

# HUDSON CONSERVATION COMMISSION

NOVEMBER 19, 2007

MEETING MINUTES – Final

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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 on Monday, November 19, 2007 at 7:00 P.M. in the Community Development Room of Town Hall. Chairman Rumbaugh presided (arrived 7:35 P.M.).

Members of the Commission present: Ken Dickinson, Michelle Champion, Linda Kipnes, Jim Battis, and Suellen Quinlan (Alternate)

Members of the Commission absent: Ray Orner (Alternate), Tim Quinn, Bob Haefner

Member of Town Staff present: Tom Sommers

Board of Selectmen present: Ken Massey

Also in Attendance: Tony Basso (Keach-Nordstrom Associates, Inc., 10 Commerce Park North, Suite 3B Bedford, New Hampshire 03110), S. Quinlan (50 Pelham Road).

**ADDITIONS OR DELETIONS TO THE AGENDA** - None

**PUBLIC INPUT RELATED TO NON-AGENDA ITEMS** – None, closed at 7:03 P.M.

## 1. OLD BUSINESS

**A. Case Tax Map 192 Lot 17**, Empire Homes, 17 Elnathans Way, Hollis, NH 03049 (owner) and Keach-Nordstrom Associates, Inc. 10 Commerce Park No. Suite 3B, Bedford, NH 03110 (applicant), request a site walk at 68 Pelham Road. S. Quinlan stepped down.

T. Basso, Engineer for Keach-Nordstrom presented the highlights of the plan which include a manufactured home park on a private cul-de-sac road, community septic systems and a municipal water connection from Hillindale. Mr. Basso went before the Planning Board in October and is looking for input from the HCC before fully designing the project. He received input from the Planning Board which eliminated a second cul-de-sac that resulted in less wetland and buffer impacts. Ms. Champion asked where the community septic systems were located on the plan. Mr. Basso indicated that they were located on Sheet 4. Ms. Champion asked about the purpose of the narrow road drawn on the plan. Mr. Basso indicated that it is a permanent gravel path to get access to the leach fields and that the wetland impacts are included in the total impact calculation. Mr. Dickinson asked if Mr. Basso could have relocated the septic system on the other side. Mr. Basso said no because when the site was tested, there were very few areas that were not solid rock and that the ledge is below the surface in most places. Additionally, Mr. Basso told members that this is the reason the owner is going with this type of development because there is not as much earth work as with other developments. Mr. Dickinson informed Mr. Basso that the HCC is in the process of conducting a prime wetlands study and was he aware that VHB identified an area north of the property as having special status. Mr. Basso was not aware of this issue. Ms. Champion asked if the wetlands drain into Miles Swamp. Mr. Basso indicated that there is a water course which leaves the site to the south and drains to culverts to the swamp. Temporary Chairman Battis asked if there was any public input related to this site. S. Quinlan (50 Pelham Road) informed members of some of the Planning Board's concerns: Lots 19, 24-27 went right into the wetland buffer, however, they do appear to be changed on this plan before the HCC; and one of the abutters on Hillindale expressed concern as to the water source on this site and how it would affect the water table and water quality for them. Mr. Dickinson asked about the Planning Board's response to the 2,400 feet cul-de-sac and does the private roadway design meet the vertical and horizontal alignment for a public road in the area of the wetland crossings. Mr. Basso commented that the response from the Planning Board was okay, but that he is still working the issue with them and the road meets low-volume private road standards.

**MOTION** by K. Dickinson to conduct a site walk to view the property at 68 Pelham Road prior to making a recommendation. **SECONDED** by M. Champion. **MOTION CARRIED** (5-0).

Site Walk Particulars: Date – Sunday, December 2, 2007, Time – 10:00 A.M.- 12:00 P.M., Meet at the Granite Hill cul-de-sac off of Pelham Road.

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## 2. OTHER BUSINESS

- A. CC 2009 Budget – Chairman Rumbaugh reported that the Board of Selectmen made some cuts in the Other Professional Services category and the two warrant articles did not receive a favorable recommendation. However, a third warrant article to take \$197K from the LUCTF and put it in an Open Space Capital Reserve account did receive a 5-0 vote from the Board of Selectmen. Chairman Rumbaugh thanked Selectmen Massey and Finance Director Kathy Carpentier for all their hard work in getting this passed.
- B. HISS Study – Inquiry from ZBA Chairman Seabury regarding the HCCs' thoughts on the Planning Board's intention to eliminate this requirement from all future developments. Mr. Battis commented that although the Town does not always require this study, it has the potential to be of significant value in a contested definition of a wetland and therefore he would not be opposed to recommending a change in the town ordinance which would leave us with the option in a dispute. Mr. Dickinson commented that a lot of towns do require a HISS study for accurate mapping and what were the thoughts of the town engineer. Mr. Sommers spoke to the Planning Board consultant, CLD (H. Marshall) to see if there was a better way than HISS mapping and he thinks it has to do with hydro-soil practices. Mr. Sommers recommends we ask the Planning Board consultant for a written opinion and when a HISS mapping would be appropriate. Ms. Quinlan commented that a HISS Study is required on all site plans and due to a recent court decision, the Planning Board has been advised by the Town Attorney to remove this item from their checklist, rather than put the applicant through the process of requesting a waiver. Chairman Rumbaugh will write a letter to CLD.

