



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectmen Liaison

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

DATE: May 12, 2025

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

Carl Murphy
Chairman X

Ken Dickinson
Vice-Chair X

Christopher Cameron
Clerk X

John Walter
Member X

Kathryn Griswold
Member X

Linda Krisciunas
Alternate E

David Morin
Selectman Rep X

Elvis Dhima
Town Engineer X

CALL TO ORDER BY CHAIRPERSON AT 07:01 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

SEATING OF ALTERNATES: None

Public Input Related to Non-Agenda Items: None

I. New Business

a. Conditional Use Permit – 140 Old Derry Rd, Map 105, Lot 032-000 – Business Expansion

The applicant's representative, Alex Giuffrida, engineer with Haynor/Swanson, Inc. (now IMEG), on behalf of the applicant, Nirel LLC, presented the conditional use permit application for wetland buffer impacts related to the site plan of the proposed expansion of a plumbing business on the

approximately 3 acre lot at 140 Old Derry Rd, which is currently located in the G-1 General zone and occupied by a commercial garage as well as a driveway/parking area, only part of which is paved, along with a single-family residence which appears to have been converted to office space. The existing and proposed facilities serve a commercial drain and sewer cleaning and repair service known as All Drain Services.

The proposed site plan and conditional use permit proposes an auxiliary garage on the northern portion of the property along the edge of the existing parking area, along with paving the gravel portion of the driveway and parking area. The proposed garage will primarily provide needed heated storage for jet trucks during the colder months. Wetland buffer impacts totaling 3,092 square-feet are related to grading and a stormwater retention pond at the lower end of the property adjacent to the roadway and the existing driveway.

Mr. Murphy inquired if the location of the proposed stormwater basing could be shifted away from the wetland buffer, however the applicant indicated that the location of the stormwater basin is constrained by the presence of an existing septic system, from which a 35 foot separation is required, which is located between the proposed location and the existing garage.

The applicant's representative indicated that a site plan was previously approved around 2017 for the current use of the property, which included the existing commercial garage which was added, expansion of the driveway and parking area to the existing configuration, and planting of landscape screening trees along the property line buffer with adjacent residential property. The site plan approval included parking lot paving and stormwater retention basin, neither of which were implemented, for reasons unknown to the applicant. The previously approved stormwater management area was located outside of the then current 50-foot wetland buffer, however this location now infringes upon the current 75-foot wetland buffer. All existing and proposed buildings and parking areas will remain outside of the wetland buffer.

Mr. Dhima inquired about overflow from the stormwater basin, where that overflow would go, and outflow/weir structure. The applicant indicated that the basin was designed to store the 50-year flood runoff and the rest would flow into Chase Brook. Mr. Dhima suggested the applicant should clarify the outflow control and detail on the plans before presenting to the Planning Board. Mr. Cameron inquired if the basin was designed to treat the entire site or only the proposed expansion. The applicant indicated that it was designed for the entire site – both existing and proposed.

Mr. Dhima expressed concern with the lack of implementation of all of the stipulations from the previously approved site plan. Particularly of concern was the lack of provision of any stormwater treatment. Mr. Dhima indicated that the town typically requires as-built plans and was concerned that they apparently were not provided previously. He indicated that the town would likely require a bond, in addition to the as-built plans, for any approved site work going forward to ensure the work is carried out as permitted. Mr. Dhima also cautioned about not disturbing the stone wall along Old Derry Rd, which appears to be located primarily within the town roadway layout. The applicant indicated that they have some room to reduce the size of the basin if needed to ensure the basin and associated grading do not disturb the stone wall.

Mr. Walter inquired about the slope of the proposed garage roof and how the runoff would flow. It was indicated that the runoff would be directed into the swale shown on the plan and run behind the existing commercial garage and then down toward the proposed stormwater basin. Mr. Walter also expressed concern with the type of materials being used on site, cleaning of trucks, and other potential

contamination to the stormwater runoff and watershed.

Mr. Dickinson inquired where overtopping flow from the stormwater basin would flow and it was indicated that the goal was for the overflow would go directly to the brook. Mr. Dickinson advised that the design should be refined to specify a specific overflow point and also some restoration (possibly shrubs and/or trees) should be considered along the disturbed areas outside of the basin to help absorb overflow/runoff. Mr. Dickinson remarked that the proposal seems reasonable and that it just remains to work out the details and possibly undertake a site walk.

Mr. Cameron inquired if the original site plan had any landscape screening requirements along Old Derry Rd as this is a commercial use adjacent to residential properties. The applicant indicated that trees were previously required and planted along the northern/eastern edge of the property to screen from the adjacent residence(s), however it was unknown if anything was requested/required along the road. Mr. Cameron asked if this was something that would typically be required and expressed concern with the stormwater basin being proposed right up to the property line, which would not leave room for any plantings. The applicant indicated that they would likely be able to make adjustments to provide for any required plantings along the roadway.

Mr. Dhima suggested that an as-built plan should be provided, if one was required, for the existing condition as well as at the end of the proposed construction. Ms. Griswold followed up with this to stress the importance of showing what has been completed, what remains to be completed, and following up to ensure that all of the requirements are actually completed.

No motion was entertained at this time. A site walk was scheduled for Thu 5/29 at 6pm.

b. RTP Grant

Ms. Griswold proposed that the Hudson Conservation Commission apply for an RTP grant, for a trail project (or series of projects) which requires a 20% funding commitment with an 80% match, with a minimum grant amount of \$10,000 (requiring a \$2,000 funding commitment from the town) and a maximum amount of \$100,000 (requiring a \$20,000 commitment). The deadline for this year's grant application is May 30, 2025.

