



# TOWN OF HUDSON

## Conservation Commission (HCC)

Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison



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

**DATE: October 19, 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, M. Tranfaglia and R. Brownrigg,

**Members of the Commission excused:** R. Matos

**Members of the Commission absent:** P. Dubay

**Member of Town Staff present:** None

**Board of Selectman Representative present:** Selectman Marilyn McGrath

**Seating of Alternates:** None

Called to Order at 07:11 p.m.

**Public Input:** None

**I. OLD BUSINESS:** None

**II. NEW BUSINESS:** None

**III. OTHER BUSINESS:**

**A. Stewardship of Conserved Land**

Mr. Dickinson thanked Mr. Tranfaglia and his girlfriend, Charlene, for volunteering their time during the September 17<sup>th</sup> trail work day. He further explained some of the work that was accomplished during the day at the Woodland Drive entrance to the Musquash Conservation Area.

The Musquash Conservation Area trail names were approved by the Hudson Fire Dept. The names now need final approval from the Board of Selectman (BOS), then the final map could be put up in the kiosk.

Mr. Dickinson asked Mr. Battis if an LCHIP report is due for conserved lands this year.

Mr. Battis explained that a Musquash Pond LCHIP report was due by the end of the calendar year. He further explained that he would check with Gary Webster to see if the rest of the conserved land LCHIP reports were up to date.

Discussion continued regarding the LCHIP report. Mr. Collins volunteered to assist in the data collection for the report and Mr. Battis would be available to assist with the report.

Mr. Dickinson said that emailing other HCC members about additional input for the reports content might be a good idea.

Mr. Dickinson asked if there were any volunteers for a trail work day on Saturday, October 24<sup>th</sup>. Mr. Collins, Mr. Brownrigg and Mr. Battis said that they could all work for a few hours.

A trail work day for Saturday, October 24<sup>th</sup> @ 9AM at the Hudson Town Forest was scheduled. Selectman McGrath asked for more info regarding trail work day. Her inquiry was with regards to an Alvirne High School student sitting in the audience. Mr. Dickinson gave more detail as to what was expected.

Some of the trail markers had been damaged or removed. The Chairman will contact the police in regards to this matter.

**B. Lake Host DASH update**

Mr. Dickinson reviewed the latest Aqualogic report. The report stated that Aqualogic operations were starting up in the north end of Robinson Pond. Mr. Dickinson brought up the idea that the company representatives desire to be present at a future HCC meeting to explain the current

process, and that they might also want to appear before the BOS to explain the long term use of the Clipper herbicide currently being used.

#### C. Sparkling River Update

There have been some observations by abutters that mowing is occurring within the conserved land boundaries. Mr. Dickinson took a quick site walk of the area and reported his findings to the Town Engineer Elvis Dhima.

Mr. Dickinson read a correspondence letter in regards to this matter. The letter is on file with Town of Hudson Planning Department for public review.

No site-walk to review current conditions at Sparkling River was called for.

#### D. Mills Property Assessment Review

Mr. Dickinson said the selectman were wondering if Mr. Mills could come forward with a more detailed plan of his proposal.

Mr. Dickinson said he could read through the appraisals and the HCC could discuss the different types. He asked if there was any feedback from other commission members.

Mr. Battis understood that the general consensus of the BOS was that Mr. Mills still had not presented a definitive plan to the Town. He went on to explain that the Mills Property had been discussed at prior HCC meetings. Mr. Battis said we should develop a plan to present to Mr. Mills to assist him in the decision making process.

There was more discussion with ideas being presented about the current situation.

Selectmen McGrath brought up the fact that Mr. Mills had already been asked to present a more defined plan at a prior HCC meeting and that a similar motion had been made . Asking the Town Planner or Town Engineer to review details concerning a potential purchase of this property would not be in the best interest of those departments.

Mr. Brownrigg referred to prior meeting minutes (August 10<sup>th</sup>). Mr. Brownrigg suggested in that meeting for a packet of specific questions to be put together and presented to Mr. Mills for him to answer. Mr. Brownrigg asked if such a packet had been sent.

Mr. Dickinson said he would look into it.

Mr. Battis explained some of the various ways Mr. Mills has presented a potential sale of his property. The HCC should only be looking a one offer, and if it works, the HCC could pursue it.

Mr. Brownrigg said that the HCC is just going around in circles on this issue and the next move has to come from Mr. Mills.

Mr. Collins made a motion in reference to the Mills Discussion.

**Motion to defer any further conversation on the Mills property assessment until such a time that Mr. Mills presents to the Conservation Commission or the Board of Selectman a written document with a definitive statement of his intent to the sale of his property to the Town of Hudson.**

Motion by: Mr. Collins  
Seconded by: Mr. Brownrigg

Some added discussion was made after the motion was made and noted below.

Mr. Dickinson wanted to add more details and stipulations to to the motion such as lot line layout, driveway location and other physical features.

Mr. Collins reiterated that the motion was just to defer any further conversation on the matter until Mr. Mills had a chance to present a more definitive plan to the HCC.

Mr. Battis suggest that the motion might contain something pertaining to a definitive statement of his (Mills) intentions.

**Vote:** For: 5 Opposed: 0 Abstain: 0

Audio difficulty noted.

Selectmen McGrath asked that all conversations pertaining to this decision and Mills Property discussions be placed on record.

Mr. Dickinson said it would. He asked if he should put something together to inform Mr. Mills of the HCC's decision and the consensus from the HCC members was that he should.

Selectman McGrath added that a certified letter sent first class mail would be the best method of contact and that the letter should actually include the Motion and vote of the members.

#### **IV. FINANCIAL STATUS**

The financial report was reviewed. Some of the current balances were discussed but no outstanding issues were noted.

#### **V. CORRESPONDENCE**

Representatives from Kinder Morgan requested a meeting during the first week of Nov. to discuss wetland mitigation. The potential dates were Nov. 3<sup>rd</sup>, 4<sup>th</sup> or 5<sup>th</sup>.

Mr. Collins referenced the Town calendar and said there could be a potential conflict with other groups utilizing the Buxton Meeting Room on those dates.

Mr. Dickinson suggested that the meeting between Kinder Morgan and the HCC could be held at one of the other town meeting rooms.

Selectman McGrath added that due to the sensitivity of this topic it would be wise to hold the meeting where it could be televised.

Mr. Collins asked if the Kinder Morgan representatives could attend the next HCC meeting scheduled for Nov. 9, 2015

Mr. Dickinson said he would inquire.

Mr. Brownrigg asked if a date had been set for the meeting. It was decided that Tuesday, Nov. 3, 2015 would be the best choice to hold the meeting. Mr. Dickinson will try to make the arrangements.

Other correspondences reviewed or mentioned were the Lake Host program, a letter from Glen and Jane Bowles concerning the Volunteer Lake Host Assessment program budget for fiscal year 2017. Mr. Dickinson read aloud the letter and reviewed program budget.

**VI. APPROVAL OF MINUTES: None**

**VII. COMMISSIONER'S COMMENTS**

Mr. Brownrigg read from the August 10, 2015 meeting minutes the excerpts pertaining to the Mills Property discussion of that night. The chosen excerpt reiterated what the HCC is looking for in terms of details from Mr. Mills. Mr. Brownrigg also mentioned that the meeting minutes were very good and thanked Mr. Collins for doing an outstanding job on them.

**Motion to adjourn:**

Motion by: Mr. Battis  
Seconded by: Mr. Tranfaglia

**Vote:** For: 5 Opposed: 0 Abstain: 0

Meeting Adjourned at 08:38 p.m.

  
Ken Dickinson, Chairman