



TOWN OF HUDSON

Conservation Commission



Randy Brownrigg, Chairman

Dave Morin, Selectmen Liaison

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DATE: June 02, 2020

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 replayed 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.

In attendance = X Alternates Seated = S Partial Attendance = P Excused Absence = E

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|--|--|--|--------------------------------------|
| Randy Brownrigg Chairman <u> X </u> | William Collins Vice-Chair <u> X </u> | Brett Gagnon Member <u> X </u> | Ken Dickinson Member <u> X </u> |
| Elliott Veloso Secretary <u> X </u> | Paula Hubert Alternate <u> X </u> | Jennifer Parkhurst Alternate <u> X </u> | |
| David Morin Select. Rep. <u> E </u> | Elvis Dhima Town Staff <u> X </u> | | |

I. CALL TO ORDER BY CHAIRPERSON AT 7:02 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES

V. Public Input Related to Non-Agenda Items: None

Before continuing Chairman Brownrigg read aloud section 144.8, paragraph 4, Disqualifications from the HCC Bylaws. Chairman Brownrigg wanted to clarify the rules on “conflict of interest” prior to the start of the new business being heard.

VI. Old Business

None

VII. New Business

A. Conditional Use Permit Application Review for the proposed Hudson Logistics Center Green Meadows Golf Course; Map: 234, Lot 005-000 and Map 239, Lot 001-000

The CUPA is part of Site Plan review documentation for the proposed Hudson Logistics Center. Part of proposed site plan involves creating a new access (Green Meadows Drive) from Lowell Road to the upland portion of the property. This new access would involve cut through existing wetland and wetland buffers and filling manmade wetlands that are part of the existing topography.

Applicant’s Representative Attorney Justin Pasay from Donahue, Tucker and Ciandella, PLLC., started off the presentation by stating that this presentation would be similar to the one at the Planning Board meeting and that the presenters were here to listen to the public and would provide written feedback to their question at future meeting. In regards to the project, Atty. Pasay mentioned that additional study material had been provide to the town on May 19th and hoped that this material was sent to the HCC members. Lastly, Atty. Pasay added that site walk and future hearing considerations would be arranged later in the evening.

Mr. Jim Patropolus President and Principle Engineer of Hayner/Swanson, Inc and representing HillWood Company. Mr. Patropolus stated that Hayner/Swansan was the applicant’s principle surveyor and that his company had prepared the site plan presented to the Planning Board for consideration. Mr. Patropolus spoke about the property boundaries, abutting neighborhoods and currently property use. He also spoke about the access points to the upland portion of the property stating that prior land use boards had considered these easements in prior proposals. Mr. Patropolus touched briefly on topography, utility access and wetland flows. He also provided details on the subdivision and described how the proposed access roads would service the different lots.

Mr. Brendan Quigley, Senior Wetland Scientist, Gove Environmental Services, came forward and spoke about the Wetland and Wetland buffer impacts if the project was to move forward. He stated that the field studies and flagging were recently completed and added that this was required at five-year intervals. Mr. Quigley continued his presentation by providing details on the various wetland areas describing their locations, qualities, and flow patterns and what process he used to base his evaluations on. Mr. Quigley stated that the most valuable wetland features in groups 5 and 6 were well out of the way and would not be disturbed. He went on to add that the manmade wetland on the golf course had only minimal value in terms of function. Lastly, Mr. Quigley pointed out that the remaining untouched portion of the eastern portion of the property

would be permanently persevered in its current state.

The last applicant representative to speak was Mr. Nathan Kirschner, Langan Engineering & Environmental Services, Inc. Mr. Kirschner's presentation covered the Storm Water Management Plan that is required as part of site development. His presentation included a storm water management plan that showed where wetland impacts were located along with residential buffer areas and where storm water infrastructure would be placed to mitigate the potential for run off into nearby wetlands. Mr. Kirschner described the constraints of the buildable area and site layout. From a storm water management perspective he stated that the goal of the layout was to minimize impacts and impervious surfaces while maintaining existing flow and drainage patterns. Mr. Kirschner added that with a good Storm Water planning a consistent water flow from the site back into the wetlands would be beneficial to their functions. He went on to mention that the Storm Water Management plan presented complies with all of the Town of Hudson regulations and the NHDES Storm Water Manual. Mr. Kirschner added that the plan would also undergo extensive review by town staff, Peer Review (Fuss&O'Neil) and NHDES.

At the conclusion of the applicants presentation Chairman Brownrigg called for a ten-minute recess starting at 8:06 p.m.

Chairman Brownrigg called the meeting back into session at 8:17 p.m. and opened the Public Input portion of tonight's meeting.

Some of the residents that were present and came forward to speak were:

Robert Costello 17 Fairway Drive, Surri Sakati 11 Fairway Drive, James Dobens 4 Eagle Drive, Michael Ruby 7 Eagle Drive, Jonothan Fontaine 8 Eagle Drive, David Webber 4 Rangers Drive, Kathleen Leary 8 Par Lane, Merrill Harriman 5 Birdie Lane, Harry Schibanoff 8 Birdie Lane

Residents who called in to ask questions were:

Christopher Thatcher 15 Parkhurst Drive, Joseph Dipilato 12 Eagle Drive, Mary Palmer 26 Chalifoux Road, Kathleen Leary 8 Par Lane, Karen Nevin 3 Eagle Drive, Kathy and Steve Martinek 4 Birdi Lane, Bill Kallgren 11 Winslow Farm Road, Ruth Sessions 68 Schaefer Circle, Collen Vurgaropulos 5 Muldoon Drive.

All of the residents had questions pertaining to the development of the site and the proposed access roadway "Green Meadows Drive". Their concerns centered on storm water management, pollution, destruction of wildlife habitat and extensive use of vital green space for industrial use.

For more complete details of the Project Presentation and Public input please review the recording of the June 2, 2020 Hudson Conservation Commission Meeting on the HCTV website.

<http://www.hudsonctv.com/CablecastPublicSite/show/9161?channel=1>

At the conclusion of public input, Chairman Brownrigg thanked everyone for his or her

questions. He added that the matter was now before the commission and that further discussion would take place during the next meeting scheduled for July 6th. The applicants representatives also thanked all who participated and said they would address all of the input provide.

Prior to the next HCC meeting there will be a cooperative site walk of the property with the Planning Board. This will allow all members from both the HCC and the PB to get a firsthand look at the property and all of the possible impacts to occur if the project goes through.

Site Walk: Saturday, June 13, 2020 at 9:00 a.m. Please enter Steele Road and meet at the Club House Parking Area. As always, the public are welcome to attend.

VIII. Other Business

None

IX. Financial Status

X. Correspondence

XI. Approval of Minutes

XII. Commissioner's Comments

Motion to adjourn:

Mr. Collins moved to adjourn tonight's meeting. Motion seconded by Mr. Veloso. Motion Carried
5/0/0

Meeting Adjourned at 9:17 p.m.

William G. Collins

William Collins, HCC Vice Chairman