



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Dave Morin, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

DATE: May 14, 2018

MEETING MINUTES: Below is a listing of minutes for the Hudson Conservation Commission. Minutes are not a verbatim record of each meeting, but rather represent a summary of the discussion and actions taken at the meeting. All Conservation Commission meetings are televised live and repeated during the following week on HCTV, Cable Television Channel 22. Official copies of the minutes are available to read and copy at the Town Engineer's Office during regular business hours (Monday through Friday, 8:00 A.M. to 4:30 P.M.).

Should you have any questions concerning these minutes or wish to see the original recording, please contact the Town Engineer's Office at (603)-886-6008.

A regular meeting of the Hudson Conservation Commission (HCC) was held in the Board of Selectmen Conference Room of Town Hall.

Roll Call

Ken Dickinson Chairman <u> X </u>	Randy Brownrigg Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> X </u>	William Collins Member <u> X </u>
Michael Tsu Member <u> E </u>	Michael Drouin Member <u> X </u>	Brett Gagnon Member <u> X </u>	Paula Hubert Alternate <u> E </u>
Jennifer Parkhurst Alternate <u> X </u>	David Morin Select. Rep. <u> X </u>	Elvis Dhima Town Staff <u> E </u>	

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Call to Order

Called to Order at 07:14 P.M. by Chairman Ken Dickinson

Seating of Alternates

Alternate Jennifer Parkhurst seated at 8:37 P.M.

Public Input Related to Non-Agenda Items:

None.

I. OLD BUSINESS

A. 70 Rangers Drive – Appraiser RFP Review / Continued Discussion

Mr. Collins discussed the inquiries he made regarding Appraiser RFP Review for the Town Forest. Mr. Collins stated that he received two proposals prior to the meeting. Mr. Collins stated that while a third entity expressed interest, the proposal was not received in time for the meeting, so he did not consider it timely submitted. Chairman Dickinson recapped for the public the purpose for obtaining appraisals for 70 Rangers Drive in order to evaluate whether the Conservation Commission should seek the purchase the land for conservation purposes and/or a conservation easement. The two bids consisted of:

1. McManus and Nault - \$3,200 for 6 week evaluation of 29.15 acres of land, report to be submitted to Commission.
2. J. Chet Rogers, MAI - \$4,000 for appraisal, conceptual plan plus three weeks. Will require the assistance of a land planner.

Mr. Gagnon presented to the Conservation Commission his own draft for a voter proposal to the Board of Selectmen for the protection of 70 Rangers Drive. The proposal contained Mr. Gagnon's own appraisal and calculations for the value of the land at 70 Rangers Drive. Mr. Gagnon offered to employ this proposal as a way to save money that would have been sent for the professional appraisal. Mr. Gagnon suggested that the use of the proposal would speed up the process to preserve 70 Rangers Drive and encourage community momentum. Selectman Morin stated that while he thought that Mr. Gagnon's proposal was well done, all prior land sales done by the Town of Hudson were first professionally appraised. Selectman Morin stated his view that the Board of Selectmen would likely request that a similar professional appraisal be performed for 70 Rangers Drive before considering any proposed conservation action. Chairman Dickinson concurred with Selectman Morin as to the quality of Mr. Gagnon's draft, but also agreed for the need of a professional appraiser to evaluate the property. Mr. Collins agreed with Chairman Dickinson and Selectman Morin as to the need for a professional appraisal. Mr. Collins agreed with the need for a professional appraiser, citing concerns about the potential for accusations of bias. Mr. Browigg expressed support for the need of a professional appraisal.

Mr. Collins suggested to make a motion regarding the selection of the appraiser to use. Chairman Dickinson suggested that the matter should be discussed in Non-Public Session. Mr. Veloso raised a point of order and noted that the matter could not be discussed in Non-Public Session as it was not listed in the agenda. Selectman Morin agreed with Mr. Veloso and suggested that the matter be tabled until after Non-Public Session. Mr. Collins agreed with Selectman Morin and Mr. Veloso.

For more information, please refer to the meeting recording on HCTV-ch22.

A motion was made to table this matter until after Closed Session.

