



TOWN OF HUDSON

Conservation Commission



William Collins, Chairman Dave Morin, Selectmen Liaison

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

DATE: May 10, 2021

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.

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

William Collins Ken Dickinson Randy Brownrigg William Kallgren
Chairman X Vice-Chair X Member X Member X

David Morin Elvis Dhima
Select. Rep. X Town Staff X

I. CALL TO ORDER BY CHAIRPERSON AT 07:00 P.M.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SEATING OF ALTERNATES None

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

VI. Old Business

A. 58R Gowing Road Conditional Use Permit Application Final Review and Recommendations.

Applicant representatives Jeffrey Brem, KLN Construction (remote) and Luke Hurly, Gove Environmental Services (remote) were available to address finale commission member questions and questions brought up by the abutting landowners.

Members of the public that were present: Jeffrey and Lori Hughes, 58 Gowing Road

After a short discussion and editing of the draft motion and recommendations Mr. Brownrigg moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Forest Meadows” 8 lot subdivision reference Tax Map 237, Lots 32 by representatives of KLN Construction Company, dated April 06, 2021. The Hudson Conservation Commission finds that the use presented by the applicant for access to the upland portion of the property and for storm water management comply with Town of Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraphs 334-36(C) 2, through 4 and 334-37. This favorable acceptance is contingent upon Planning Board approval of the proposed plan and with the Conservation Commission recommendations.

Recommendations by the Hudson Conservation Commission to the Planning Board as part of any Condition of Approval and as agreed to by the applicant.

1. A stipulation and or note shall be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
3. Conservation Commission members shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and Town engineer for immediate remediation.
4. A stipulation and or note shall be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction
5. The applicant shall install “No Cut/No Disturb” signs at 150 foot intervals along the outside edge of the 50 foot wetland buffer areas of proposed lots 1 through 5 and update the plan set sheet 10 of 16 (Grading Plan) to show these location.
6. Reference recommendation #5 A stipulation and or note stating that “All proposed No Cut/No Disturb signs and fencing identifying the boundaries of the Wetland Conservation District shall be installed before granting a certificate of occupancy for lots 1 through 5.

7. As the Musquash Conservation Area runs adjacent to the proposed development additional tree planting should be required, as a condition of approval, behind proposed lot 3 and storm water feature # 2 within the 50 foot buffer to help screen conservation trails from the new homes. The conservation commission recommends that a note be added to the final Landscaping Plan that states, "Screening Trees and Shrubs placed behind Lot 3 and storm water treatment area #2 be of sufficient height and species type to provide a visual screening within a reasonable number years.
8. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
9. A recommendation to future home owners by the applicant should be made asking that fertilizers utilized for landscaping and lawn care should be slow release, low-nitrogen types (<5%) to help minimize nutrient loading in wetlands adjacent to the site.
10. Reference § 334-36 C. (3) and (4) (a) the conservation commission recommends that some form of wetland mitigation take place on the southerly side of the wetland crossing proposed along the newly aligned roadway by incorporating a new wetland feature. Properly grading this area to form a depression will help with impoundment of waters draining from the untouched portion of the existing wetland on the northerly side of the road way.
11. Reference recommendation #10. If accepted by the Planning Board as a condition of approval a note should be added to final plan set that states "The applicant shall hire, at their expense, a State of New Hampshire certified Wetland Scientist to properly design and oversee the incorporation of this wetland feature along the southerly side of the wetland crossing shown on plan set sheet 10 of 16 (Grading Plan).
12. The (Apple) Tree adjacent to the proposed wetland crossing should not be cut and removed but instead incorporated into Lot 1 final landscape design.

Motion second Mr. Kallgren, motioned carried 4/0/0

B. 151 Robinson Road Conditional Use Permit Application Final Review and Recommendations.

Applicant representatives Elvis Dhima and Earl Sanford (remote) were available to address final commission member questions and concerns.

