



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on June 8th, 2017 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson
Nicole Durand, Councillor
Daren Legault
Frank Hicks
Timothy Mathieu
Bryce Herron

Invited and present: Nathalie Lavoie, Director of Urban Planning

Convened and absent: Miriam Tabori

Invited and absent: Mayor Ed Prevost

1. Minutes of the Previous Meeting

The Minutes of the regular Town Planning Advisory Committee meeting held on May 11th, 2017 were submitted to all members. An omission has been done regarding the minutes for 71 Maple, because the following comments that were discussed at the meeting were not added:

- Since the slope of the road varies from one end of the site to the other, we need top of grade elevations from the middle of the road with respect to the finished grade elevations of both basement and main floor.

It is **moved** and resolved that the Minutes be approved as submitted with the added omission.

Adopted unanimously

2. 71 Maple: New proposed residential construction, modifications from 2014 plans

WHEREAS a revised plan was submitted for a new residential construction at 71 Maple;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the request;

Adopted unanimously

3. 77 Pine: Residential Addition

WHEREAS a request for a residential addition for 77 Pine was received;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval of the plans as submitted.

Adopted unanimously

4. 270 Main: Open porch

WHEREAS a request for an open porch at 270 Main was received;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the plans as submitted;



Adopted unanimously

5. 915 Main: Proposed residential addition

WHEREAS a proposal for a residential addition for a residence at 915 Main Road was presented;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not approve** the request for the following reasons:

- The complexity of the roof needs to be revisited as it may cause water infiltration;

Adopted unanimously

6. 598 Main: Proposed residential addition

WHEREAS a proposal for a residential addition for a residence at 598 Main Road was presented;;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the plans as submitted;

Adopted unanimously

7. 411 B Main: Proposed new business sign

WHEREAS a proposal for a new sign at a business at 411 B Main Road was presented;;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the sign as submitted;

Adopted unanimously

8. 130 Main : Proposed residential addition

WHEREAS a proposal for a residential addition for 130 Main was presented;

THEREFORE it is **moved** and resolved (4 for, 1 against) that the Town Planning Advisory Committee **does not recommend** the approval of the plans as submitted for the following reason:

- All new construction must harmonize with existing architecture and building in pattern language along with site and developed area;

Adopted

9. 425-429 Main: New commercial Terrace



WHEREAS a proposal for a commercial terrace at 425-429 Main was presented;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **does not approve** the request for the following reasons:

- The lights in the taller light fixtures need to be directing downwards;
- The planter lights are not accepted, as the light is not directed downwards;
- Greenery must be reduced, including the bush in the front right corner as it is in the visibility triangle and could disrupts the view of oncoming traffic;
- Pergola is illegal in front yard according to the by-law;

Adopted unanimously

10. Addition to the agenda: 557 Main : Proposed shed

WHEREAS a request for a new shed at 557 Main was received;

THEREFORE it is **moved** and unanimously resolved that the Town Planning Advisory Committee **approves** the plans as submitted;

Adopted unanimously

11. Termination of Meeting

Having no other subject to discuss, the meeting ends at 8:45 P.M.

Next meeting: Thursday, July 13th, 2017, 7 p.m.