Motion by: Selectman David Morin
Seconded by: Elliott Veloso

Vote: For: 7 Opposed: 0 Abstain: 0

II. NEW BUSINESS

A. Kimball Hill Town Forest – Proposal for Forestry Management Plan & Services

Chairman Dickinson opened discussion as to the site walk performed in April and the proposal from Bay State Forestry Service. Chairman Dickinson inquired as to whether the Commission should move forward to update the town's forestry management plan and whether there was an interest in a harvest. Chairman Dickinson noted that if the Commission was interested in authorizing a harvest, it would need to determine the acreage to be harvested. Chairman Dickinson estimated the potential harvestable land at approximately 35 acres. Selectman Morin inquired as to the reasons for having a harvest. Chairman Dickinson stated that the goals would be to encourage the growth of certain types of trees, such as oak and pine. Performing a harvest would enhance the property and provide a good test case for further harvests in other areas owned by the town. Chairman Dickinson noted that the harvest would provide funds for the upkeep town forest areas, such as gates, parking lots, and trail signs. Chairman Dickinson also noted that a harvest had not been done in a while, and that management plans recommend updating every twenty years.

Mr. Brownrigg stated that while reading the report he noted that there were trees in the area that are noted to be diseased or sick, and inquired about ways to perform the cutting. Mr. Collins stated that the report laid out the proposed harvest well. Mr. Collins recommended that the effort should be divided into two parts. First, a plan would be developed to evaluate trees and acreages. Secondly, a plan would be developed to plan out the phases for the harvest and choose the areas to harvest. The commissioners discussed Mr. Collins proposal for a two part analysis of any potential harvest.

Selectman Morin proposed a motion to approve the development of a forestry plan. Mr. Veloso suggested amendments to the motion for a maximum value of \$1,800 and that the report be received no later than the last Conservation Commission meeting. Selectman Morin supported the proposals but noted that they did not need to be amendments as the terms could be placed in the motion. Mr. Veloso withdrew his proposed amendments.

For more information, please refer to the meeting recording on HCTV-ch22.

A motion was made to approve a forest report/management plan, then a report the Conservation Commission would develop for a harvest plan.

Motion by: Selectman David Morin
Seconded by: Elliott Veloso

Vote: For: 7 Opposed: 0 Abstain: 0

B. Open Space Subcommittee Report (Non-Public Discussion of Property Survey Mailing)

A motion was made to move the Non-Public session to the end of the Conservation Commission's agenda.

Motion by: Selectman David Morin

Seconded by: Randy Brownrigg

Vote: For: 7 Opposed: 0 Abstain: 0

III. OTHER BUSINESS

A. Musquash Trail Paint (Schedule Work Day)

The Commission members discussed potential days to schedule a work day for town forest trails. The Commission scheduled the work day for June 3, 2018.

B. Facebook / Website Discussion (Requested by Mike Drouin)

Mr. Drouin raised the idea of establishing a website for Conservation Commission activities in order for residents of the Town of Hudson can be better aware about the commission's role and activities. Mr. Drouin discussed how many town residents were unaware of the town's public forests. Mr. Grouin suggested that establishing a Facebook page would allow people to be better informed about public trails. Additionally, the commission could post photos of its work activities so that the public would be more aware of the Conservation Commission's role.

Mr. Gagnon expressed interest in establishing a website or online presence for the Conservation Commission. He noted that such a website could gather resident input and attract volunteers. Mr. Collins cautioned that any such website would not only represent the Conservation Commission but the Town of Hudson as a whole. As such, the website would need to be moderated in order to ensure that decorum and decency is maintained any discussion on the site. Mr. Veloso concurred with Mr. Collins assessment, suggesting that any website should have restrictions that prevent offensive discourse and permitted only allow informational postings. Mrs. Packhurst discussed her experiences on the Benson Park Listserv. Mrs. Parkhurst observed that the Listserv was a useful tool to gather volunteers and display milestones and accomplishments. Mrs. Parkhurst suggested that she could reach out to the administrators on the Benson Park Listserv for their advice. Selectman Morin recommended that any Conservation Commission website should operate the way other town websites are operated, as the Benson Park listserv was in contrast a private group. Mr. Gagnon observed that while there may be value in allowing comments, the commission should follow town procedures when establishing a website.

For more information, please refer to the meeting recording on HCTV-ch22.

A motion was made to have Mr. Drouin reach out to the Town of Hudson to set up a Facebook page for the Conservation Commission.

Motion by: Brett Gagnon
Seconded by: William Collins

Vote: For: 7 Opposed: 0 Abstain: 0

IV. FINANCIAL STATUS

Chairman Dickinson stated that he would seek clarification from the town regarding the figures on the Professional Services line item. Mr. Brownrigg noted that money authorized for new tools for use in trail maintenance and cleanup will not appear in the Conservation Commission's financial reports until July, 2018.

No other outstanding issues noted with the current financial report.

V. CORRESPONDENCE

The Chairman reviewed the correspondence provide by staff for tonight's meeting. The correspondences included:

The latest copy of the Lakeside Quarterly.

A confidential report for the Conservation Commission's Non-Public Session.

