



TOWN OF HUDSON

Conservation Commission



William Collins, Chairman Dave Morin, Selectmen Liaison

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DATE: February 14, 2022

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 Chairman <u> X </u>	Ken Dickinson Vice-Chair <u> X </u>	Bill Kallgren Member <u> X </u>	Brian Pinsonneault Alternate <u> X </u>
Sandra Rumbaugh Member <u> E </u>	David Morin Selectman Rep <u> X </u>	Elvis Dhima Town Rep <u> X </u>	

- I. CALL TO ORDER BY CHAIRPERSON AT 07:05 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Bill Collins noted that Brian Pinsonneault moved to full member status on the commission.

No alternates were seated.

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

VI. Old Business - None

VII. New Business

A. Conditional Use Permit for 55 Executive Drive; Map 209 Lot 002-000

Chairman Collins recognized James Petropulos, President and principle engineer at Hayner / Swanson Inc. to make a presentation to the commission to regarding the conditional use application

Mr. Petropulos requested input from the Conservation Commission to the Hudson Planning Board on the project that includes work within wetland buffer. Mr. Petropulos provided a review of the application, project narrative and various supporting maps and documents. The lot under consideration is approximately 5.06 Acres. Mr. Petropulos noted that abutters include Presstek building and noted that there was development under consideration along Friary drive.

Mr. Petropulos noted that the project was conceived in the late 1990's and while that project had been approved by the town, no development was performed. In 2021 a new wetland impact evaluation was performed and Mr. Petropulos described a forested wetland which accounts for approximately ½ acre of the 5 acre property and noted that the original development had already disturbed the wetland buffer, noting on the map displayed that location and approximate area.

Mr. Petropulos noted that the development is on town water and sewer connection.

Mr. Matthew Ladd, construction manager at Sakonnet Associates was introduced to provide more insight into the operations of Integra Biosciences Corp. Mr. Ladd described Integra as specialist in liquid handling equipment in the life sciences industry and experiencing growth for COVID 19 test kits. Currently employing approximately 80 employee at this facility, Integra Biosciences is part of Integra Holdings with headquarters in Switzerland.

Mr. Ladd noted that the business has been very successful in Hudson, wants to remain in Hudson with an expectation to add another 55 jobs to this facility.

Mr. Ladd described the improvements proposed to include add additional manufacturing space and warehousing, with the warehouse to be the largest improvement. Mr. Ladd additionally described traffic flow around the building and noted that they would be looking for a reduction in the number of required parking spaces due to the 2 shift operation.

Mr. Petropulos went on to provide details on the existing site conditions generally described as sheet draining, where they would look to improve drainage conditions with the implementation of sub-surface catch basins.

Mr. Petropulos noted that these changes would add approximately 1 acre of additional new pavement to the site.

Mr. Dhima noted that the storm water analysis should be performed on a 100 year worst case, that the original analysis was done on a 50 year case.

Mr. Petropulos noted wetland buffer impact of ~14K sq-ft and added that the majority of this area had already been impacted and approximately 900 sq-ft of trees within the buffer would need to be removed.

Mr. Petropulos provided some final summary comments that the development would disturb ~14K sq-ft of buffer already impacted, would be mitigated with retaining walls within the buffer not to exceed 4 feet in height, that the storm water plan would not impact downstream conditions and that strict adherence to the 50' buffer would make the project impractical.

Mr. Kallgren commented that the project narrative indicates that the redevelopment adds ~40K impervious surface that appears to exclude the additional pavement. Mr. Collins inquired for description of the soil types to which Mr. Petropulos noted deep deposits of sand found in four test pits leading to good conditions for drainage recharge. Mr. Dhima clarified that these conditions were positive and that there would be no expected negative impact on down stream conditions.

Mr. Dickson requested additional description of the sub-surface water storage systems as well as discussions on retaining wall. Mr. Petropulos noted that the subsurface systems would include fabric filtration to 150µm and described the retaining wall generally running two to three feet with the highest at four feet.

Mr. Collins questioned snow removal as the site is particularly tight and was concerned about snow being pushed into the wetland buffer. It was indicated that snow would likely need to be hauled out due to lack of storage area.

Mr. Dickinson made some suggestions and discussions on replanting certain area.

Mr. Pinsonneault provided positive comments on the plans and benefits of the storm water management plans provided by the applicant.

Mr. Collins recommended a site walk coordinated with Planning Board site walk on Feb. 26th at 9:00 am.

VIII. Other Business

Rangers Town Forest. Mr. Collins brought discussions regarding advancing rehabilitation of Rangers Town Forest with a site walk later part of March and too be coordinated with availability of Eric Radloff, who had done the initial field evaluation.

IX. Financial Status

Mr. Collins reviewed the current Financial Status, noting monies for professional services has been expended. Mr. Dhima explained that this is due to purchase orders being placed for professional services that will be occurring in the next financial year and that this would balance out.

X. Correspondence

Mr. Collins noted that state Limnologist Amy Smagula from NHDES and Dominick Jude from Aqualigic were expected to present at the March 2022 meeting regarding invasive species control

XI. Approval of Minutes

Mr. Dickinson made a motion to Approve meeting minutes for January 10th, 2022, seconded by Mr. Pinsonneault. Motion carried 4-0-0

XII. Commissioner's Comments

Mr. Dickinson reported a good trail cleanup day in January and thanked the volunteers who came out.

Selectman Morin and Mr. Collins both commented on the necessity of performing site walks as part of evaluation of conditional use permit applications.

Mr. Collins proposed a regularly scheduled trail workday once a month. After some discussions, it was agreed 2nd Saturday of each month with the next clean up day March 12th

Mr. Dhima noted that Carl Murphy has applied to join the commission subject to final approval by the Board of Selectmen. Mr. Collins was eager to have him join.

Mr. Collins noted to take care hiking trails due to icy conditions, wear micro-spikes as necessary and noted that the Kiwanis Club was sponsoring annual fishing derby this Saturday.

Motion to adjourn:

Mr. Kallgren moved to adjourn tonight's meeting at 8:10 p.m. Motion seconded by Mr. Dickinson. Motion Carried 4/0/0

Bill Kallgren

William Kallgren, HCC Clerk