



# Town of Hudson

## Department of Planning and Community Development

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### HUDSON PLANNING BOARD MEETING AGENDA April 7, 2020 7:00 PM

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hudson Planning Board will be conducted via remote participation to the greatest extent possible. Specific information and the general guidelines for remote participation by members of the public and/or parties with a right and/or requirement to attend this meeting can be found below. No in-person attendance of members of the public will be permitted, but every effort will be made to ensure that the public can adequately access the proceedings in real time, via technological means. In the event that we are unable to do so, despite best efforts, we will post on the Town of Hudson website an audio or video recording, transcript, or other comprehensive record of proceedings as soon as possible after the meeting.*

**The Planning Board meeting will be held via a Zoom Meeting (Internet)**  
**Public Participation via calling in or using your computer is encouraged**

**To Join the Zoom Meeting: <https://zoom.us/j/631007904>**

**To call in: +1 669-900-9128; Meeting ID: 631 007 904; (there is no participant ID needed)**

**Site Plan Approval – 49 Houghton Street – Houghton Street LLC – 92 Units  
(This Hearing will be continued to May 5, 2020)**

#### **Public Hearing 7PM–**

Warrant Article 36 - In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on April 7, 2020 at 7:00 p.m. in the Town Hall, 2<sup>nd</sup> floor at 78 Main Street in Hudson, Massachusetts 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.

Warrant Article 38 - In accordance with the provisions of M.G.L. Chapter 40A, Section 5, the Hudson Planning Board will hold a public hearing on April 7, 2020 at 7:00 p.m. in the Town Hall, 2<sup>nd</sup> floor at 78 Main Street in Hudson, Massachusetts on whether the Town will vote to amend the Zoning Map of the Town of Hudson, as most recently amended, by including the following land, Assessor's Map 20 Parcel 61, which is currently zoned in the M3 Zone, so that the said land is also in the Adaptive Reuse Overlay District pursuant to section 5.8 of the Protective Zoning Bylaws;

**Minutes:**

January 21, 2020, February 18, 2020 and March 17, 2020