



# TOWN OF HUDSON

## Conservation Commission



Ken Dickinson, Chairman

Dave Morin, Selectmen Liaison

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**DATE: September 11, 2017**

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 Community Development Conference Room of Town Hall.

In attendance = X Alternates Seated = S Partial Attendance = P Excused Absence = E

Ken Dickinson Chairman <u>  E  </u>	Randy Brownrigg Vice-Chair <u>  X  </u>	William Collins Secretary <u>  X  </u>	Michael Tsu Member <u>  X  </u>
Elliot Veloso Member <u>  X  </u>	Michael Tranfaglia Member <u>  E  </u>	Raimundo Matos Member <u>  E  </u>	Brett Gagnon Alternate <u>  S  </u>
Paula Hubert Alternate <u>  S  </u>	David Morin Select. Rep. <u>  E  </u>	Elvis Dhima Town Staff <u>  X  </u>	

Called to Order at 07:04 p.m. by Vice Chairman Randy Brownrigg

**Public Input Related to Non-Agenda Items:**

None

**I. OLD BUSINESS**

**A: Wetlands Special Exception Application-** Bluebird Self Storage,256 and 266 Lowell Road  
Map 228, Lot 007 and Lot 008 Zone Business (B)

**Description of work to be performed:** The project proposes construction of a 112,500 sq.-ft. climate controlled self-storage facility, driveway and parking areas surrounding the facility and a detention pond to manage storm-water runoff. As built the roadway and storm-water Detention Pond will have permanent wetland buffer impact of 15,154

Note: Prior to tonight’s presentation four members of the HCC performed a site-walk to evaluate the current conditions and the quality of the wetlands. No outstanding findings were noted such as evidence of rare or endangered species or rare and endangered flora and fauna.

Mr. Tony Basso of Keach-Nordstrom Associates presented plans for the proposed construction of a new climate controlled self-storage facility to be located at 256 and 266 Lowell Road. Mr. Basso explained that the driveway construction would permanently affect 8,024 sq.-ft. of wetland buffer located on the westerly side of Lot 007 and construction of a new storm-water detention pond would permanently affect 7,130 sq.-ft. of wetland buffer located along the southerly portion of Lot 007. Total combined permanent wetland buffer impact of the proposed project is 15,154 sq.-ft. After thorough questioning by commission member the majority of members present were satisfied that the wetland buffer impacts would have no detrimental effect on the wetlands themselves and that they should continue to function to dissipate storm-water runoff from adjoining properties. It was decided to favorably recommend that the Wetlands Special Exception Application filed by Bluebird Self Storage, LLC which requires a permanent wetlands buffer impact of approximately 15,154 square feet be excepted with the following stipulations.

1. Construction and restoration shall comply with: BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services-Current Issue.)
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.

**Motion By:** William Collins

**Second By:** Elliott Veloso

**Vote:** Favorable with Conditions: 4 Unfavorable: 2 Abstaining: 0

**Dissent Reason(s):** Paula Hubert and Michael Tsu both voted unfavorably stating that this project may not be the best use for the property. They further stated that the commission should be encouraging developers for more conservation in wetland districts.

For further details related to this case please review the televised presentation on HCTV channel 22.

## II. NEW BUSINESS

### **A: Wetland Special Exception Application – First Choice Landscaping, LLC, 78 Highland Street; Map 175, Lot 019- Inquiry and Introduction**

Bruce Gilday, of BAG Land Consultant and representing Chris and Christine Floyd came before the commission seeking a favorable recommendation for an “after the fact wetlands special exception”. Mr. Gilday informed the commission that the Floyd’s had filled both the wetland buffer and about 2000 sq.-ft. of forested wetlands behind their property and were now looking to keep the fill in place. He went on to describe the current conditions stating that seed had been planted and the slope leading down to the wetlands had been stabilized. It was decided by commission members that a sitewalk of the property was warranted to evaluate current conditions at 78 Highland Street was set for September 20, 2017 at 6:00 p.m.

### **B: NH DES Wetlands Permit Application for Signature; Map 251, Lot 001-000 Limit Brook Bank Stabilization beneath and adjacent to Entrance Drive at BAE PTP, 65 River Road.**

**Description of work:** To armor the easterly bank of Limit Brook beneath and adjacent to the entrance road bridge. The expected bank disturbance is estimated to be eighty-seven feet. The project will stabilize the stream bank and prevent further erosion protecting the integrity of the entrance bridge. There is also a beaver dam and large rocks which will be removed from the stream itself to lesson any restriction of flow.

Timothy Ferwerda, of Meridian Land Services Inc. and representing BAE Systems came before the commission seeking a signature from the HCC Chairman on a DES Wetland Permit Application. Mr. Ferwerda gave a short presentation on the type of work to be completed and answered questions asked by commission members. With all matters concerning the project being addressed a motion was made by Mr. Collins and seconded by Mr. Veloso authorizing the acting commission chairman to sign Section 12 of NHDES Wetland Application Titled Limit Brook Bank Stabilization.

Motion by: William Collins  
Seconded by: Elliott Veloso

Vote: For: 6 Opposed: 0 Abstain: 0

### **III. OTHER BUSINESS**

#### **A: Kiosk Trail Map/ Schedule Field Work Day at Musquash/ Kimball Hill Town Forest**

Deferred till the October meeting

#### **B: Merrill Park Subcommittee Formation and Discussion of Restoration /Repair Action Plan**

Mr. Collins asked that two commission members Mike Tsu and Elliott Veloso be appointed to serve on the Merrill Park Subcommittee. He further stated that these two gentlemen had volunteered at the August meeting but were not appointed at that time. No objections were made from fellow members present. The acting Chairman agreed and appointed both Mr. Tsu and Mr. Veloso to serve on the committee.

#### **C: FY 2019 HCC Budget Planning / Power Tool Purchasing Discussion**

A short discussion among commission members took place about the possibility of adding a line item to the FY2019 budget for the purpose of purchasing gas powered tools to make trail clearing duties a bit more efficient during trail work days. Mr. Dhima stated that the Selectmen would be looking for budgets that are level funded and added that commission members should consider using monies that are still available from the present budget to make such purchases.

Further discussion on the matter was deferred till the October meeting

### **IV. FINANCIAL STATUS**

No outstanding issues noted with the current financial report.

### **V. CORRESPONDENCE**

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

A pamphlet from the N.H. Sustainable Forestry Initiative – State owned Land Certification Field Day.

A notice from the New Hampshire Association of Conservation Commissions announcing that their annual meeting will be held November 4, 2017.

**VI. APPROVAL OF MINUTES**

Conservation Commission meeting minutes for August were submitted for acceptance.

**Motion made to accept August 14, 2017 Conservation Commission meeting minutes.**

Motion by: Randy Brownrigg  
Seconded by: Brett Gagnon

Vote: For: 5 Opposed: 0 Abstain: 0

**VII. COMMISSIONER'S COMMENTS**

Mr. Collins again mentioned that a demonstration of the NRPC MapGeo application was scheduled for Wednesday evening September 13, 2017 and encouraged the members to attend if possible.

**Motion to adjourn:**

Motion by: Elliott Veloso  
Seconded by: Michael Tsu

Vote: For: 6 Opposed: 0 Abstain: 0

Meeting Adjourned at 8:26 p.m.

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William Collins, Secretary

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