



TOWN OF HUDSON

Planning Board

Vincent Russo, Chairman

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PUBLIC MEETING TOWN OF HUDSON, NH NOVEMBER 9, 2011

The Town of Hudson Planning Board will hold a regularly scheduled meeting on Wednesday, November 9, 2011 at 7:00 p.m. in the “Community Development Conference Room” at Town Hall. The following items will be on the agenda:

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. MINUTES OF PREVIOUS MEETING(S)
 - A. 11-03-10 Minutes - 11-09-11 Packet
 - B. 03-02-11 Minutes - 03-23-11 Packet
 - C. 05-25-11 Minutes - 06-22-11 Packet
 - D. 06-22-11 Minutes - 07-27-11 Packet
 - E. 08-10-11 Minutes - 09-14-11 Packet
- VI. CORRESPONDENCE
- VII. PERFORMANCE SURETIES
- VIII. ZBA INPUT ONLY
- IX. PUBLIC HEARINGS:

The following proposed amendments pertain to the Zoning Ordinance

- A. **Amend** § 334-16. Building permits. [**Amended 3-10-2004**] Sub-section A. of the Zoning Ordinance to read as follows (Note: for each of the following amendments added language is shown in bold-underlined print and deleted language is shown in bold-strikethrough print):
 - A. Exemptions. Building permits shall not be required for the following: Accessory structures, such as mailboxes, doghouses, birdbaths, ornamental landscaping features, swing sets, children's playhouses, clotheslines, fences ~~six~~ eight feet or less in height and other similar types of structures which by custom and reason, in the opinion of the Building Inspector, do not require building permits. [**Amended 3-14-1995 by Amdt. No. 8**]

B. **Amend** § 334-16.C.(2)(d) to read as follows:

(d) "Multifamily residential buildings shall have ~~an average a~~ **minimum** per-unit size of 750 square feet."

C. **Amend** Table of Permitted Accessory Uses Footnote 1 to read as follows:

¹= See § 334-12**F I** of this chapter for additional requirements.

The following proposed amendments pertain to the Planning Board's Land Use Regulations.

A. **Amend** § 193-10(I) – Driveways - to read as follows:

(I) Shared driveways are not allowed **unless approved by the Planning Board.**

B. **Amend** § 275-6. K. General requirements. [Amended 4-9-1986 by Amendment No. 86-1] to read as follows (added language shown in bold-underlined print):

K. Require suitably located travelways of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air and access for fire-fighting apparatus and equipment to buildings, and be coordinated so as to compose a convenient system. **Unless otherwise permitted by the Planning Board, proposed cul-de-sac travelways shall comply with the design and construction criteria set forth in § 289-18.B., Cul-de-sac roads, of these regulations.**

X. OLD BUSINESS/PUBLIC HEARINGS

A. Jarry Subdivision (Re-submittal) Map 207/Lot 8 & 4
SB# 09-11 Bush Hill Road

The purpose of this plan is to consolidate existing Map 207; Lot 8 and Map 207;Lot 4, then resubdivide to create two conventional lots (proposed Map 207;Lot 4 and proposed Map 207;Lot 8-1) and seventeen residential open space lots (proposed Map 207; Lots 8-2 through 8-18) with two open space lots (proposed Map 207;Lots 8 & 8-19). The two proposed conventional residential lots (Map 207; Lots 4 & 8-1) are not part of the open space development/association and are not subject to the

