



## TOWN OF HUDSON

### PLANNING DEPARTMENT 1999 ANNUAL REPORT

12 School Street

Hudson, New Hampshire 03051

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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 economic and community development. This report highlights the Planning Department's activities for the last year.

The Town Planner's office has been operational for twelve years now. I arrived in Hudson, New Hampshire on September 14, 1987. My position reports to the Town Administrator and the Board of Selectmen.

Zoning. The March 9, 1999 Town Election brought new language to the zoning ordinance text. Added was a new section, entitled, "Sexually Oriented Businesses". New definitions were added. The existing "Table of Permitted Principle Uses" was amended, allowing for the location of sexually oriented businesses in the Industrial District only. The election also brought another new section to the zoning ordinance: "Commercial Wireless Telecommunication, Radio Service and Receive-Only Facilities", with corresponding changes to the Table of Permitted Principal Uses, definitions, and siting standards. An article on Wetland, Soils, and Slopes brought an amendment that included a complete replacement to existing section 334-27.1 B, regarding minimal buildable lot area with regard to wetland and slope. A section of the zoning ordinance, 334-36 Lot area requirements, was deleted. There was a complete replacement to existing section 334-43 F (1) (c), regarding maximum density of manufactured homes allowed in a mobile home park. Also new: controls on open space design and open space requirements with regard to wetlands and slopes.

Zoning Map. There were four separate petitioned zoning referendum questions that passed as approved by voters on March 9, 1999. Assessor's Map 10, Lots 5-1, 5, 7-4, 7, 8, 9, 10, and 11-5 were re-zoned from Industrial to B- Business. A separate question added Map 10, Lot 5-2 to the lots mentioned above, and succeeded in a re-zone from Industrial to B- Business. Assessor's Map 7, Lots 44 and 45 were re-zoned from R-2 Residential to Business. Assessor's Map 5, Lots 55, 55-1, 55-2, 55-3, and 55-4 were re-zoned from General (G) to Single Family Residential (R-1).

Land Use Regulations. Several changes to the land use regulations took place between during the 1999 Fiscal Year. The Planning Board approved the following amendments.