## 3. COMMUNICATIONS

From: NH DES Wetlands Bureau, Lori L. Sommer Wetland Inspector  
Re: Hawkview Estates LLC File # 2005-01674  
Received: October 31, 2007. No Action Taken.

From: NH DES Wetlands Bureau, Frank Richardson Wetland Inspector  
Re: Wetlands Bureau File # - 2007-02261, 5 Cutler Road, Hudson  
Received: November 5, 2007. No Action Taken

From: Northeastern Consulting Forestry Services, LeoGarneau  
Re: Violation of the Hudson Zoning Ordinance, 13 William Drive  
Received: October 31, 2007. Did not receive a copy of the report. Will request a copy from Mr. Garneau.

From: Town of Hudson, ZBA (Handout)  
Re: Decision to Grant a WSE Permit Case 100-3, Continental Paving Inc.  
Re: Decision to Grant a WSE Permit Cast 100-3, 105-6, PSNH

From: S. Rumbaugh (Handout)  
Re: Agreement for Professional Services between Vanasse Hangen Brustlin Inc. and Town of Hudson HCC  
Prime Wetlands Assessment and Designation, dated June 15, 2007

From: S. Rumbaugh (Handout)  
Re: HISS Study, Inquiry from B. Seabury. S. Rumbaugh to write a letter to CLD for a written opinion.

## 4. APPROVAL OF MINUTES:

**MOTION** by J. Battis to accept the August 13, 2007 minutes as amended.  
**SECONDED** by M. Champion. **MOTION CARRIED** (6-0).

**MOTION** by J. Battis to accept the September 10, 2007 minutes as amended.  
**SECONDED** by M. Champion. **MOTION CARRIED** (6-0).

**MOTION** by J. Battis to defer the October 15, 2007 minutes until the December 2007 meeting.  
**SECONDED** by L. Kipnes. **MOTION CARRIED** (6-0).

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## 5. COMMISSIONER'S COMMENTS:

Generally, members wished the public a Happy Thanksgiving.

K. Dickinson looked at the 2 acre mapping presented by VHB and matched it with our original proposal. He will coordinate with T. Quinn and VHB to resolve any differences.

S. Rumbaugh reported that four positions on the Commission are up for re-appointment – 3 members and 1 alternate. Also, currently there is an open alternate position. Please get an application from the Selectmen's Office or apply on-line. Additionally, Ms. Rumbaugh informed members of the current balance of \$3,814.46 in the Dean Spaulding Fund and asked for ideas and or projects on how to spend this money.

M. Champion commented that she would like to go forward with a petitioned warrant article for future pond clean-ups.

L. Kipnes informed members of the next Green Team meeting which will be held on Monday, November 26, 2007. There are several positions open and she urged people to apply.

## 6. NON-PUBLIC SESSION

**MOTION** by J. Battis that the Commission go into non-public session by roll call pursuant to RSA 91-A:3, II (D) to consider the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interest are adverse to those of the general community. **SECONDED** by L. Kipnes.

**MOTION CARRIED** (6-0).

The Commission entered into non-public session at 8:40 P.M.

**MOTION** by J. Battis that the Commission come out of the non-public session and return to the regular meeting of the Conservation Commission. **SECONDED** by S. Quinlan. **MOTION CARRIED** (6-0).

The Commission came out of non-public session at 9:10 P.M.

**MOTION** by J. Battis that the Commission by roll call, seal the minutes of the non-public session until such time as the majority of the Commission votes that the purpose of the confidentiality would no longer be served. **SECONDED** by S. Quinlan. **MOTION CARRIED** (6-0).

## 7. ADJOURNMENT

There being no further business before the Commission, Chairman Rumbaugh declared the meeting on August 13, 2007 adjourned at approximately 9:10 P.M.

Submitted,  
Sandra Rumbaugh

**Next Meeting - December 10, 2007, 7:00 P.M. Town Hall.**