



COMMUNITY DEVELOPMENT • 115 Executive Parkway, Suite 400 • Hudson, Ohio 44236 • (330) 342-1790

DATE: August 9, 2017

TO: City of Hudson Planning Commission for August 14, 2017 Meeting

FROM: Greg Hannan, City Planner
Mark Richardson, Community Development Director

SUBJECT: Official Zoning Map Amendment
Permanent Parcel No. 3009781
District 1 to District 3
and
Land Development Code Amendment
Section 1213.02(a)(86) Definitions: "Density, Net"

PC Case No: 2017-09

Staff recommends that Planning Commission conduct its public hearing and continue this case to the September 11, 2017 meeting. This meeting was properly noticed; therefore, the public hearing should proceed for the purpose of collecting testimony and questions from the applicant and public. Discussion of the case and testimony that is provided would occur at the September 11 meeting.

On August 8, 2017 staff received the attached revision to the amendment to the definition of "net density". The revised proposal now reads:

"Density, ~~net~~" shall mean the measure of dwelling units permitted per acre of land area contained in the development, excluding streets existing at the time an application is submitted, existing conservation easements, ~~public open space~~, land under water, and certified wetlands and floodplains. ~~Wetland and other sensitive area setbacks and private open space shall not be excluded in calculating net density. Unless otherwise indicated in this Code, any specified residential density shall be net density.~~

Staff has not had time to properly analyze the revision. Staff recommends that the case be continued to the September 11 meeting to give staff time to analyze the revision and how it might affect other properties, including the property at Stow Road and the Ohio Turnpike, the subject of the proposed amendment to the official zoning map from District 1 to District 3, and to research and provide answers to the questions that might arise during the public hearing.

Planning Commission must conduct its public hearing and render a recommendation within 120 days of receipt of Council's referral. In this case a recommendation must be made by November 15. Council must make its decision within 90 days of receipt of Planning Commission's recommendation. If for example PC were to make a recommendation September 11, Council would have to conduct its public hearing and act by December 10. Regardless of when Council conducts its public hearing, it must take final action on the application within twenty days of its

public hearing.

Also attached please find a map showing the location of the zoning map amendment and correspondence staff has received to date in support of and in opposition to the application.

Recommended Motion

Continue to the September 11, 2017 regular meeting of the Planning Commission Case No 2017-09, amendments to the Official Zoning Map of Permanent Parcel 3009781 from District 1 – Suburban Residential Neighborhood to District 3 – Outer Village Residential Neighborhood and to Chapter 1213 of the Land Development Code amending the definition of “net density”.

Monday, August 7, 2017

Mr. Gregg Hannan
City Planner
City of Hudson
115 Executive Parkway, Suite 400
Hudson, Ohio 44236

Dear Mr. Hannan,

RE: Parcel #3009781 Ohio Edison easement language clarification.

We are requesting a Text Amendment change be considered to enable the development of Parcel #3009781. The parcel fronts on Stow Road, along the Ohio Turnpike and is approximately 12.53 acres in size.

The Ohio Edison easement is approximately 3 acres, equal to 25% of our site and if excluded from our density calculation is extremely punitive in nature.

Hudson's current text language does not allow any type of easement to be fairly considered.

An **easement** is a legal right to use another's land for a specific limited purpose. In other words, when someone is granted an **easement**, he is granted the legal right to use the **property**, but the legal title to the land itself remains with the owner of the land.

Excluding the ability to use the easement area in the calculation of density is taking away the land owners right to use their land. It is treating the easement as a sale of their land, not just a limited use.

Additionally, the Ohio Edison easement states, "the grantors reserve the right to use the ground between the structures and beneath the wires, provided that such use does not interfere with or obstruct the rights herein granted."

Therefore, we currently have the right to use the easement area for retention basins, walking paths and landscaping.

Additionally, blanket easements would be included in Hudson's current text language. Blanket easements are typically used in the oil and gas industry. Reserve at River Oaks had a blanket easement and was developed.

Our March 27, 2017 letter to PC proposed the following net density text language:

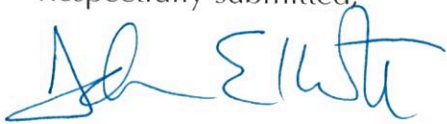
*Density, net shall mean the measure of dwelling units permitted per acre of land area contained in the development, excluding streets, **burial** easements, public open space, land under water, and certified wetlands and floodplains. Wetland and other sensitive area setbacks and private open space shall not be excluded in calculating net density.*

During the submittal process with Staff we then changed the word "burial" to "access", but we believe that there is still confusion.