Chairman Dickinson noted for the public that the Lakehurst Grant had been approved. Chairman Dickinson made this note as he originally believed that correspondence on that announcement was not in the packet. The Commissioners discussed the value in reaching out to Aqualogic to discuss the lake treatment schedule for 2018.

For more information, please refer to the meeting recording on HCTV-ch22.

VI. APPROVAL OF MINUTES

Conservation Commission meeting minutes for April 9, 2018 were submitted for acceptance.

Motion made to accept April 9, 2018 Conservation Commission meeting minutes.

Motion by: William Collins
Seconded by: Brett Gagnon

Vote: For: 7 Opposed: 0 Abstain: 0

VII. COMMISSIONER'S COMMENTS

Mr. Collins welcomed Mrs. Parkhurst as a new Alternate Member for the Conservation Commission. Mrs. Parkhurst thanked Mr. Collins and the other members of the Commission for their welcome and for providing her the opportunity to serve. Mrs. Parkhurst stated that

she had moved to Hudson approximately two and a half years ago. Mrs. Parkhurst stated she was interested in playing a more active role in local affairs and issues, and that she was spurred to join the Conservation Commission due to the issues at 70 Rangers Drive.

Chairman Dickinson informed the commission that in the future all inquiries to Town Counsel must be channeled through the Chairman, which would then be forwarded to the Town Administration, and through the Town Administration to the attorney. Chairman Dickinson also noted that in the future the commission would make better efforts to follow proper procedure.

For more information, please refer to the meeting recording on HCTV-ch22.

VIII. NON-PUBLIC SESSION

A motion was made to enter into a Non-Public Session at 8:43 PM, pursuant to NH RSA 91-A:3, II(d) which states "Consideration of the acquisition, sale or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interest are averse to those of the general community.

Motion by: William Collins
Seconded by: Randy Brownrigg

Roll Call Vote on Motion to Enter Non-Public Session:

Ken Dickinson: Yes
Randy Brownrigg: Yes
Elliott Veloso: Yes
William Collins: Yes
Michael Drouin: Yes
Brett Gagnon: Yes
Jennifer Parkhurst: Yes
David Morin: Yes

After deliberations were made in Non-Public Session, a motion was made at 9:52 PM to exit Non-Public Session and reenter Public Session.

Motion by: David Morin
Seconded by: Elliott Veloso

Roll Call Vote on Motion to Exit Non-Public Session:

Ken Dickinson: Yes
Randy Brownrigg: Yes
Elliott Veloso: Yes
William Collins: Yes
Michael Drouin: Yes
Brett Gagnon: Yes

Jennifer Parkhurst: Yes
David Morin: Yes

A motion was made to approve the drafting, issuance, and mailing of mailings to certain property owners in the Town of Hudson by the Conservation Commission.

Motion by: David Morin
Seconded by: William Collins

Vote: For: 7 Opposed: 0 Abstain: 0

A motion was made to place Agenda Item I. Old Business, A. 70 Ranger Drive – Appraiser RFP Review / Continued Discussion back on the table.

Motion by: David Morin
Seconded by: Randy Brownrigg

Vote: For: 7 Opposed: 0 Abstain: 0

I. OLD BUSINESS (CONT.)

A. 70 Rangers Drive – Appraiser RFP Review / Continued Discussion

A motion was made to expend \$3,200 of Conservation Commission funds to contract with 1. McManus and Nault to perform appraisal services for 70 Ranger’s Drive and provide a full report to the Conservation, subject to the stipulations that the analysis reflect a potential development plan of ten homes on the property and that the appraisal make inquiry into potential deed restrictions and conservation easements on the property.

Motion by: William Collins
Seconded by: Randy Brownrigg

Vote: For: 7 Opposed: 0 Abstain: 0

A motion was made to poll the Conservation Commission to seal the Non-Public Meeting Minutes pursuant to NH RSA 91-A:3, III, the disclosure of which could render the discussed matter could render the proposed actions ineffective.

Motion by: William Collins
Seconded by: Randy Brownrigg

Roll Call Vote on Motion to seal the Non-Public Meeting Minutes:

Ken Dickinson: Yes
Randy Brownrigg: Yes
Elliott Veloso: Yes
William Collins: Yes

Michael Drouin: Yes
Brett Gagnon: Yes
Jennifer Parkhurst: Yes
David Morin: Yes

A motion was made to adjourn:

Motion by: David Morin
Seconded by: Elliott Veloso

Vote: For: 7 Opposed: 0 Abstain: 0

Meeting Adjourned at 10:15 PM



Elliott Veloso, Secretary