



Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, on June 11th, 2015 at 7 P.M., at which are present:

Present: Deborah Woodhead, Councillor and Chairperson, Nicole Durand, Councillor
Miriam Tabori
Chloe Hutchison
Frank Hicks
Phillip Avis
Timothy Mathieu

Invited and present: Mayor Ed Prevost, Nathalie Lavoie, Director of Urban Planning

Convened and absent:

Invited and absent:

1. Minutes of the Previous Meeting

The minutes of the regular Town Planning Advisory Committee meeting held on May 14th, 2015 were submitted to all members. It is **moved** and unanimously resolved that the minutes be **approved** as submitted.

Request for New item to be added to the Agenda

Item 4: New drawings received from Mrs Pascoe, 448-450 Main Road for a proposed enclosed staircase for the 'Gables' building.

Adopted unanimously

2. 312 Main Road – Proposed addition to an existing building

WHEREAS a request was received for a proposed addition to an existing building at 312 Main Road;

WHEREAS the proposed addition will be higher than the existing building;

WHEREAS a new site plan prepared by a surveyor will be forthcoming to accommodate the new dimension of the proposed addition;

WHEREAS neither the cedar hedge nor a large spruce tree will be affected by the proposed addition, although the spruce tree may need to be trimmed;

WHEREAS the contractor does not foresee having to cut any trees to accommodate the addition, but in the eventuality that some trees may have to be cut, they will be replaced;

THEREFORE it is **moved** and resolved (3 for, 3 against, therefore the Chairperson voted yes to break the tie) that the Town Planning Advisory Committee **recommend** the proposed addition to the existing house.

Adopted

3. Proposed development WillowBrook / Zoning change – Ellerbeck property

WHEREAS a new series of documents was submitted by Mr. George Ellerbeck concerning the proposed WillowBrook development project / Zoning change;

WHEREAS the Town is waiting for the required Conservation Plan which will be available Fall 2015;

WHEREAS the Conservation Plan will outline all the natural constraints of the land;

WHEREAS the Strategic Plan will be presented on September 19th giving the overall vision of Hudson;

WHEREAS the Planning Department will prepare a Uses and Standard Table for this project;

THEREFORE the Uses and Standards Table will be presented to the Ellerbecks and then to TPAC for recommendation to Council.



Adopted unanimously

4. **448-450 Main Road – Proposed enclosed staircase for ‘Gables’ building:**

New drawings were received from Mrs Pascoe for a proposed enclosed staircase for the ‘Gables’ building.

It is suggested that an open staircase in the back of the building as a second exit be strongly considered instead of the proposed enclosed staircase.

5. **Termination of Meeting**

Having no other subjects to discuss, the meeting ends at 8:15 P.M.

Next meeting: August 13th 2015, 7 P.M.