We are now proposing the following language:

"Density" shall mean the measure of dwelling units permitted per acre of land area contained in the development, excluding: streets existing at the time an application is submitted, existing conservation easements, land under water, certified wetlands and floodplains.

Respectfully submitted,

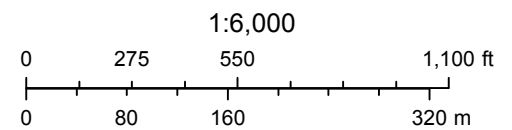


Adrien Elliott

Zoning Map Amendment - Parcel No. 3009781



April 26, 2017





Aug. 1, 2017

City of Hudson
City Council and Planning Commission
27 E. Main St., Hudson Ohio 44236

Dear Council and Planning Commission Members,

RE: Stow Road map amendment request from District 1 to District 3

I have lived in Hudson for 44 years and currently reside at 1605 Middleton Rd. I support the Map Amendment request for the Stow Rd parcel for the following reasons:

- It is consistent with the findings of the 2016 Hudson Comprehensive Plan.
- It will allow empty nesters to move out of their large family homes and allow for new families to move in.
- It will help keep Hudson residents in Hudson who don't have alternative choices for single-story, no maintenance living.
- The Stow Rd location is an ideal spot for such a proposed development

Warm Regards,


Greg Grace

August 9th, 2017

Mark Richardson
Community Development Director
City of Hudson
115 Executive Parkway, Suite 400
Hudson, OH 44236

Dear Mr. Richardson,

I am writing to express my strongest opposition to ordinances 17-111 (rezoning from District-1 to District-3) and 17-112 (Redefinition of Net Density), currently under consideration by the Planning Commission, with the purpose of allowing construction of a complex of 50 or more apartment/townhome units in the 12.5-acre lot located north of the Ohio Turnpike and east of Stow Road, across the Hudson High School.

The construction of such high-density dwelling complex would drastically alter the suburban residential character of the area (no similar construction exists elsewhere in the vicinity), would negatively impact the sale value of homes in surrounding neighborhoods, would increase storm water issues, and would cause serious traffic congestion problems because of the immediate proximity to the Hudson High School, which in turn would bring safety concerns for the kids attending the school with a higher risk of car accidents and student injuries or deaths.

The proposed construction is so out-of-place and absurd, that I frankly do not understand why the City is spending resources and wasting the time of the affected residents to even consider the petition of the developer.

I restate my firm opposition to this construction and urge the City Council for a prompt dismissal of the developer's petition.

Sincerely,



Dr. Sergio D. Felicelli
2731 Stonebridge Ct.
Hudson, OH 44236

From: russ.gordyan@rgdigital.com
Sent: Wednesday, August 9, 2017 11:11 PM
To: Richardson, Mark
Subject: Stow Road
Attachments: scan0003.pdf

Mark -

Long time resident, first time emailer... OK, that was terrible... I was reading a little about the land on stow rd that has been "in the news" in our little town and I didn't have time to mail a letter and hope it would get to the right person before the meeting on the 12th that I can't attend, so I thought I would email you the letter. I usually stay really quiet and avoid public debates...boy do I have conflict! But I thought some of the arguments against the proposed development were a little off base, and I have a lot of friends over 55, who have, mostly, all moved out of town to developments like what is being proposed. So, I pass along my letter of support for the project :)

I'm attaching my letter here. Can you see it gets to the right people/place? I can't even say I know who that would be! I know everyone on the Velocity project, and work closely with the city on that, but zoning and architectural, etc are foreign places in the city offices for me!

Thanks, have a great week!

Russ Gordyan

RG Digital | **O+** 330.650.3636 | **M+** 330.329.0705 | **E+** russ.gordyan@rgdigital.com | www.RGDigital.com | [CLICK FOR TECH SUPPORT](#)

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To: mrichardson@hudson.oh.us

Message Score: 50

High (60): **Pass**

From: russ.gordyan@rgdigital.com

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Medium (75): **Pass**

Low (90): **Pass**

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Wednesday, August 9, 2017

City of Hudson
City Council and Planning Commission
27 E. Main St.
Hudson, OH 44236

RE: Stow Road map amendment request from District 1 to District 3

Dear Council and Planning Commission Members,

I have lived in Hudson for fifty years and currently reside at 29 E. Streetsboro St. Hudson.