Discussion followed as to which project(s) may be ready to include in the application at this point. It was suggested that a footbridge connecting the Tiger Rd conservation area with the existing trail network that connects to the Robinson Pond Recreation Area be considered for the grant. Concern was raised as to potential environmental permitting hurdles, including the possibility of the presence of endangered species (possible Blanding's turtle) in Robinson Pond, as well as the potential need for erosion controls and/or shoreline protection for any work around the pond.

After much discussion, it was determined that it would not be feasible to complete an application prior to this year's deadline and the focus should be on preparing a substantial application for the following year to have a better understanding of project needs, goals, and specifics to help ensure a successful application.

II. Old Business

a. Hudson Times – Proposed Feature Articles

Ms. Griswold indicated that she planned to write an article for inclusion in the Hudson Times newspaper that would focus on the Pelham Rd Conservation Area. Ms. Griswold also suggested a contest where members of the public could participate in a photo contest by using social media tags to document their visit(s) to conservation properties in town. Ms. Griswold also suggested a scavenger hunt as another possible activity for generating interest in the properties. Selectman Morin reiterated that Hudson Community Television (HCTV) – channel 26 on public access TV – would create videos, upon request from the Commission, that could highlight different trails, properties, events, etc., as mentioned at the previous meeting. The local TV station would provide filming, Go-Pro style action video camera(s) for use while hiking the trails, drone cameras, etc., and would just need someone to narrate. The membership seemed very interested in this opportunity and Mr. Cameron suggested starting with the Pelham Rd property since that was already going to be featured in a newspaper article and is connected to Benson Park.

Mr. Cameron mentioned that he had put together a trail checklist, based on the “Pelham Trails Challenge”, whereby applicants could earn a patch for hiking all of the trails on the town conservation properties. Currently listed properties in the checklist: Pelham Rd, Benson Park, Musquash, Colburn Town Forest, Kimball Hill Town Forest, Rangers Dr Town Forest, Tiger Rd, and Robinson Pond. The checklist will need to be refined with missing trail names and distances. Parameters and a patch will need to be created, along with a means for hikers to apply for recognition of challenge completion.

b. Gumpus Pond Bridge Update

Mr. Murphy indicated that he and Ms. Griswold had met with members of the Pelham Trails and Forestry Committees about the possibility of connecting the Musquash and Gumpus Pond properties, including a short connecting trail within Pelham to connect to the proposed connecting trail within Hudson. The Pelham members were very interested in making this trail connection. Several potential routes were evaluated and it was determined that the simpler route would require landowner permission and/or a trail easement as a section of the existing trail passes through private property. Routes that would remain on public conservation land would require a much longer bridge span.

III. Other Business

a. Kimball Hill Town Forest – Sign Replacement

Mr. Walter indicated that the existing “Town Forest” sign along Kimball Hill Rd is severely deteriorated and in need of replacement. After discussion about the logistics, Mr. Dickinson made a motion, seconded by Mr. Cameron, to allow the commission to expend funds from the appropriate account, not to exceed \$300, for the purchase of materials and any other costs associated with the construction of a new sign at the Kimball Hill Town Forest trailhead on Kimball Hill Rd. The motion carried 5-0-0.

b. Tiger Rd Property

i. Trail Work Day

Mr. Cameron suggested having a trail work day on Saturday, May 31, 2025. It was agreed that members would meet at the cul-de-sac on Tiger Rd (paved section off of Barretts Hill Rd) at 8am on 5/31/2025.

ii. Forester Evaluation

Mr. Walter contacted Mike Gagnon, a forester with UNH, to discuss a potential walk-through and forest evaluation of the Tiger Rd conservation area property. Mr. Walter will follow-up with Mr. Gagnon to see if he is available to attend the trail work day on 5/31 or to do a site walk on another weekend day.

iii. NH Cultural Land Heritage

Mr. Walter contacted Dr. Robert Goodby to discuss the history of the property and the possibility of doing a historical/archaeological investigation on the property.

c. American Chestnut Tree Presentation

Mr. Murphy inquired if there was any interest in hosting a presentation by Mr. Curt Laffin, former conservation commission member, regarding the American Chestnut tree. Mr. Laffin has planted and assisted with maintenance of a number of American Chestnut trees at Benson Park. There was general interest from the membership in hosting this type of presentation. Selectman Morin suggested hosting this at the library or another public format to encourage members of the public to attend. Mr. Murphy plans to follow up Mr. Laffin about this.

d. Robinson Pond Recreation Area Bridge Replacement

Mr. Walter presented a sketch and rough estimate of material needs and cost for rebuilding the structure. He indicated that the existing structure was severely deteriorated and in need of replacement. The proposed span of 14 feet would ensure the bridge would pass over the entirety of the wet area at that location. It was mentioned that the original bridge was built as a Boy Scout project and it was suggested that the local troop be contacted to see if there was interest in assisting with the reconstruction.

IV. Financial Status

a. Current Report

No expenditures listed for this month.

V. Correspondence

None

VI. Approval of Minutes

- a. Motion made by Mr. Cameron, seconded by Mr. Walter, to accept the minutes from the 4/12/2025 meeting. There was no discussion. The motion carried 5-0-0.

VII. Chairman Comments

None

VIII. Motion to Adjourn

- a. Mr. Walter made a motion, seconded by Ms. Griswold, to adjourn the regular meeting at 9:07 pm. The motion carried 5-0-0.

Next Regular Meeting: Monday, June 9, 2025 at 7:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Chris Cameron', written in a cursive style.

Christopher Cameron, Clerk