



TOWN OF HUDSON

Conservation Commission



Randy Brownrigg, Chairman

Dave Morin, Selectmen Liaison

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MINUTES OF THE HUDSON, CONSERVATION COMMISSION SITE WALK: MAY 8, 2019

In attendance = X	Alternate Seated = S	Partial Attendance = P	Excused Absence = E
Randy Brownrigg Chair <u> X </u>	Brett Gagnon Vice-Chair <u> X </u>	Elliott Veloso Secretary <u> E </u>	William Collins Member <u> X </u>
Ken Dickinson Member <u> X </u>	Michael Drouin Member <u> X </u>	Paula Hubert Alternate <u> E </u>	Jennifer Parkhurst Alternate <u> X </u>
Elvis Dhima Town Rep. <u> X </u>	Dave Morin Select. Rep. <u> X </u>		

- I. Call to order by Chair at 5:03 p.m.
- II. Site Walk of 161 Lowell Road, Map 209 Lot 001 in reference to an application for a Wetland Special Exception for buffer impacts related to the extension of Friars Drive.

In attendance were the Planning Board, the Conservation Commission, representatives of the applicant (The Dubai Group, Gove Environmental), representatives of the property owner, the Town Engineer, abutting business owners, and several members of the public. The group met at the dead end of Friars Drive.

Karl Dubay, principal of The Dubai Group, and the applicant's engineer began the site walk with an introductory overview of the concept proposal and the reason for the Wetland Special Exception. A special exception is required to perform work within the 50-foot wetland buffer, which is being proposed in part of the extension of Friars Drive, which is part of the subdivision application, which establishes lots and streets. The special exception is not part the site plan application, which is proposing development of multi-family residential.

Mr. Dubay explained to the group that he has spray-painted checkpoints along the existing pavement along the proposed street that corresponded to a map provided to each participant.

Norm Boyer, a business owner across Lowell Road from the subject parcel asked how the intersection of Friars Drive and Lowell Road would be designed. Mr. Dubay responded that at

the moment the design shows a right-in/right-out only access at the intersection but that future development of the back parcel may warrant a traffic light. The design and phasing of the intersection is still being worked on.

Mr. Boyer asked if the ROW would be deeded to the Town. Brian Groth, Town Planner, responded that the current plans propose a public ROW over two phases, and ultimately the plan suggests that all of Friars Drive would be public ROW.

Mr. Dubay led the group to a checkpoint within the site where he explained how drainage and stormwater runoff would be handled with sensitivity to the adjacent wetland. Bill Collins, member of the Planning Board and Conservation Commission, asked of the quality of the wetland. Luke of Gove Environmental, said it was of moderate to high quality, that there was some debris he suspected from neighboring properties, that there were several invasive species in the wetland, and there was a stream.

Mr. Boyer asked about the schedule of the project hearings and applications. Mr. Groth explained that currently the applicant is scheduled to appear before the ZBA on May 23rd, and depending on the outcome, the applicant may be appearing before the Planning Board in June.

At the next checkpoint, Mr. Dubay spoke to the soil types, and pointed to the location of the proposed clubhouse. Mr. Dubay also informed the group that he had staked out the proposed building location, but a squatter on the property was suspected of removing them.

The group dispersed a bit to walk around the property, ultimately reconvening near the existing driveway entrance to the property on Lowell Road.

At 6:00 P.M. Chairman Randy Brownrigg adjourned the Conservation Commission's site walk.


Randy Brownrigg, Chairman