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**Minutes of the Town Planning Advisory Committee meeting held at Halcro Cottage, 539 Main Road, Hudson, on August 10<sup>th</sup>, 2017 at 7 P.M., at which are present:**

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

Invited and present: Nathalie Lavoie, Director of Urban Planning and Étienne Lavoie, Municipal Inspector

Convened and absent:

Invited and absent: Mayor Ed Prevost

**1. Minutes of the Previous Meeting**

The Minutes of the regular Town Planning Advisory Committee meeting held on July 13<sup>th</sup>, 2017 were submitted to all members. It is **moved** and unanimously resolved that the Minutes be approved as submitted.

**Adopted unanimously**

**2. 28 Wharf: Hudson Village Theatre: extension**

**WHEREAS** initial plans for an extension to the Hudson Village Theatre presented;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **agrees in principle** but the following suggestions should be looked at before the project comes back to the Town Planning Advisory Committee:

- With the extension, the HVT must be hooked up to the municipal sewer system;
- The new part should follow the same look as the old part; for example, the windows should follow the same look as the ones in the older section;
- A code study for fire safety must be done, as well as added windows and two exits in the basement for fire protection;
- If possible, the old part and new part of the basement must be connected;
- Hand rails must be added to all stairs and exits;

**Adopted unanimously**

**3. 840 Main: Major Renovations**

**WHEREAS** a request for major renovations at 840 Main was received;

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

- The final height of the house must be verified by the Planning department;
- The cantilever must be done as submitted plans;
- The windows in the attic must be decorative and there is no 3<sup>rd</sup> floor;



- Final landscaping and backfill plans must be submitted to the Town Planning Advisory Committee once the construction is done;

**Adopted unanimously**

**4. 83 Cedar: Proposed Detached Garage**

**WHEREAS** a request for a detached garage at 83 Cedar was received;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval the plan as submitted;

**Adopted unanimously**

**5. 140 Main: Major Renovations**

**WHEREAS** a request for major renovations at 140 Main was received;

**THEREFORE** it is **moved** and unanimously resolved that the Town Planning Advisory Committee **recommends** the approval the plan as submitted with the following conditions:

- A higher pitch on the roof is recommended, such as 4/12 or the same as the existing dormer shed;
- Eavestroughs must be placed on both sides of the garage;
- Water must be directed on to their own property with down spouts and not the neighbouring property;

**Adopted unanimously**

**6. 700 Main: Proposed 3 Season Veranda**

**WHEREAS** a request was received for a 3 season veranda at 700 Main was received;

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

**Adopted unanimously**

**7. Termination of Meeting**

Having no other subject to discuss, the meeting ends at 8:50 P.M.

Next meeting: Thursday, September 14<sup>th</sup>, 2017, 7 p.m. (To Be Confirmed)