Over thirty years ago, I proposed a zoning change for the five acre interior parcel of land which today is the Bradley Drive property off of E. Streetsboro Street. The real estate market at that time and the Comprehensive plan indicated a need for smaller homes for empty nesters. My proposal was for four additional lots to the ten lots the then present zoning allowed.

After eight months of Council and Planning Commission meetings with the usual “not in my back yard” naysayers, my proposal was rejected. Drive down Bradley Drive today and see if you think two additional small homes on each side of the street would have the “village look” of Historic Hudson.

So here we are thirty six years later still with a lack of smaller houses partly because of the NIMBY opponents and also there isn't land available with the necessary zoning for practical development.

I support the Map Amendment request for the Stow Road parcel because it is consistent with findings of the 2016 Hudson Comprehensive Plan.

Sincerely,

Allan M. Sveda



61 Milford Dr., Hudson, Ohio 44236
Cleveland: 330-463-0100 Akron: 330-342-9400 Fax: 330-463-0101
www.jacco.com

July 27, 2017

City of Hudson City Council and Planning Commission
27 E. Main St.,
Hudson, Ohio 44236



Dear Council and Planning Commission Members,

RE: Stow Road map amendment request from District 1 to District 3

I have lived in Hudson for 49 years and currently reside at 7204 Valley View. I also have a small business at 61 Milford Drive that employs approximately 16 people.

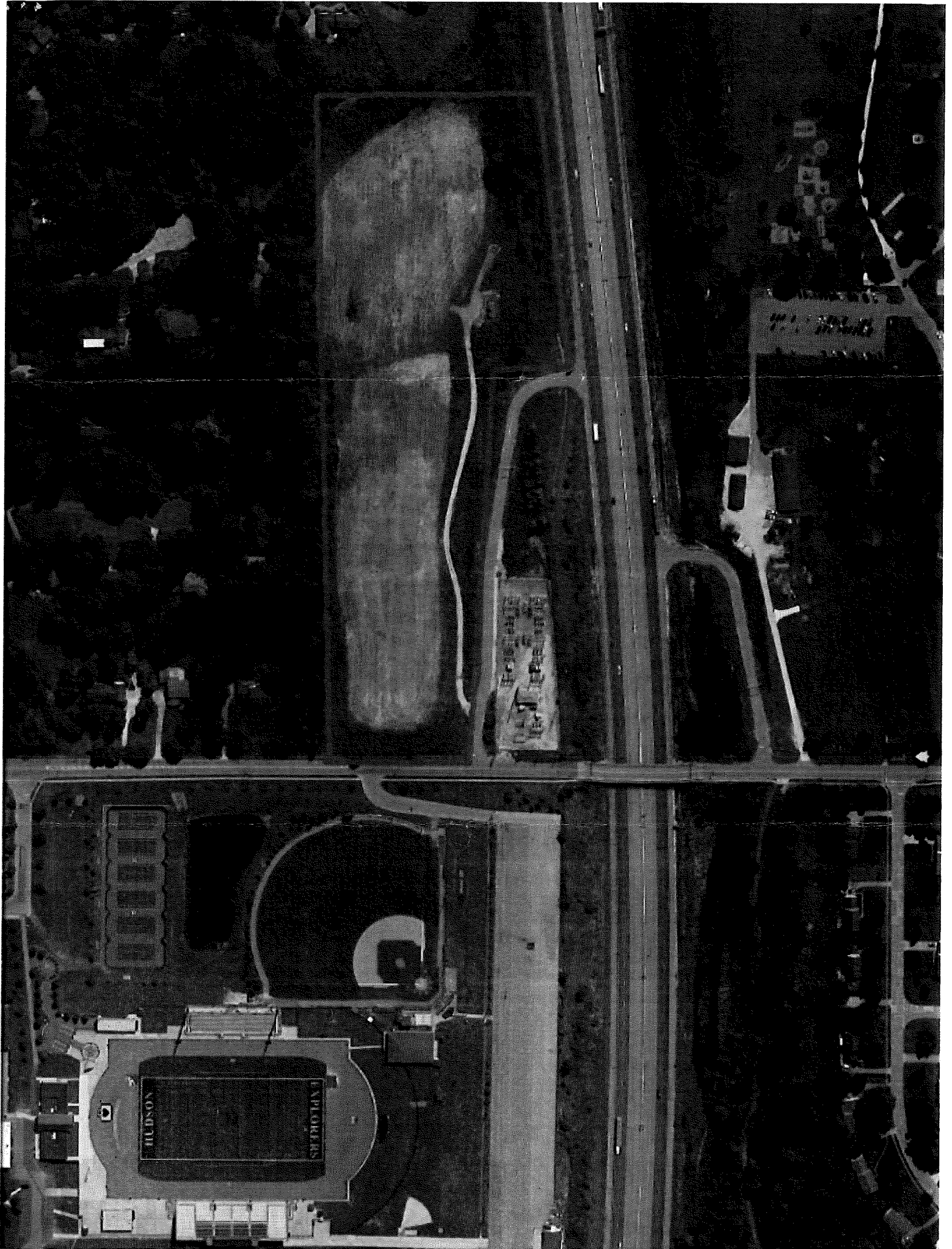
I support the Map Amendment request for the Stow Road parcel for the following reasons:

- It will allow empty nesters to move out of their large family homes and allow new families to move in.
- The Stow Road location is an ideal spot for such a proposed development

Sincerely,

A blue ink signature of Jerald K. Cohen, written in a cursive style.

Jerald K. Cohen



From: Julie Erickson <Jules97901@aol.com>
Sent: Friday, July 28, 2017 4:03 PM
To: Richardson, Mark
Subject: Proposed rezoning of land parcel on Stow Road

Mr. Richardson, I wanted to voice to you my strong opposition to the rezoning of the parcel of land on Stow Road opposite the Hudson High School.

Our neighborhood and city is very important to us and worth protecting the integrity of. To change the zoning just for this one parcel of land to further the interests of two former city councilmen is wrong.

This parcel of land is actually eight acres of land that could be developed. It is bordered on one side by a power plant, high tension power lines and a noisy freeway and on the other side wet lands.

This is not a desirable nor appropriate location for the construction of high density residential construction. The parcel should remain zoned as it currently is to restrict density construction.

The impact on our quality of life in the surrounding single family dwellings will without a doubt be adversely affected by increased traffic on an already busy Stow Rd.

Another major concern is the increased water run off as the addition of more pavement means more water run off. We have already experienced this issue from increased building at the Hudson High School.

If an exception is made to change the zoning for this one parcel of land, as was suggested, while still preserving existing zoning in other undeveloped parcels of land in Hudson would call in question the motivation for such a decision. Such a decision would surely be questioned in this election year by local voters.

This is a residential area without so much as any commercial development on this side of town. It cannot support density residential construction.

Sincerely,

Julie Erickson
7326 Hayward Rd.
Hudson, Ohio

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To: mrRichardson@hudson.oh.us

Message Score: 30

High (60): **Pass**

From: jules97901@aol.com

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From: sue flechner <sflechner13@yahoo.com>
Sent: Monday, July 31, 2017 12:01 PM
To: City Council and Mayor; Richardson, Mark
Subject: Fw: community email to share with members of planning commission, city council and honourable Mayor of Hudson Ohio

I am also asking that this letter be read into the minutes of the most appropriate meeting to this topic...Is this possible?

Thank you, Sincerely
Sue Flechner

On Jul 30, 2017 1:48 PM, "sue flechner" <sflechner13@yahoo.com> wrote:

Dear Mr Richardson

Here is a letter with the concerns as expressed at Planning Commission meeting. Please make them known as they are representational of our entire community.

August 1, 2017

Dear Honourable Members of Planning Commission, Mayor and City Council

We are writing this letter to request that you decline to change the proposed Hudson City zoning ordinance from suburban residential (District 1) to outer village residential (District 3) for the land parcel just North of the Ohio Turnpike and East of Stow Road. The purpose of this change in zoning is to then permit an inappropriate shoehorning of a future 52-unit residential complex of between 8-12 acres of this land. As 24 year residents of Hudson, and 23 year tax paying residents of 2821 Stonebridge Court, we have direct knowledge of this site which is adjacent to our property. Please consider the following comments, take a look at a map of the land parcel, and consider the negative impact such an ill placed complex will have on the local community that you represent on the Hudson City Council. We have heard the bogus argument that this complex is needed to sustain a future 55 years and older residential population in Hudson. The Reasons not to permit this zoning change include the following:

1. This complex will be an eyesore and diminish the aesthetic beauty of the surrounding neighborhood. **Firstly**, living on the Ohio Turnpike with heavy 18-wheel truck routes will create sound distress to all but the hearing impaired. The Developer will have to engage in false advertising to cover this up. It will become a pocket for transients that full time residents will abhor. Please walk by and listen for yourself. **Secondly**, this future eyesore will exist directly across the line of sight from Hudson Springs Park; a jewel of the community and reason to live in Hudson. While the Turnpike now dips down off the sight line, stand on the north end of Hudson Springs Park—all you see is the tree line across the other side. There are often geese and other birds that hover in this area and other birds that hover in this area and will most likely be eliminated by this new eyesore. **Thirdly**, what intelligent residential home buyer/lessee would want to live on a packed in, noisy, single road complex on a Turnpike adjacent to a power station with open electrical wiring? We suggest few to none. These negative aesthetic characteristics will create low occupancy with a transient population that will be very unlikely to maintain the high property maintenance standards prevalent in Hudson.

2. This housing complex will cause increased water problems and possible damage to surrounding properties. It is well known that this area has a high water table and poor run off during large rain storms. Low level flooding and pooling of water is commonplace. We have spent thousands of dollars on our property to create French drains and extra drain ports to the street for this reason. The new housing complex in question with expected large surface concrete and pavement would be expected to transfer excess water to the adjacent properties. Owners that incur future water related property damage will be encouraged to seek legal remedy for these concerns.
3. The proposed housing complex can only accommodate one service road that will have to dump out onto Stow road; a single lane road in either direction completely limited to expansion by a cross Turnpike traffic bridge. In addition, Stow road at this point is the only artery to Hudson High School from the South, and is the primary route to and from the large Hudson High School sports complexes. There will be many days when large Hudson High School events attract hundreds if not thousands of people to Stow road. We have heard no thoughtful discussion or analysis of how the additional traffic will affect the transport of children to and from the High School on school days or large sporting events. Nor, how a busy school activity would lock in future residents to the housing complex and limit right and left hand turns onto Stow road. We wonder if the High School and the Parents Association are aware of this proposal?
4. The proposal that such a housing complex is targeted for Seniors over age 55 years is an attempt to create a public relations slogan with virtually nothing set aside to engage this population. As pointed out in #1 and #3, there is virtually nothing to attract Seniors to this future complex; a packed, noisy, eyesore next to a power station, far from shopping and amenities with no public transportation next to a busy high school sports complex. Trails of Hudson, in the southern end of the city was already set up to attract this population with mixed results.
5. The owner of this land parcel made his purchase well informed of the zoning rules and regulations in force on this land. The only reason to change the zoning rules is to entice a developer to create an inappropriate and undesirable housing complex at odds with the surrounding properties that were created and developed decades ago with the concept of a tree lined land buffer between the neighborhoods and the noisy Ohio Turnpike. It is difficult to appreciate how the Planning Commission or City Council today would be persuaded that the current zoning rules were not thoughtfully created by their predecessors.
6. We have not heard from a single local resident on Stonebridge, Dillman, Ashton, Hayward, or Huntington Streets who think this zoning change and housing complex proposal is a good one, which will enhance the neighborhood and improve the quality of life for the long time Hudson residents.
7. Lastly, we are particularly troubled that a non-resident of Hudson, without informing the residents in the adjacent properties directly affected by this proposal would have the audacity to go to the City Council behind our backs to lobby for a zoning change. This is the work of a Carpetbagger, out to make a buck with no consideration for the longstanding property owners and full-time residents that have made Hudson the beautiful and desirable community it is, so often rated at the top of surveys and lists of "Best Places in Ohio."

1. We hope you will consider these arguments, observe the land parcel yourself, visit with the local residents and property owners, and then reject this attempted change in zoning laws proposed by a non-resident of Hudson.

Respectfully Submitted.

