



Town of Hudson

Planning Board

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HUDSON PLANNING BOARD MEETING

78 Main Street
2nd Floor- Town Hall Auditorium
Tuesday, October 26, 2021
7:00 PM

Agenda

1. Public Hearing- Proposed Amendment to the Town of Hudson Protective Zoning By-laws

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on October 26th at 7PM in the 2nd floor auditorium at 78 Main Street, Hudson, MA on whether the Town will vote to amend the Zoning Protective By Laws to delete, in their entirety, the existing Zoning By-law, including the Zoning Map and substitute a new document entitled “Town of Hudson Protective Zoning By-laws” and new Zoning Maps.

New components have been added to the By-laws to not only enhance the user experience, but help the Building Commissioner with zoning enforcement issues, and reflect new land uses over the past 60 years. New components include the following:

- updated land-use definitions
- a solar by-law;
- a drive-through by-law;
- updated parking requirements by land-use;
- a table of land uses by zoning district;
- the consolidation of zoning districts;
- the digitization of the Zoning Maps and;
- clarity to the section on non-conforming uses and structures.

A new updated and reformatted zoning booklet has been created, which looks different from the current zoning booklet used today. It should be noted that there are no substantive changes being proposed as part of the By-laws update. **All zoning district and overlay district regulations will remain exactly the same as they are today.** One district boundary tweak is being proposed for the Downtown Zoning district to include 31 and 35 Washington Street, Map 29 Parcel 272 and Parcel 274 and two minor boundary corrections are being proposed for consistency purposes. Materials can be found at <https://www.townofhudson.org/planning-community-development-department/pages/comprehensive-zoning-update-2021> or at the Town Clerk’s Office, 78 Main Street, Hudson, MA

2. Public Hearing- Proposed Amendment to the Town of Hudson Protective Zoning By-laws

In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on Tuesday, October 26th at 7PM in the 2nd floor auditorium at 78 Main Street, Hudson, MA on whether the Town will amend Section 5.12.5 Paragraph 10 of the Use Regulations of the Zoning By-laws for the Recreational Marijuana Zoning Overlay District to open, operate, or receive deliveries between the hours of 10:00 PM and 8:00 AM. Materials are on file at the Town Clerk’s Office, 78 Main Street, Hudson, MA