



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison

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DATE: November 9, 2015

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.

Members of the Commission present: J. Battis, W. Collins, K. Dickinson, R. Matos M. Tranfaglia and R. Brownrigg

Members of the Commission excused: None

Members of the Commission absent: None

Member of Town Staff present: Town Engineer E. Dhima

Board of Selectman Representative absent: Selectman Marilyn McGrath (excused)

Seating of Alternates: None

Called to Order at 07:14 p.m.

Public Input: None

I. OLD BUSINESS: None

II. NEW BUSINESS

- A.** Wetlands Special Exception Application for Breckenridge Estates Subdivision, a proposed 9 lot open space subdivision at 50 Spear Road. Reference: Map 186, Lot 013

Presentation by Mr. Garrepy of Tuck Realty (applicant's representative) and Mr. Hurley, CWS of Gove Environmental (certified wetland scientist).

Mr. Garrepy presented a narrative of the proposed project. He explained reasons for seeking a Wetland Special Exception, stating that the wetland buffer impact was for minor grading and the formation of a small detention pond which would be used for pre-treatment of the site drainage before being discharged into the adjacent wetland.

Mr. Dickinson told Mr. Garrepy that a scheduled HCC site walk would be necessary prior to granting a Wetland Special Exception recommendation.

Mr. Dhima explained to Mr. Garrepy that the process takes a couple of steps and that he (Garrepy) should contact the Town Planner about future presentations to the Planning Board that he might have had already scheduled.

After some discussion amongst the HCC members, a site-walk to review the work to be done within the wetland buffer has been scheduled for November 22, 2015 at 9:00 a.m.

Mr. Dickinson asked if there were any questions from the HCC members.

Mr. Collins asked if the area has been wetland flagged, for which Mr. Garrepy said that the wetland boundaries had been flagged, but a completed survey had not been accomplished as of yet. Mr. Collins also asked if any blasting would be needed in the area of buffer disturbance. Mr. Garrepy said that there was nothing planned, but further test pits might have to be drilled.

Mr. Hurley, CWS presented a short narrative on the existing conditions. He explained in some detail the topography of the land, locations of the vernal pools, and some of the features along the back lots. He explained the wetland impact area, stating it was of a low grade wetland area which was acting as drainage area. Mr. Hurley asked if there were any questions.

Mr. Brownrigg asked if the area had any access to fire suppression capabilities and if the current department trucks had the capacity to carry enough water to fight a fire in the area.

Mr. Dhima explained that the developers would be required to have a cistern system built and approved by the fire department to handle such emergencies.

Mr. Garrepy said typically in a smaller development, it was preferred to install sprinklers in the homes rather than relying on cisterns to supply water. He further stated that cisterns can eventually become a maintenance issue.

Mr. Matos asked if the Aquifer Protection Line noted in the legend could be pointed out on the plan. Mr. Garrepy said he did not think that the site was in any aquifer protection district and that what was listed on the legend was a standard item.

Mr. Dickinson pointed out that the fifty-foot wetland buffer hatch line was not very clear. Mr. Garrepy said that sheet A1 showed a better representation of the area.

Mr. Dickinson said that the grading was really tight to the wetland. His concern was that there was no room (lack of flat area upslope from the development) for hay bales and silt fencing to be installed. Mr. Garrepy said that it can be re-evaluated.

Mr. Dhima added that he did not believe the current layout could be easily constructed due to the constraints of the wetland boundary.

Some additional erosion control device recommendations were provided by both Mr. Hurley and the HCC members.

Mr. Dhima asked if the plans had gone before CLD for input. Mr. Garrepy answered no.

Mr. Brownrigg suggested that a larger set of plans be made available to the commission members during the site-walk. Mr. Garrepy agreed and said he would supply what was needed.

Mr. Battis brought up the issue about ownership of the detention pond. Mr. Garrepy offered his opinion that the ownership of the pond would be retained by the home owner's association.

Mr. Battis had concerns with maintenance of the pond and to whom would be responsible. Mr. Garrepy explained that the retention pond ownership would more than likely fall under the home ownership association. Mr. Dhima reiterated that sentiment and added that maintenance would fall to the home owners, but conceded that in certain cases the Town might have to resolve any maintenance issues that arise.

Mr. Dickinson added that in the development he currently lives in, maintenance of these types of structures is normally paid for through fees that each home owner pays annually.

Mr. Garrepy stated that wording could be added to any home owner's association agreements pertaining to maintenance of the pond.

Mr. Matos asked about the open space property ownership. Mr. Garrepy explained that all home owners should have stake in the open space and fall under a conservation deed restriction.

