



TOWN OF HUDSON

Conservation Commission



Jim Battis, Chairman

Nancy Brucker, Selectmen Liaison

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DATE: 9 December 2013

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, P Dubay, K Dickinson, R Jurewicz

Members of the Commission excused: R. Brownrigg, P Nappo

Members of the Commission absent: None

Member of Town Staff present: P Colburn

Board of Selectman Representative present: N Brucker

Seating of Alternates: None

Called to Order at 7:09 pm.

I. PUBLIC INPUT RELATED TO NON-AGENDA ITEMS

None

II. OLD BUSINESS

None

III. NEW BUSINESS

A. Wetland Special Exception – Proposed Buffer Impact

16 Chalifoux Road

Map 246 Lot 5

Presented by Sean McAllister, 16 Chalifoux Road, the property owner.

Mr McAllister described his request for a Wetland Special Exception to construct a 36 ft x 32 ft stand alone garage. He noted that the property is constrained by a PSNH easement across the front of the property. He pursued alternatives so as not to have to go into the wetland buffer including talking to an abutter, BAE Systems, about purchasing a part of the neighboring property. BAE, however, was not interested in selling. The proposed project will go approximately 23 ft into the buffer with one corner of the building being within 27 ft of the wetland.

Mr Dickinson asked how they propose to retain grade around the proposed structure? Mr. McAllister stated that the foundation will be engineered as the walls will be fairly tall where it drops off. Mr Colburn noted that the applicant is planning a substantial exposed concrete face. Mr Dickinson asked if this would minimize reworking of the grade in the buffer, about a 10 ft grade difference. Mr. McAllister agreed.

Mr. Dickinson then asked how they proposed to restore the slope after excavation? Mr. J Crisp (Crisp Contracting, the proposed contractor, stated that the lower end it will have to be cleaned up and will need four feet of cover for frost protection. In response to a question from Mr Dickinson on erosion control Mr Crisp stated that they will use any means necessary; hay bales, erosion fence, ground up stump chips. Mr Dickinson noted that his concern came from the fact that they were right next to a brook. Mr Crisp stated that it was not an issue as they do not have any runoff from the house but that they need to contain everything we do.

Mr Dickinson asked if anyone was interested in doing a site walk to which Mr McAllister noted that he had provided video clips that he thought illustrates the situation quite well. In response to a query from Mrs Dubay, Mr MacAllister stated that the videos were taken about a month and a half ago. Mrs Dubay noted that this was the dry season and asked how high the creek got? Mr MacAllister stated that he had never seen it go above the banks.

Mr Battis asked about the driveway approach to the building and if any curbing was planned to prevent flow from the driveway down the slope into the stream? Mr MacAllister noted that the driveway to the new building would flair off the existing driveway and enter the building on the northwest face. Mr Crisp noted that the grade from the front of the structure was towards Chalifoux Drive.

Mr Battis stated that he would want a site walk.

A site walk at 16 Chalifoux Drive was set for 15 December 2013 at 10 am.

Motion: P Dubay

Seconded: K Dickinson

Vote: For: 4 Against: 0 Abstain: 0

B. Wetland Special Exception – Proposed Buffer Impact

4 Bockes Road
Map 144 Lot 21

Presented by Mr Anthony Basso of Keach-Nordstrom Associates, Inc for the owner,
Lamontagne Builders, Inc.

Mr Basso provided an overview of the proposed project that is a 17 lot residential subdivision with three conventional lots on a short cul-de-sac and 14 lots on a 1,000 ft cul-de-sac developed as an open space residential subdivision. He stated that his primary interest in presenting tonight was to set up a site walk for the commission before the weather turned and there was significant snowcover. The present layout is conceptual and could be altered before presentation to the Planning Board. Three areas of impact were noted, two areas for the placement of of proposed drainage facilities and fill slopes in the buffer, totalling 36,900 sf and one temporary disturbance of 2,850 sf associated with the installation of a water line beneath a wetland at the northwest edge of the property. Mr Basso noted that the drainage facilities will enhance the filtering provided by the existing buffer. Mr Dickinson noted that the wetland depressions were probably the result of historical farm activity in the area.

A site walk at 4 Bockes Road was set for 15 December 2013 at 11:30 am.

Motion: R Jurewicz

Seconded: P Dubay

Vote: For: 4 Against: 0 Abstain: 0

Town Engineer departs at 7:55 pm.

IV. OTHER BUSINESS

A. Stewardship of Conserved Lands

Mr Battis noted that Mr Dickinson and Mr Jurewicz completed a Land Conservation Investment Program required annual monitoring inspection of the Musquash Conservation Lands (Nash-Hamblett Property) and that a report had been submitted to LCIP. The state had respond with a very positive assessment of the report.

Mr Dickinson noted that there might still be time for further trail work at the Town Forest and he would attempt to do some more work there. In addition he would like to redo the entry sign. He also noted that the Pelham Town Forest has a good example of a Kiosk and bridges which we might consider for use in Hudson.

B. Circumferential Highway Impact

Mr Battis noted that he had put together a draft memorandum for the Planning Board on the results of our site walks along the Circumferential Highway corridor. He assimilated both the draft memorandum he had circulated earlier and Mr Dickinson's commentary. As the material was just being distributed at this time he suggested that people review the draft over the next month and come prepared to discuss the results at the January meeting. It was his intent to have something that could be sent forward following the January meeting.

C. Discussion of Aquatic Plant Control

Mr Battis stated that Amy Smagula, the State DES Invasive Species Program administrator had suggested that the Commission consider treating Ottarnic Pond as well as Robinson Pond in 2014 due to the heavy infestation at Ottarnic. Mr. Colburn had recently received the necessary bids and forwarded them to the DES. DASH operations were below budget. Mr Colburn also submitted the invoices for the 2013 treatment and DASH operations for state refunds. At this time we do not know the value of the refund. In the January meeting we should know both the cost of operations and our financial status and should be able to evaluate the full cost of the additional treatment at Ottarnic Pond.

V. Financial Status

Mr Battis noted that the only financial action for November was the interest payment on the Conservation Fund.

VI. Correspondence

Mr Battis noted that he had received an email from Mr Ted Kendziora from the US Fish and Wildlife Service who would like to talk to the Commission about the New England Cottontail Initiative, an effort to enhance the habitate for these animals. They have been working in Pelham and would like to talk about the program with us. The Commission agreed that they would be interested in hearing about the program at a later date.

VII. Minutes

Motion to approve the 21 October 2013 minutes as amended.

Motion by: K Dickinson

Second by: P Dubay

Vote: For 4 Opposed 0 Abstain 0

VIII. Commissioner's Comments

Motion to adjourn.

Motion: K Dickinson

Seconded: P Dubay

Vote: For 4 Opposed 0 Abstain 0

Meeting Adjourned at 8:45\ pm.


James Battis, Chairman