



TOWN OF HUDSON

Conservation Commission



Ken Dickinson, Chairman

Marilyn McGrath, Selectmen Liaison

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

DATE: May 11, 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. Brownrigg, M. Tranfaglia

Members of the Commission excused: P. Dubay

Members of the Commission absent: none

Member of Town Staff present: E. Dhima, Town Engineer - excused absence

Board of Selectman Representative: Marilyn McGrath; Selectman Liaison

Seating of Alternates: None

Called to Order at 7:15 p.m.

As no members of the public were in attendance, no public input was presented.

I. OLD BUSINESS

None

Prior to hearing the following "new business," Selectman McGrath stated that she is an abutter to the BAE Systems property, and although she is not a voting member of the commission, Selectman McGrath offered to step down if there were any objections by those in attendance. Chairman

Dickinson said that he was notified by the Town Engineer and the Town Planner that this project does not require a Wetlands Special Exception and that the project being presented was more of a repair. No objections by those in attendance were noted, therefore Selectman McGrath remained seated.

II. NEW BUSINESS

A. Wetlands Permit Application for BAE Systems in South Hudson

Tim Ferwenda from Meridian Land Services Inc., presented plans to the commission to show the details of replacing two sections of existing concrete drain pipe and degraded field stone headwall in an existing pond on the property of BAE Systems located in Hudson, NH. He explained that the repairs were necessary due to water seepage under the current pipe and headwall, which is made up of mortared field stone blocks. Mr. Ferwenda then gave a quick explanation of the work that would take place at the site. He explained that the old pipe and headwall would be replaced with new pipe and a new precast concrete headwall. He stated that the work would be done at a low water level where no water would be flowing through the pipe, but added that a bypass pump could be utilized to lower the water level if needed.

Mr. Ferwenda: described the construction technique that would be employed to minimize silt transfer to any downstream areas on the property. He said that the total impact of the project was 110 SF and that the project will have minimum impact to the surrounding area.

Mr. Brownrigg: wanted to know if there was water currently in the pond.

Mr. Ferwenda: Yes.

Mr. Brownrigg: asked if the pond would have to be drained.

Mr. Ferwenda: Work would be done during low flow, and he reiterated that a pump could be used to lower the pond level if needed, to ensure that work would be done in a dry condition.

Mr. Brownrigg: asked to where the water would be drained.

Mr. Ferwenda: a hose would be run from the pond to the west side of the existing roadway into a dirt bag attachment used for silt removal. The water would then drain to the back of the property through an existing storm water drainage system.

Mr. Brownrigg: asked if animal species or property would be impacted

Mr. Ferwenda: No.

Mr. Battis: source of the pond ?

Mr. Ferwenda: speculated that the pond was spring fed, manmade, and its primary purpose is fire suppression.

Chairman Dickinson: what the project duration would be ?

Mr. Ferwenda: roughly a week.

Chairman Dickinson: asked for some detail as to the construction techniques to be used.

Mr. Ferwenda: described the construction technique to be used stating that there was ample room for all materials and equipment and that no construction equipment or material would have to be placed in the pond itself. Mr. Ferwenda summarized the construction sequence from sheet one of the plans.

Chairman Dickinson: if the actual amount of time required for replacement of the pipe and headwall was a day or so ?

Mr. Ferwenda: Yes, more than likely two sections of pipe and the new headwall would be installed.

Chairman Dickinson: Is there a grassy swale that water would be pumped into on the other side of the roadway ?

Mr. Ferwenda: There's no wetland located within the area and that all water would drain through an existing drainage system towards the back of the property where there is a retention pond for parking lot rainwater runoff. The retention pond is used to help any silt or debris draining from the parking lot.

Chairman Dickinson: Proposed a motion to verify that the conservation commission was in agreement with Town Engineer as to the scope of the project. The stipulations added to the motion to recommend were read out loud by the Chairman and are as follows:

- 1) Construction and restoration shall comply with best management practices to control non-point source pollution.
- 2) During construction, erosion control barriers and other BMP 's will be installed and maintained to the satisfaction of the Town Engineer.

Mr. Brownrigg: Does the pond had a tendency to overflow during heavy rains ? Has the pond ever flowed over the roadway. ? Mr. Ferwenda: Did not believe so and the pond is located at a much lower elevation than the roadway.

Mr. Collins: Stated that he was familiar with the property and pond location and he had never seen the pond overflow or cross over the road.

Mr. Brownrigg: Why was the pond constructed ?

Mr. Ferwenda: Was told by maintenance staff, the original purpose was for facility firefighting.

Mr. Brownrigg: Is the water supposed to be clean water or is it just seepage or dirty water ?

Mr. Ferwenda: Would not matter for fire protection.

Mr. Brownrigg: asked if a camera had been passed down the length of the pipe to see if any obstructions currently exist.

Mr. Ferwenda: A camera had not been used to inspect the pipe, but stated that some water seeps under the pipe.

