

Zoning Ordinance

Two significant amendments to Hudson's Zoning Ordinance were approved by the voters in March, 2001.

The first was the creation of a new zoning district designated General I (GI) located "outside" (i.e. to the North, East, or South) of the proposed Circumferential Highway alignment in the same locations that the General (G) zone previously existed. The GI zone differs from the G zone only in the density allowed. The GI zone requires two acre lots with 200 feet of frontage.

The second was the creation of a new Growth Management Ordinance designed to limit the number of building permits allowed each year for residential subdivisions approved by the Planning Board. This ordinance has been challenged by several developers since its' implementation and recently a Superior Court Judge has ruled that Hudson cannot implement both Impact Fees and Growth Management. We have decided to appeal this ruling to the New Hampshire Supreme Court.

Master Plan

The Planning Board is seeking approval through the Budget Process to initiate a comprehensive update to the Master Plan, scheduling completion early in 2004. The last update was completed in July 1996. We are hoping to achieve significant public participation, as this process should reflect the collective "vision" of the entire community. Numerous public meetings will be held to review the various chapters as they are drafted by the Nashua Regional Planning Commission.

Capital Improvements Program

In the fall of 2001, the Capital Improvements Program (CIP) Committee completed its work prior to the end of September. We appreciate the cooperation of all department heads who prepared submissions and presentations on time. This year, since only three submissions were received, the committee has decided to continue meeting after the budget process has been completed to propose revisions to the CIP process. The goal would be to make it more convenient for department heads and more timely and meaningful for the Selectmen and Budget Committee. The CIP Committee was assisted by the Town Planner and the Finance Director.

Updating Planning Tools

In addition to plan review, the Planning Board worked on revisions to the Subdivision and Site Plan Regulations as well as to the Zoning Ordinance. Updating these tools is an ongoing process.