Stuart M. Flechner MD Susan A. Flechner
2821 Stonebridge Court Hudson, Ohio 44236

From: David A Aebi <aebida@gmail.com>
Sent: Friday, August 4, 2017 11:50 AM
To: Richardson, Mark
Subject: Proposed Stow Rd Development near Turnpike

Hello,

I am writing to express my concern with the consideration of the development of the marginal property along the north side of the Ohio Turnpike that intersects with Stow Rd. I think that this land is far better suited to be an extension of Hudson Springs Park than for development of apartments. My reasons are as follows:

- Traffic congestion – This is not only because of the existing traffic to and from the High School, but also because of the high density of inexperienced drivers that will need to navigate the extra junction and its traffic load.
- Target audience of the apartments – there seems to be no clear indication of who is targeted in these apartments. I have heard senior housing as one option, but seen no actual commitment to this. I cannot see how an apartment building on the verge of the Turnpike can possibly be an attractive location for typical Hudson residents and wonder what demographics may be.
- Hudson has done a poor job of managing water runoff for the area. We have had our pond filled with silt from high school construction projects and had issues with flooding as well. This can only make things worse and I doubt if the Turnpike will allow you to send the water their way.
- Security – Is there a plan to maintain security for the nearby homes when this facility is built? People living in apartments are less connected to the community than homeowners.
- Property values – I am doubtful that this will have anything but a damaging effect on home values and will likely result in the loss of some of the trees that provide some buffering from Turnpike noise.

I urge you to consider other parcels for this sort of development.

Thank you,
David A Aebi
White Horse Acres Resident

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To: mrichardson@hudson.oh.us
From: aebida@gmail.com

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Medium (75): **Pass**
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From: JE Julie Erickson (19861) <Julie.Erickson@amgreetings.com>
Sent: Friday, August 4, 2017 12:30 PM
To: Richardson, Mark
Subject: Rezoning of property at Stow Road across from the Hudson High School

Mr. Richardson,

I am writing to you to voice opposition to the proposal to rezone the property located on the North side of the turnpike opposite the Hudson High School on Stow Road. Stow Road is already used as a main artery for not only school traffic but also for commuters to access 490. The thought of additional congestion being added to this Road is beyond comprehension.

In addition, the property that the developers wants to build on is bordered by high tension power lines and the tollway an one side and then wetlands on the other side. This is not an appropriate parcel of land for development of single family dwellings let alone for **high density** housing. This neighborhood is a quiet residential area without any density housing or the services to support such housing. I just received my new tax assessment on our property which was raised by \$50,000. From the previous year and I am sure that he building of high density housing in our "backyard" will do nothing but lower the desirability for living in this area and adversely affect the value of our property it certainly not enhance it.

Lastly, after the additional building done over the previous years at the Hudson High School, the water runoff has increased and has caused flooding in this area. To now add additional pavement to an area that is already part wetlands is only going to increase the run off in and toward our area. The water runoff from the parcel of land, if developed, certainly will not be allowed to be directed toward the turnpike. Once again the city will take no responsibility for the water issue that this causes us as nearby residents.

One last concern is that there is an oil well and gas well on the now undeveloped property that, per the property owners, they will now cap off. I assume this is being done as it is no longer productive for them and why they are now requesting a zoning change to accommodate their next venture.. Why would the zoning be changed to now let them develop this property for high density housing unless it is for the fact that they are former Councilmen? I cannot see any other reason or benefit to the city of Hudson to consider such a request to change zoning.

Sincerely,

Stephen Prall
White Horse Acres

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To: mrichardson@hudson.oh.us
From:
julie.erickson@amgreetings.com

Message Score: 20
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Medium (75): **Pass**
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From: deneelan@aol.com
Sent: Monday, August 7, 2017 11:07 AM
To: Richardson, Mark
Subject: Rezoning of parcel #3009781 on Stow Road

Dear Mr. Richardson,

My name Deneene Lance and my husband, Eric Steinel and I are residents at 7196 Dillman Drive, which is in the cul-de-sac.

This email is concerning the rezoning and increase in net density proposal of the developer of the land between our development and the turnpike.

We are very much opposed to these changes in the zoning and would like it to remain preserved as a Zone 1 property. We do not support the changes to the definition of "net density".

This will impact our city, our development, our schools and our property values.

We do not see any upside to this proposal and would strongly suggest that the planning commission and city council not grant these changes.

We have lived in this house in Hudson since 1993, and love the green spaces and our beautiful city and would hate to see it turn into a Streetsboro, Solon, or Twinsburg type city. That is not why we moved here.

Thank you for your time,

Deneene Lance
7196 Dillman Drive
Hudson OH 44236
deneelan@aol.com

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To: mrichardson@hudson.oh.us

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From: deneelan@aol.com

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From: Renee Dressler <rw0223@hotmail.com>
Sent: Tuesday, August 8, 2017 10:07 PM
To: Richardson, Mark
Subject: Community Development -Townhomes

I am writing to request that you vote no to Proposed Ordinances 17-111 and 17-112. Please do not allow an out of town developer to change our land use, especially in an area that is often over crowded as is.

