



TOWN OF HUDSON

Planning Board



Timothy Malley, Chairman

Robert Guessferd, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD WORKSHOP DATE: DECEMBER 4, 2024

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Tim Malley Chair <u>X</u>	Jordan Ulery Vice-Chair <u>X</u>	Ed Van der Veen Member <u>E</u>	Victor Oates Member <u>X</u>
James Crowley Member <u>X</u>	Tim Lyko Member <u>X</u>	George Hall Alternate <u>X</u>	Michael Lawlor Alternate <u>X</u>
Todd Boyer Alternate <u>X</u>	Bob Guessferd Select. Rep <u>E</u>	Dave Morin Alt. Select. Rep. <u>X</u>	Jay Minkarah Town Rep. <u>X</u>

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- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES
Mr. Hall seated for Mr. Van der Veen.

- V. OTHER BUSINESS
- VI. OTHER BUSINESS

A. 2025 Planning Board Meeting Dates

Mr. Crowley accepted the 2025 Planning Board Meeting Date Schedule.
Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

B. Zoning Amendment Discussion, schedule dates for public hearings.

Item 1 Rural Residential District

Establish a new Rural Residential District (RR) to encompass portions of the existing G-1 District generally east of the Circumferential Highway ROW, south of the Clement Industrial Park and the R1 and R2 Districts on or about Sullivan Road, and north/northwest of Gowing Road and change portions of the G-1 District on or about Sheffield Street, Greenfield Drive, Clement Road, Telolian Drive, James Way and Orchard Park Lane to R-2 to reflect the established character of those neighborhoods.

Amend Article IV, Establishment of Districts, Section 334-17 Districts enumerated; Zoning Map, to include a new Rural Residential District as follows:

Full Name	Short Name
Rural Residential	RR

Amend Article IV, Establishment of Districts, Section 334-18 Districts described, to include a new subsection D to read as follows and to re-letter the remainder of the section accordingly:

D. Rural Residential (RR) District. The RR District encompasses more rural areas of Hudson characterized by conservation land, open space, and low density residential uses. The district is intended to preserve the rural character of these areas while providing opportunities for low density single-family residential development.

Amend Section 334-Attachment 1, Table of Permitted Uses to include a new RR District and to provide that only the following uses are Permitted Uses:

- A.1 Single-Family Residential
- B.1 Use of land for the primary purpose of agriculture, horticulture, floriculture, or viticulture on a parcel of more than five acres in area
- B-2 Facilities for the sale of produce, and wine and dairy products
- C-2 Religious Use
- C-3 Cemeteries (permitted by Special Exception only)
- C-4 Municipal
- C-5 Water towers, reservoirs and sewer and water pumping stations
- C-7 Schools, public/private

Amend Section 334-Attachment 2, Table of Permitted Accessory Uses to include a new RR District and to provide that only the following Accessory uses are permitted:

Traditional secondary accessory uses and structures, including garages, toolsheds, parking areas, recreational facilities, outdoor in-ground swimming pools and other customary uses and structures.

Home Occupations (permitted by Special Exception only)

Family day-care home

Nonprofit Recreational facilities including membership clubs (permitted by Special Exception only where secondary to and developed as a part of a residential subdivision or site plan)

Garaging or parking on one light commercial vehicle

Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new RR District and with the following dimensional requirements:

Minimum lot area (square feet)	87,120
Minimum lot frontage (lineal feet)	200 Ft
Building setbacks (front/side/rear in feet)	50/30/30

*Mr. Ulery moved to send Item 1, Rural District, to public hearing, date specific, January 8, 2025.
Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.*

Item 2 Definition for Snow Dump

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as follows:

SNOW DUMP

An area where snow, transported from an off-site location, is deposited for storage or disposal.

Mr. Utery moved to send Item 2, Snow Dump, to public hearing, date specific, January 8, 2025.

Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

Item 3 Amend Section 334-15 Parking, to clarify the prohibition against outdoor parking and storage of more than one (1) uninspected vehicle.

Existing Section 334-15 B (1) reads as follows:

- B. Parking Prohibited. Parking or storage of vehicles or trailers in excess of the amounts specified in this section is prohibited.
- (1) Outdoor storage of more than one unregistered motor vehicle per residential unit.

Amend Section 334-15 B (1) to read as follows (language to be removed shown in **bold-strikeout**; language to be added shown in **bold italics**):

- B. Parking Prohibited. Parking or storage of vehicles or trailers in excess of the amounts specified in this section is prohibited.
- (1) Outdoor storage of more than one unregistered ***or uninspected*** motor vehicle per residential unit.

Mr. Crowley moved to send Item 3, Parking, to public hearing, date specific, January 8, 2025.

Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

Item 4 Amend Section 334-15 B. Parking Prohibited, and Article II Terminology, to define tractor trailers and to prohibit the parking or storage of tractor trailers in certain residential zoning districts.

