. The proposed article encourages antennas to be located on existing facilities or structures and aims at minimizing visual and property value impacts. Tower height and circumstances for lattice construction towers are specified." Approved by the Planning Board.

Article 14 Building Height

Amendment No. 13: "Are you in favor of Amendment No. 13, as proposed by the Planning Board, to the Town of Hudson Zoning Ordinance as follows:

This amendment proposes to delete certain text from Section 334-14 with respect to building height." Approved by the Planning Board.

PETITIONED ZONING REFERENDUM QUESTIONS

Article 15 Re-zoning of lots from business to town residential zone.

By Petition Amendment No. 14: "Are you in favor of Amendment No. 14, as proposed by Petition, to the Town of Hudson Zoning Ordinance as

follows:

Petition to re-zone Assessor's Map 59, Lots 4, 5, 6, 7, 8, 8-1, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 20-1, 20-2, 21, 21-1, 21- 2, 21-3, 21-4, 21-5, 21-6, 21-7, 21-8, 22, 23, 24, 24-1, 25, 26, 26-1, 26-2, 26-3, 27, 27-1, 28, 29 and 29-1.

This petition zoning amendment proposes to re-zone parcels of property from Business to TR. These parcels are in an area of town generally described as near the west side of Route 102, in the general vicinity of Webster Street and Hill, Grand, and Summer Streets." Approved by the Planning Board.

Article 16 Petition to re-zone Assessor's Map 2, Lots 12, 13, 2-1 and 2-37.

By Petition Amendment No. 15: "Are you in favor of Amendment No. 15, as proposed by Petition, to the Town of Hudson Zoning Ordinance as follows:

This petition zoning amendment proposes to re-zone parcels of property from General to R-1. These parcels are in an area of town generally described as near the east side of River Road, south of Security Drive and north of the State line." Disapproved by the Planning Board.

Article 17 Petition to re-zone Assessor's Map 7, Lots 44 and 45.

By Petition Amendment No. 16: "Are you in favor of Amendment No. 16, as proposed by Petition, to the Town of Hudson Zoning Ordinance as follows:

This petition zoning amendment proposes to re-zone parcels of property from R-2 to B.

These parcels are in an area of town generally described as the east side of Lowell Road, on the north side of Rena Street." Approved by the Planning Board.

Article 18 Petition to re-zone Assessor's Map 23, Lot 74.

By Petition Amendment No. 17: "Are you in favor of Amendment No. 17, as proposed by Petition, to the Town of Hudson Zoning Ordinance as follows:

This petition zoning amendment proposes to re-zone a parcel of property from R-1 to R-2. This parcel is in an area of town generally described as on the east side of Derry Street (Route 102), north of Phillips Drive." Disapproved by the Planning Board.

Article 19 Petition to re-zone Assessor's Map 7, Lot 46.

By Petition Amendment No. 18: "Are you in favor of Amendment No. 18, as proposed by Petition, to the Town of Hudson Zoning Ordinance as follows:

This petition zoning amendment proposes to re-zone a parcel of property from R-2 to B. This parcel is in an area of town generally described as on the west side of Rita Avenue, near Lowell Road."

SELECTMEN ARTICLES

Article 20 Ratification of a Multi-Year Contract Negotiated Between the Town and the Administrative and Support Union for Wage and