Mr. Matos said that he had been out on the property and that he had observed some signs of ATV usage.

Mr. Collins stated that the applicant was before the HCC seeking a temporary wetland buffer impact, but in fact, all impacts being proposed would become permanent if they intended to create a retention pond. Mr. Collins read from the applicants written narrative that the applicant's representative presented stating that the application was for 17,650 SF of temporary

wetland buffer impact.

Mr. Garrepy said that the project proposes a few retention areas and some grading in the wetland buffer. He added that he could make it clearer on the plans.

Mr. Collins suggested that the applicant be more specific regarding proposed basin size and how much of the project was temporary verses permanent.

There was concurrence from the Town Engineer and from other commission members that this project was a permanent impact and should be noted as such.

Mr. Dhima explained about the wetland “Do not cut/Do not disturb” signs that the town has on hand and told Mr. Garrepy he was welcome to pick some up to mark the boundaries along lots one through six.

There was further discussion about proper marking of the wetland buffer area. There was also further talk of maintenance of the pond.

Mr. Garrepy asked what the next step in the process was.

Mr. Dickinson told him that a decision could be rendered at the next Conservation Commission meeting to be held on December 14, 2015.

Mr. Collins asked that the wording and calculations of permanent verses temporary impacts be more descript for the purpose of the application.

Mr. Garrepy agreed to fix the wording to make application more descript.

The Chairman thanked Mr. Garrepy for his presentation.

III. OTHER BUSINESS:

A. Stewardship of Conserved Land

Mr. Dickinson pointed out some issues taking place at the Town Forest and Musquash Pond that were of concern and that he would be notifying the police and fire departments to discuss how these issues could be addressed.

Mr. Battis gave a quick presentation of the site walk which took place at the Ingersoll Property. He was glad to report that all the corners of the property were located per the requirements of the grant. Musquash Property still needs to be walked as part of the yearly requirements.

Mr. Battis had sent out a revised Town Forest Map and asked the Chairman if said he had a chance to review it. Mr. Dickinson said he did and that the new map looked good.

Mr. Dickinson mentioned that there were still a few items that could be taken care of while the weather is still good.

B. Lake Host/ DASH update

Mr. Dickinson reviewed the latest Aqualogic report and that 2015 operations would end soon.

C. Forestry Inventory

There was some discussion about a potential forest inventory around January 2016.

D. Mills Property Assessment Review

Mr. Dickinson told HCC members that he would send a letter to Mr. Mills containing the commission's decisions.

IV. FINANCIAL STATUS

The financial report was reviewed and discussed, but no outstanding issues were noted.

V. CORRESPONDENCE

A correspondence pertaining to a potential land purchase off of Gregory Street was presented, however no real discussion took place, nor decisions made.

A correspondence pertaining to a potential land purchase of the "Old Meadows" Property adjacent to Benson Park @ Central Street was presented. A discussion took place, mostly concerning buried asbestos. The HCC showed no interest in a potential purchase of the site.

Mr. Dhima and Mr. Tranfaglia left the meeting at approximately 8:40 p.m.

A correspondence pertaining to the Sparkling River Rehabilitation Project was reviewed and it described the current status of the project. It looks like progress is being made and all issues are being addressed.

VI. APPROVAL OF MINUTES

Previous Conservation Commission minutes for September 14, 2015 were submitted for approval.

Motion made to approve Conservation Commission meeting minutes held on the following date: September 14, 2015

Motion by: Mr. Battis
Seconded by: Mr. Brownrigg

Vote: For: 5 Opposed: 0 Abstain: 0

The minutes for the October 19, 2015 minutes were presented to the commission for review and will be discussed at the next scheduled meeting.

VII. COMMISSIONER'S COMMENTS

Mr. Battis asked about the current status of the Kinder Morgan meeting that was supposed to take place with the HCC in November. He asked if there were any other dates planned.

Mr. Dickinson said no and he has not had any correspondence with KM representative.

Mr. Matos asked if there was a purpose for the meeting.

Mr. Dickinson stated it was his assumption that the meeting discussion was to be on Wetland Mitigation.

Mr. Matos and Mr. Dickinson also commented on the NH Association of Conservation Commissions Annual Meeting. The workshops attended over the weekend were educational.

Motion to adjourn:

Motion by: Mr. Battis
Seconded by: Mr. Brownrigg

Vote: For: 5 Opposed: 0 Abstain: 0

Meeting Adjourned at 09:07 p.m.


Ken Dickinson, Chairman