



TOWN OF HUDSON

Conservation Commission



William Collins, Chairman

Dave Morin, Selectmen Liaison

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DATE: October 24, 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>	Sandra Rumbaugh Member <u> E </u>	William Kallgren Member <u> E </u>	
Brain Pinsonneault Member <u> X </u>	Carl Murphy Alternate <u> E </u>	Linda Krisciunas Alternate <u> X </u>	David Morin Select. Rep. <u> X </u>	Elvis Dhima Town Engineer <u> X </u>



- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES

Mrs. Krisciunas was seated for William Kallgren

Prior to hearing new business the Conservation Chairman asked if any commission members seated would have a problem applying the towns Zoning Ordinance 334, Article IX (9) Titled Wetland Conservation District in a fair and just manner to the proceeding Conditional Use Permit. All commission members present indicated they could.

V. New Business

- a. Hudson Logistics Center Amended Site Plan & Conditional Use Application, Lowell Road and Steele Road, Tax Map #234, Lots 5, 34 and 35; Map # 228, Lot4; Map# 239, Lot 1

Justin Pasay, Lawyer at Donahue, Tucker & Ciandella, PLLC, out of Portsmouth, NH, representing Hillwood Enterprises, introduces himself and few others from the development team for the project. Those names mentioned included Mr. Brian Kutz V.P. of Development for Hillwood, Mr. Frank Holmes, Langan Engineering. Mr. Brendon Quigley, Gove Environmental and Joe Ozel, Luca Environmental.

Attorney Pasay continued on to thank the commission members for its participation at the site walk held on October 22, 2022 and looked forward to discussing the details of the project. Mr. Pasay continued on with details of the amended site plan telling the commission members that the original projected had been scaled down to one building and the overall wetland impacts were reduced by about 13%. He emphasized that the majority of the impacts were related to the proposed access roads and added that although there were less overall site impacts Hillwood Development would follow through with the commitment made to the town during the original approval process.

Mr. Frank Holmes, Langan Engineering provided the commission members with a presentation that compared and contrasted the approved plan to the amended plan. The presentation showed comparisons between the building footprints, set back distances and open space. Mr. Holmes noted that there was about 36% less impervious surface with the new plan and that the open space increased 25% from 171 acres in the approved plan to 214 acres with revised plan.

Mrs. Krisciunas indicated that she was not part of the original approval process and asked if any consideration was given to accessing the site from the Sagamore Bridge road. Mr. Holmes referred the question to Mr. John Plante who is also part of the Lagan Team. Mr. Plante said the idea was considered but denied by the State of New Hampshire DOT.

Mr. Holmes went on to summarize the new site plan talking about traffic onto and off the site. He described the building height, parking areas and indicated that there would be a guard

house, transportation building and other structures built on the site. Mr. Holmes concluded his presentation with describing the new berm and sound wall location.

Mr. Brandon Quigley, Gove Environmental Services Exeter NH. Mr. Quigley's presentation included a summary of wetlands on site, conditions and types and included some details of the manmade wetland features located on the property. Mr. Quigley reiterated that the majority of wetland impacts were along the proposed access way and went on to describe what those impacts might entail. He added that the wetland crossings were open bottom culverts that exceeded what would be required in similar situations. In summary Mr. Quigley stated that the traffic circle once proposed would no longer be required thus reducing wetland and wetland buffer impacts, the areas to be conveyed to the town for conservation would be subject to an intensive re-naturalization process.

Michael Huntington, Langan Engineering Services presented details about the landscaping of the site in general and restoration of the areas that are part of the existing golf course not slated for construction of the new warehouse. Mr. Huntington stated that the overall strategy would be to protect the existing resources such as the wetland areas and the Merrimack River and to introduce a more biodiverse landscape to the site. He went on to say that a great deal of emphasis will be on the restoration areas adjacent to the Merrimack River on the western side and the wetland buffer areas to the east. Mr. Huntington pointed out that with the shifting of work to the north that a considerable amount of trees would be saved on the southern boundary.

Commission member Dickinson asked if the landscaping budget for the project was adequate enough to address the expanded landscape plan. Mr. Huntington indicated that would be.

Commission member Krisciunas asked what assumption the applicant was using to say whether or not the building would be visible from the river. Mr. Huntington said that the grade of the river and building location was used for the 3d model shown at tonight's meeting.

Mrs. Krisciunas asked about the perimeter fencing and its location. Mr. Holmes said the fencing would be placed around the parking areas and added that the proposed sound fencing would be installed along the top of the berm on the southern edge of the property.

Commission member Pinsonneault if the selection of seed mixes would include types to attract rare or endangered species to the area. Mr. Huntington replied that a variety of planting would be used to attract a diverse population of insects to the site and that would be important to have a good mix of grass and flowers to accomplish this.

Mr. Pinsonneault followed up with asking if there would be a survey of the site for certain reptiles prior to any work. Mr. Huntington said he'd like to refer that question to Joe Ozel from Lucas Environmental for an answer.

Mr. Joe Ozel, CWS, Lucas Environmental came forward to speak about the Wildlife Habitat Evaluation recently undated for this amended plan. He said that an extensive amount of time had been spent mapping the site through aerial photography and on the ground observations. Mr. Ozel referred to the NH Wild Life Action Plan which basically shows the site to be ranked low for wild life habitat. Mr. Ozel went on to emphasize that the most important habitats along Limit Brook and the Merrimack River would benefit from the changes to lighting and restorations proposed.

Mr. Pinsonneault asked again about the survey of rear or endangered species. Mr. Holmes for Langan Engineering said that that was part of the AoT permitting process and that the construction teams would be aware of and obligated to report any sightings.

Mr. Quigley from Gove Environmental added that the NH Fish and Game had reviewed the proposal for the wetland areas and found the proposed plan to be acceptable. He added that the road features to be and drainage features would be built with wildlife in mind.

Commission member Dickinson asked if the wild life survey had been done over a period of time. Mr. Ozel indicated that the surveys were accomplished through a series of site visits.

Commission member Collins asked how much change might be realized to the overall ratings to the Wildlife Habitat Plan. Mr. Ozel indicated that these rating would increase with proposed restorations planned for the project

Attorney Pasay came forward again to clarify the conservation easements to be conveyed to the town and what access limitations would be. He added that there was no other presentations to be made tonight and thanked the commission for its time.

Commission member Collins did ask about the resources for all the planned restorations and whether or not local growers would be selected to provide materials. Mr. Huntington answered that the process for obtaining planting materials started early on in the construction process and that nurseries would most likely provide the bulk of the materials.

Lastly Mr. Collins indicated that there were new members on the commission that had not seen the wetland impact areas along the proposed Green Meadow Drive. He asked if it would be possible to arrange for a second site walk so that these new members could see the impact areas first hand for a more informed decision making process. Applicant rep's Attorney Pasay and Attorney Leonard agreed to look into making arrangements and will contact Town Administrator Dhima with the details. Tentatively Saturday November 12, 2022 at 8:00 a.m. was chosen to complete this task.

Commission member Dickinson asked that the applicant clarify the impact numbers as there seemed to be a conflict between the draft report presented and the application itself. He also referred to an email inquiry about grading and the amount of cut or fill that would be needed to bring the building floor to final grade.

With no other business to attend to Mr. Pinsonneault moved to adjourn tonight's meeting at 8:30 p.m. Seconded by Mr. Dickinson. Motion Carried 4/0/0

William Collins

William Collins, Chairman

Next scheduled meeting is set for Monday, November 14, 2022 at 7:00 p.m.