

Development Activity

Despite a lagging national economy, development activity over the past year, both commercially and residentially, continued at a strong pace in Hudson and throughout southern New Hampshire.

In particular regard to housing development, during fiscal year 2002/2003 the Planning Board reviewed and approved 10 new subdivisions, which in the aggregate, created 50 new house lots. In comparison, in fiscal year 2001/2002, 11 subdivisions were approved, creating 81 new house lots.

In regard to commercial development, during FY 02/03, 15 site plans were approved, compared to 21 approved during the previous year. The total number of applications for land use development in the 2002-2003 fiscal year was 26 versus 42 in the previous year.

Merrimack River Access

At the request of the Planning Board, the Nashua Regional Planning Commission (NRPC) completed the Riverwalk Phase II Report in December 2000. Riverwalk Phase I & II Reports are available for public review at the Community Development Department Office in Town Hall. The Planning Board is now attempting to overcome several obstacles with the assistance of the (NRPC) and volunteers to implement construction of the first part of the Riverwalk Trail System.

Cost Allocation Procedure (CAP) Impact Fees

In September 03, the Planning Board hired the engineering firm, VHB, Inc., to update the Cost Allocation Procedure (CAP) Impact Fees, which are assessed on all new development, relative to implementing traffic safety and capacity enhancement improvements along Hudson's three highway corridors (Rt. 3, Rt. 102 and Rt. 111). This system was last reviewed in 1995 and is often referred to as the "CAP" fee.

Zoning Ordinance

The Planning Board considered several major amendments to the Zoning Ordinance during the nine "workshop" sessions held in 2002. Ultimately, three amendments were submitted for inclusion on the 2003 Town Warrant. The voters of Hudson approved two of the three amendments.

The Planning Board voted to send a number of amendments to the Town Clerk for inclusion on the 2004 Town Warrant. The process of conducting public hearings and reviewing additional amendments for the 2004 Town Warrant will continue through January 2004.

Master Plan

During this past year, the Planning Board was able to make substantial progress toward completing the Master Plan comprehensive update. This important planning effort is scheduled for completion in 2004. To date, the Nashua Regional Planning Commission has submitted