Mr. Brownrigg: made motion to have a camera passed down the pipe for an inspection of the existing run to verify no other degradation of the existing pipe. If there was, those areas found degraded would have to be fixed.

Mr. Dickinson: asked if the camera inspection would go beyond the scope of the project.

Mr. Ferwenda: he would mention the idea of a camera inspection.

Mr. Brownrigg: wants the camera inspection performed.

Mr. Ferwenda: if further work was needed, there would be no wetland disturbance and added that no permit would be needed to work on the pipe itself.

Mr. Battis: Motion to Recommend repair of the drainage culvert as presented by Tim Ferwenda from Meridian Land Services Inc. for maintenance of the culvert and replacement of the headwall with the two stipulations that Mr. Dickinson had read earlier, and that the construction process meets the approval of the Town Engineer.

Motion by: Mr. Battis

Second by: Mr. Brownrigg

In Favor: 5

Opposed: 0

The motioned passed 5 to 0 with all members voting and no members abstaining.

After the motion was carried, Selectman McGrath asked about the current status of Mr. Brownrigg's suggestion of using a camera to inspect the pipe.

Mr. Dickinson: Should the suggestion be added to the motion ?

Mr. Battis: There's a stipulation that the construction process be approved by the Town Engineer and that if the Town Engineer felt it was necessary for a video inspection of the pipe line he would request it. Any additional work on the pipe line would not require any additional permitting. It would be inappropriate for the HCC to request work that does not fall within the commission's authority. It's at the Town Engineer's digression to request any additional work on the project and any area outside of the fifty foot setback is outside of the commission's jurisdiction.

Mr. Dickinson: stated vote taken would hold and thanked Mr. Ferwenda for his presentation.

III. Other Business

A. Stewardship of Conservation Lands

Mr. Dickinson: Although no trail work had been completed, the selected trail names were approved by the Fire Dept. and will now be presented to the BOS for formal approval. A site walk had been done by a group of the commission members and a work day could be scheduled to perform trail maintenance.

B. Mills Property Assessment/LCHIP Application Review

Mr. Dickinson asked if it made sense to start preparing an LCHIP application to go along with the potential easement or acquisition of the property. Mr. Dickinson added that he and Mr. Collins had done a site walk of the property and also walked along some of the bordering properties to better understand the Mills Property layout. Mr. Dickinson explained the current proposal for the Mills Property to the seated commission members and described some of its features.

Mr. Dickinson: two proposals were presented to the BOS last year. One possibility was for a conservation easement on the property. Selectmen McGrath asked which property, for which Mr. Dickinson answered it would be the larger of the two lots. He then added that Mr. Mills wants to retain the smaller lot and his timber harvest business.

Mr. Dickinson said Mr. Mills was advising that the Town pursue access to the rear of his property through an easement from another development being proposed to the North. Mr. Dickinson said that it could be a safer way to access the property, but he did reiterate that Mr. Mills had no objections to allowing the public to park and access the property from his timber harvest area.

Mr. Dickinson theorized that Mr. Mills would probably perform a lot line adjustment to address his current home and business, thereby making those lots larger. Public parking and access would then be granted from the business lot with this option. It was noted that this property was looked at for acquisition a couple of years ago.

Mr. Dickinson said that there is an LCHIP grant that can be used to aid in the purchase of the property. He said that there are deadlines to meet if there is a desire to move forward. Mr. Dickinson also mentioned what appraisals were submitted. He then asked for input from Mr. Battis.

Selectmen McGrath expressed her concern over the appraisals that Mr. Dickinson mentioned. She would like to see a more descriptive listing of what the property layout for each lot would be.

Mr. Battis said he spoke to the natural resources director for the LCHIP program. Depending on the information that Mr. Mills provides, the grant could be for either natural or historic purposes. He explained that when the application is submitted that the LCHIP committee is aware that some line items will change. Mr. Battis said that the application was along the lines of an estimate of what was being proposed and at the time of submittal was not binding and that revisions would be made.

Mr. Battis then said that the application would take an additional six to eight months with more work being performed during that time. The cost of surveys and appraisal could be added to the application. Mr. Battis would be willing to attend the required June 3rd grant

writing work shop and asked if anybody else could attend. The application had to be submitted by the end of June. He explained some of the other items on the application. One major concern is property access. Mr. Battis proposed a workshop to answer the many outstanding questions.

Mr. Collins asked if there is a current value for the property. Mr. Battis answered that the town has a current value listed on the town's assessing website. Out of current use the value would be \$ 350,000 to \$ 400,000 dollars.

Mr. Dickinson said there could be issues with accessing the conserved property from another public right of way. He would like some input from the Town Planner, Mr. Cashell, as to the current state of a proposed subdivision to the North.

Mr. Dickinson desires to see how any lot line adjustment would work. There's some history of a variance granted on the property to allow for the current business. He wants to know if there were any stipulations on the property that would prohibit any plans to purchase from going forward.