After a short discussion and editing of the draft motion with recommendations Mr. Dickinson moved to recommend acceptance by the Planning Board and the Zoning Board of Adjustments for the Conditional Use Permit application filed for Tax Map 111, Lots 17 by representatives of the Town of Hudson and dated March, 2021. The Hudson Conservation Commission finds that the use presented by the applicant for this parcel will have no significant impact to wetlands abutting the property and meets the requirements set forth in § 334-37 (A) (2), (3) and (4). This favorable acceptance is contingent upon Planning Board and Zoning Board of Appeals

approval of the proposed plan and with the Conservation Commission recommendations.

Recommendations by the Hudson Conservation Commission to the Planning Board and Zoning Board of Appeals as part of a Condition of Approval.

1. A stipulation and or note shall be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
3. Conservation Commission members shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and Town engineer for immediate remediation.
4. Although difficult to achieve efforts should be made to keep earthen stockpiles and construction materials out of the wetland buffer to avoid further disturbances.
5. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
6. A recommendation to future home owners by the applicant should be made asking that fertilizers utilized for landscaping and lawn care should be slow release, low-nitrogen types (<5%) to help minimize nutrient loading in wetlands adjacent to the site.
7. A note shall be added to the plan set that states no additional impervious surfaces can be added to the site.

Motion second Mr. Kallgren, motion carried 3/1/0

Mr. Brownrigg voted in opposition stating he was uncomfortable with the plan as submitted and did not think the applicant presented suitable evidence to warrant acceptance.

C. Sign Examples for restricting ATV usage on Conservation Land, Mr. Brownrigg
Deferred until June 14, 2021

D. Conservation Land Monitoring Report examples, Mr. Kallgren

Mr. Kallgren presented options for Conservation Easement Monitoring forms that the HCC can use to record conditions on the properties that the commission is responsible for. He stated that the ones he reviewed varied in the amount of detailed information that could be compiled and that any of the report forms could be electronically uploaded for future reference. Mr. Kallgren added that he will chose one of the forms and submit it for review and approval at the June meeting.

E. Musquash Conservation Area map update, Mr. Collins and Mr. Dhima

Mr. Collins and Mr. Dhima presented a new trail layout along with trail names and color codes for the conservation property on the easterly side of the stream crossing near second swamp. Mr. Collins added that permission from the Pelham ConCom has been sought to allow for use of a portion of their property for the Gumpas Pond Loop Trail and that a trail work day would be required to finish the Musquash Brook trail at its northern end and the new Wilkson Trail. Mr. Dhima stated that an NRPC representative has been contacted about the map update and would complete the task soon.

VII. New Business

19 Constitution Drive, B&H Oil, Conditional Use Permit Application Initial Review.

The applicant's representative Shane Gendron gave a brief presentation in regards to a Conditional Use Permit application filed on behalf of B&H Oil Company. The site plan calls for construction of a small 4 bay garage and fuel tank storage facility on the site which, as designed will result in a minor wetland buffer impact of approximately 1,332 square feet. Conservation members asked a few pertinent questions in regards to site layout and wetland characteristics then opted to schedule a site walk to evaluate current conditions.

A site walk has been scheduled for Monday, May 17, 2021 at 6:30 p.m. to view the impact area and to make any final determinations in the matter.

Also on available to answer any questions was senior wetland scientist Luke Hurly, Gove Environmental Services (remote) and the property owner Ralph Glynn.

VIII. Other Business

A. Tri Town Forest trail maintenance

Mr. Collins stated that he had forwarded member comments about trail conditions at the Tri-Town Forest to SPNHF representative Matt Scaccia and that Mr. Scaccia indicated that he would look into scheduling a trail maintenance day to correct issues such as vegetation overgrowth and water saturated trails.

IX. Financial Status

No outstanding issues. Current amount in the Conservation Fund is \$1,285,585.60

X. Correspondence

None

XI. Approval of Minutes

Mr. Brownrigg moved to except the April 18, 2021 Workday and April 19, 2021 Site Walk meeting minutes as written. Motioned seconded by Mr. Dickinson motion carried 4/0/0

Acceptance of meeting minutes for April 26, 2021 deferred until June 14, 2021

XII. Commissioner's Comments

Motion to adjourn:

Mr. Brownrigg moved to adjourn tonight's meeting at 9:32 p.m. Motion seconded by Mr. Dickinson, Motion Carried 4/0/0

William Collins

William Collins, HCC Vice-Chairman