Thank you for reading this and for your consideration,

Renee Dressler
2331 Victoria Pkwy
Hudson

Sent from my iPhone

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To: mrichardson@hudson.oh.us

Message Score: 1

High (60): **Pass**

From: rw0223@hotmail.com

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From: Robin Galiati <robingaliati@gmail.com>
Sent: Tuesday, August 8, 2017 7:01 PM
To: Richardson, Mark
Subject: No to New Development off Stow by HS

Hi,

I have lived in Hudson for 24 years. My husband and I have lived near the proposed land for townhomes for 14 of those 24 years. We raised three daughters and know, first-hand, the congestion that already arises in this area at least 2 times a day. If there are major events at the high school, there is added congestion.

I have always been pretty impressed with the zoning decisions that our town has made in the past but this doesn't make any sense. It adversely effects the safety and welfare of residents in this area. It also impacts all that are trying to enter and exit the Stonebridge Drive entrance to our neighborhood and the Stow Rd/Hudson Aurora Rd intersection. The established silhouette of the surrounding area would be disturbing--this type of residence does not belong in this parcel of land.

17-111 NO to Rezoning Request
17-112 NO to change net-density definition

I hope you will listen to your close-by neighbors who really care about our beautiful neighborhood.

Thank you.

Robin Galiati
7291 Hayward Rd Hudson

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To: mrichardson@hudson.oh.us
From: robingaliati@gmail.com

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From: Jeff Dressler <jd8588@hotmail.com>
Sent: Wednesday, August 9, 2017 8:26 AM
To: Richardson, Mark; DeSaussure, Hal; Weinstein, Casey
Subject: Case 2017-09 - No to Rezoning

City Council and Planning Commission,

As a resident on Victoria Parkway (2331 Victoria Pkwy) I am writing to completely object to the rezoning request in order to add 80 townhomes to the property at Turnpike and Stow Road for an abundance of reasons outlined below:

The area considered is already over crowded with vehicles, especially during school hours and is a risk to children, students, parents and residents. Traffic accidents routinely occur here. The school district and classroom sizes are already over crowded with students, adding 80 homes could potentially add over 160 additional children.

The precedent set by developing this land is dangerous, presenting other out of town developers with the perception that Hudson is 'open for business.'

It seems that the primary reason development is being considered is to secure additional revenue to a city that already has a \$7.7 million carryover balance.

I do not believe that townhomes will attract the quality of family, student or resident that currently resides in Hudson.

The baseball field parking lot, Hudson Springs Park and adjacent neighborhoods would be prime areas for teenagers to congregate.

If development of this area is certain then develop homes that are similar to look, appearance and size of homes in the existing neighborhoods surrounding this area.

I will also be attending the meeting on Monday, August 14th to express these opinions in person.

Thank you for your time.
Jeffrey Dressler
216-401-6292

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To: mrichardson@hudson.oh.us
From: jd8588@hotmail.com

Message Score: 1
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Low (90): **Pass**

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From: wekemp@roadrunner.com
Sent: Wednesday, August 9, 2017 2:31 PM
To: Richardson, Mark
Cc: Weinstein, Casey

My wife and I have lived at 7558 Stow Road in Hudson for the past fifteen years.

We are extremely concerned about the community impact of the proposed change in rezoning and the proposed change in net density definition requests for a townhouse development on the east side of Stow Road next to the electric substation and I-80.

As long time Hudson residents, my wife and I want the Planning Commission to vote NO to both proposals 17-111 and 17-112.

The reason why we decided to build our home in Hudson as a place to live was for the large lots and zoning requirements that maintain the scenic New England atmosphere of our neighborhood. High density townhouses on small lots would drastically change the character of our area forever and negatively impact our property values.

Also the proposed high density townhouses would also result in higher traffic volume on Stow Road. At present the traffic volume at our location (five houses north of the Hudson-Aurora Road / Stow Road intersection) is so great as to be extremely difficult, if not impossible at times, to drive onto Stow Road during the rush hour in the morning and in the evening. The construction of the proposed higher density development will significantly deteriorate an already very bad traffic situation on Stow Road.

Sincerely, William and Diane Kempton

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