

From: Thomas Gregory <tgregory@townofhudson.org>
Sent: Friday, March 31, 2023 1:09 PM
To: Claudinor Salomao (csalomao@comcast.net); Guy Beaudette (guybeaudette22@gmail.com); Jeannie Vineyard; Jillian Jagling (jillianjagling@gmail.com); Joe Fiorello; Joe McNealy; Rob Clark (rob@robclark-law.com); Sam Calandra (sscalandra@verizon.net); Steve Forti (steve@steveforti.com)
Subject: Memo- Article 34 Zoning By-laws update and recodification
Attachments: Memo_Article 34.pdf

Committee Members

Attached please see a memorandum from Kristina Johnson regarding Article 34.

The Planning Board has requested that Article 34 be discussed at their meeting next Tuesday.

Kristina will be providing this memo to the Planning Board to help frame their discussion.

A public hearing is not required.

Thanks
Tom

Thomas Gregory

Executive Assistant



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Memorandum

TO: Thomas Gregory, Executive Assistant

FROM: Kristina Johnson, AICP, Director of Planning and Community Development

CC: Select Board
Planning Board
Katie Evangelisti, Administrative Manager

DATE: March 31, 2023

RE: Article 34- May Town Meeting Warrant

The purpose of the memorandum is to provide some discussion points relative to Article 34, which as you know, proposes to raise and appropriate \$30,000 to update and recodify the Town of Hudson's Protective Zoning By-laws.

In 2015, Town Meeting appropriated \$100,000 to hire a consultant to help the Town complete a comprehensive update of the Zoning By-laws. The goal of this effort was to create a document that is 1) easy for all users to understand, navigate, and interpret, and 2) is consistent with all current State and Federal statutes. With the guidance of a land-use attorney (Mark Bobrowski) and with the oversight of a steering committee (Chairs of the Zoning Board of Appeals and Planning Board, the Building Commissioner, Town Clerk, and the Director of Planning and Community Development), a whole new reformatted zoning booklet was developed. Outlined below are some of the important updates:

- **Digitization of the Zoning Maps for the description of the Zoning Districts-** currently the zoning districts are described in metes and bounds.
- **Consolidation and re-naming of the Zoning Districts;**
- **Creation of a table of uses by Zoning District; and**
- **Updated land use definitions.**

Note that this update did not include any substantive changes to the zoning district boundaries or use regulations. Unfortunately, this comprehensive update was defeated at the November 2021 Town Meeting, as there were some provisions (recommended by the Building Commissioner) regarding the regulation of commercial vehicles in residential zoning districts that were deemed controversial, and ultimately caused the overall update to the Zoning By-Laws to be defeated.

It is my intent for the November 2023 Town Meeting to bring forward some of the updates from the Comprehensive Update noted above and get those implemented piecemeal; in my professional opinion and experience (recent and past), it is difficult to bring forward a comprehensive update, rezoning, or recodification. While, I am appreciative of the Citizen's Petition to appropriate funds to update the Zoning By-laws, it is my opinion that this work is has already been completed; and such, I believe that this Article should be passed over.