Selectmen McGrath has concerns about the recent history of the Mills Property. She is not totally aware of the proposed project, but she wants to see a very thorough research performed. She will not vote on any aspect of the proposal without a full understanding of all issues. Ms. McGrath will contact the various town department heads to see if more information could be obtained.

Further discussion continued about the LCHIP grant application for the purchase of the Mills Property, however no consensus or decisions were made. Mr. Dickinson asked the commission if they would be in favor of a workshop to study the matter further. A workshop was scheduled for May 19, 2015.

C. Ingersoll and Musquash Timber Harvest Review

Mr. Dickinson informed the commission that Eversource and National Grid had performed tree clearing along the boundary lines of the Musquash Conservation Area, however logs and debris remain blocking trails. Town Engineer, Mr. Dhima, had contacted the National Grid's project manager and he agreed to resolve any issue within a week.

The Ingersoll Property had recently undergone a timber harvest performed under the guidance of the Society for the Protection of New Hampshire Forests. Mr. Dickinson will contact the organization about the harvest's current progress and determine timeframe for reinstallation of the entry sign @ Griffin Road. Mr. Dickinson will also inquire about future projects being considered in the vicinity of the property that may affect the Ingersoll Tri Town Forest.

Discussion on the Wetlands Mitigation Seminar currently held in Nashua.

Discussion on the proposed Kinder Morgan pipeline project. Mr. Dickinson recommended to begin the documentation process laid out by the NHACC. Refer to May 19, 2015 workshop minutes for more info.

D. Kiosk/Trail Maps Workshop

Musquash Trail Map is ready for review and minor edits may be needed to complete it. Mr. Dickinson also expressed a need to install the trail map @ Hudson Town Forest Kiosk.

IV. Financial Status

CC account balance year to date:	\$881,286.70
Expenditures month to date:	\$25.00 registration fees
	\$3,150.00 professional service fees

Amounts for association dues and fees had risen and currently only \$600.00 was budgeted, but \$1,284.00 was required, and that this item would be reconciled at some point by utilizing monies that were not used for other line items.

V. Correspondence

NHACC is holding a grant writing work shop in Peterborough, NH on May 12, 2015 at 6:30 p.m. DES contacted HCC notifying that an "Alteration of Terrain Permit" has been issued for the Cobble Stone age-restricted development on Belknap Road. \$125,000 will be transferred from the town's General Fund to the Land Use Change Account.

Representatives from Aqua Logic will be contacted for an update on their current progress for weed control in the town's two main ponds.

New Hampshire Lake Host Program and the associated fees which go along with the program were noted. Mr. Battis explained fees and current fee appears to be \$4,517.53, which is approx. \$500. higher than last year. Mr. Battis stated that current figures used by NHLA were a bit confusing and contact Mr. Kegley for clarification. Discussion continued about the fee structure that was used in the letter and Mr. Battis suggested for Mr. Kegley to present an information session for HCC.

Motion made by Mr. Battis to expend and not to exceed \$5,000.00 to cover the cost of the NH Lake Host program. This expenditure is intended to cover the membership dues and payroll portion of the fees.

Mr. Tranfaglia seconded the motion.

Further discussion on the Lake Host Program continued and it was considered by the HCC as a beneficial program to the town. A final vote on the motion was held.

The motioned to fund the Lake Host Program passed unanimously 5 – 0.

Commissioner's Comments:

During the commissioner's comments portion of the meeting, Mr. Brownrigg expressed a concern over the order at which the BAE Systems wetland project was handled. He explained that ordinarily, the project would have come before the HCC for approval and signature prior to being presented to the Town Engineer for review.

Mr. Dickinson explained to the HCC that he had only become aware of the project shortly before the meeting and had noticed no Wetlands Special Exception Application. When he inquired about this, Mr. Dickinson received an email from town staff stating the project fell under a maintenance

or emergency repair issue.

Mr. Brownrigg reemphasized in the future, projects similar to the BAE culvert repair will come to HCC first before being reviewed and approved by Town engineering staff. Since the approvals had already been granted, any motions that the HCC made could be disregarded.

Mr. Dickinson agreed that this seemed to be an odd case, and moving forward projects similar to this one should come before the HCC for proper review and approval.

Mr. Battis did remember an occasion when some power poles were replaced in an area of wetlands. Scope of the work was a maintenance issue, because the new poles were to be placed back into the original positions no exceptions had to be made.

Selectmen McGrath will speak with John Cashell about the wetland info submitted by applicants.

More discussion about the order in which the applications are handled took place for a short period of time.

Lastly, the Sparkling River Project was discussed briefly as to the progress being made in regards to the wetland buffer intrusions. Selectman McGrath suggested that the Planning Board be informed about the problems taking place @ Sparkling River. Mr. Dickinson noted to add the Sparkling River Project to the June agenda.

Motion to adjourn was made by: William Collins

Seconded: Mr. Brownrigg

Motioned passed: 5 to 0

VI. Approval of Minutes

VII. Commissioner's Comments

Meeting Adjourned at 9:45 p.m.


Ken Dickinson, Chairman