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as follows:

Tractor Trailer: shall mean a trailer that is designed to be hitched or attached to, or lifted and to transport, carry, haul, or store property, goods, cargo, or other commercial items.

Amend Section 334-15 Parking, to include a new Section 334-15 B. (5) to read as follows:

The parking or storage of any tractor trailer that weighs 10,000 or more in any residential or TR, R-1, or R-2 district. This regulation shall not be construed as prohibiting such trailers from loading or unloading in such districts in servicing uses therein.

Not action taken at this time.

Item 5 Provide several definitions related to families, households and certain types of residential facilities including Halfway Houses and Emergency Shelters.

Amend Article II Terminology, Section 334-6 Definitions to include new definitions as follows:

EMERGENCY SHELTER

A facility, the primary purpose of which is to provide a temporary shelter for homeless people in general or for specific populations of homeless people, on a temporary basis and which does not require occupants to sign leases or occupancy agreements.

FAMILY

Two or more people related within the second degree of kinship or by marriage or adoption living together as a single housekeeping unit, including domestic help such as nurses or servants not to exceed three in number.

HALFWAY HOUSE

Any residence where two or more people reside for the purpose of recovery, rehabilitation or receiving behavioral modification. The term halfway house includes recovery houses, sober homes, or any other residential facility where persons are aided in readjusting to society following a period recovery from substance misuse disorder, addiction, mental health treatment, imprisonment, or institutionalized treatment.

HOUSEHOLD/HOUSE KEEPING UNIT

Two or more related or unrelated people who live together in the same dwelling with shared family cooking facilities and shared housekeeping responsibilities.

LODGING HOUSE

A building containing two or more lodging units; also known as a boarding house or rooming house.

LODGING UNIT

One or more rooms for the semi-permanent occupancy of one or more individuals not living as a single housekeeping unit other the residents of other rooms within the same building. Lodging units may have private or shared sanitary facilities but have no cooking facilities. A lodging unit shall include rooms in boardinghouses, lodging houses and rooming houses.

TRANSITIONAL HOUSING

A building or project that provides housing and supportive services to homeless persons or families for up to two years and that has as its purpose facilitating the movement of homeless persons and families into independent living.

UNRELATED HOUSEHOLD

A household not conforming to the definition of a “Family”

No action taken at this time.

Item 6 Amend Section 334-31 A to allow the reconstruction of a nonconforming structure where it is found to be “unsafe.”

Existing Section 334-31 A reads as follows:

A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally, or structurally modified, provided that such alterations, reconstruction, extension, or structural modification does not make any portion or portions of the existing structure more nonconforming. A nonconforming structure cannot be reconstructed after demolition, except when the structure was demolished by an act of God, fire, or flood. A nonconforming building or a building occupied by a nonconforming use may be strengthened and made safe. [Amended 3-9-2004]

Amend Section 334-31 A to read as follows (language to be removed shown in ~~bold-strikeout~~; language to be added shown in ***bold italics***):

A nonconforming structure may not be altered or expanded, except by variance. A nonconforming structure may be altered, reconstructed, externally, or structurally modified, provided that such alterations, reconstruction, extension, or structural modification does not make any portion or portions of the existing structure more nonconforming. A nonconforming structure cannot be reconstructed after demolition, except when the structure was demolished by an act of God, fire or flood ***or is found unsafe by the Building Inspector, or his/her designee***. A nonconforming building or a building occupied by a nonconforming use may be strengthened and made safe. [Amended ~~3-9-2004~~***3-11/2024***]

Mr. Ulery moved to send item 6, Reconstruction of a Nonconforming Structure, to public hearing, date specific, January 8, 2025.

Motion seconded by Mr. Hall. All in favor – motion carried 7/0/0.

Item 7 Amend Article IV Establishment of Districts and Article II Terminology, to define “split zoned lots” and provide that such lots shall be governed in their entirety by the requirements of the zone that encompasses the largest portion of lot.

Amend Article II Terminology, Section 334-6 Definitions to include a new definition as follows:

SPLIT ZONED LOT

A split zoned lot is a lot located in two or more zoning districts and divided by a zoning district boundary.

Amend Article IV Establishment of District to include a new subsection 334-23 to read as follows:

§ 334-23 Split-Zoned Lots.

When a lot is transected by a zoning district boundary, the regulations of this Zoning Ordinance applicable to the larger part by area of such lot shall be deemed to govern the smaller part of the lot.

No action taken at this time.

Item 8 Amend Section 334-9 B (4) to replace the term “Retail and service” to “Commercial” to be consistent with the Table of Permitted Uses.

Existing Section 334-9 B (4) reads as follows:

§ 334-9 Land use classifications.

- A. For the purposes of this chapter, all uses or activities are considered to fall into one of five land use classifications. The Table of Permitted Principal Uses in Article V, § 334-21, further divides each land use class into various related categories.
- B. Use classifications shall be as follows:
 - (1) Residential.
 - (2) Community facilities.
 - (3) Agricultural.

- (4) Retail and service.
- (5) Industrial.

Amend Section 334-9 B (1) to read as follows (language to be removed shown in ~~bold strikeout~~; language to be added shown in *bold italics*):

§ 334-9 Land use classifications.

- A.** For the purposes of this chapter, all uses or activities are considered to fall into one of five land use classifications. The Table of Permitted Principal Uses in Article V, § 334-21, further divides each land use class into various related categories.
- B.** Use classifications shall be as follows:
 - (1) Residential.
 - (2) Community facilities.
 - (3) Agricultural.
 - (4) ~~Retail and service~~ *Commercial*.
 - (5) Industrial.

*Mr. Ulery moved to send item 8 to public hearing, date specific, January 8, 2025.
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.*

Item 9 Amend Section 334-Attachment 4, Table of Minimum Dimensional Requirements, to include a new lot width requirement to read as follows:

Minimum Lot Width	R1	R2	TR	B	I	G	G-1	RR*
	120	120	90	150	150	150	200	200*

Amend the Table of Minimum Dimensional Requirements, to include a new note 3 to read as follows:

- 3. Minimum lot width is measured between the side lot lines at the minimum front yard setback line.
- * Contingent on passage of Article 2

*Mr. Oates moved to send item 9 to public hearing, date specific, to January 8, 2025.
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.*

Item 10 Amend Article II Terminology, Section 334-6 Definitions to update the definition of “Abutter” to reflect recent changes in state law:

Existing Section 334-6 in relevant part reads as follows:

ABUTTER

Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board as defined in RSA 672:3. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term "ABUTTER" means the officers of the collective or association, as defined in New Hampshire RSA 356-B:3, XXIII

Amend Section 334-6 in relevant part to read as follows (language to be removed shown in ~~bold strikeout~~; language to be added shown in *bold italics*):

ABUTTER

Any person whose property adjoins or is directly across the street or stream from the land under consideration by the Board. *“Directly across the street or stream” shall be determined by lines drawn perpendicular from all pairs of corner boundaries along the street or stream of the applicant to pairs of projected points on any property boundary across the street or stream that intersect these perpendicular lines. Any property that lies along the street or stream between each pair of projected points or is within 50 feet of any projected point shall be considered an abutter.* If an abutting property is under condominium or other collective form of ownership, the officers of the collective or association as defined in RSA 356-B:3, XXIII, shall receive the formal notification. *For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under a manufactured housing park form of ownership as defined in RSA 205-A:1, II, the term “ abutter ” includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the local land use board.* For purposes of receiving testimony only, and not for the purpose of notification, the term “abutter” shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. (Adopted March 2009; Amended 2025)

*Mr. Oates moved to send item 10 to public input, date specific, to January 8, 2025.
Motion seconded by Mr. Crowley. All in favor – motion carried 7/0/0.*

Item 11 Amend Article VII Signs to permit contractor signs only during periods of active site work.

Existing Section 334-58 B in relevant part reads as follows:

§ 334-58 Permit required; exemptions.

- B.** The following signs may be erected without a permit and are not included in the maximum signs area allowed unless otherwise indicated, but must comply with all other requirements of this chapter as stated herein:
- (1) Historic plaques or markers no greater than two square feet in area.
 - (2) Contractor job signs no greater than 12 square feet.

Amend Section 334-58 B to read in relevant part as follows (language to be added shown in *bold italics*):

- B.** The following signs may be erected without a permit and are not included in the maximum signs area allowed unless otherwise indicated, but must comply with all other requirements of this chapter as stated herein:
- (1) Historic plaques or markers no greater than two square feet in area.
 - (2) Contractor job signs no greater than 12 square feet. *Contractor signs are temporary and may be posted only during active on-site work such as construction and landscaping.*

*Mr. Crowley moved to send item 11 to public input, date specific, January 8, 2025.
Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.*

Mr. Crowley made a motion to continue the workshop meeting to beyond 10:00 P.M.
Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

Mr. Crowley made a motion to schedule a workshop for Land Use Regulations, date specific, to February 5, 2025.

Motion seconded by Mr. Oates. All in favor – motion carried 7/0/0.

VII. ADJOURNMENT

Mr. Ulery moved to adjourn. Motion seconded by Mr. Hall. All in favor motion carried 7/0/0.

Meeting adjourned at 10:19 P.M.

These minutes are in draft form and have not yet been approved by the Planning Board.

Note: Planning Board minutes are not a transcript. For full details a video of the meeting is available on HCTV (Hudson Community Television) www.hudsonctv.com.

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