



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Vice Chairman

Dave Morin, Selectmen Liaison

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

DATE: December 8, 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

Kathy Griswold
Member X

Linda Krisciunas
Alternate E

David Morin
Selectman Liaison X

Don Kirkland
Engineer X

CALL TO ORDER BY CHAIRPERSON AT

7:03 P.M.

PLEDGE OF ALLEGIANCE

Ms. Griswold

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

None

PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:

7:04 P.M. – None

I. New Business

None_

Motion:

Mr. Cameron made a motion, seconded by Ms. Griswold, to go out of the regular order of

business to discuss the Conditional Use Permit Application for 1 Bockes Rd, LLC.

II. Old Business

a. Conditional Use Permit Application – 1 Bockes Road, LLC, Map 145, Lot 001-000

Public Input:

2 members of the public, Stephen and Amy Cotroneo of 2 Rolling Woods Drive provided some comments and questions. They raised concerns about proposed work within the wetland buffer and potential impacts to and/or diminished capacity of the adjacent wetland, whether the project has triggered any third-party environmental review, whether there has been an assessment of impacts to threatened or endangered wildlife from the project, drainage/shift in waterflow/runoff during and after construction, impacts to nearby well water systems and groundwater from both asbestos and runoff, asbestos and soil conditions, concerns with health impacts and safety, and other concerns. It was indicated that some of the questions and concerns should be re-directed to the Planning Board at their regularly-scheduled meeting on December 10, 2025. The questions were to be submitted by hard copy and by email to the Engineering Department to be added to the record.

Selectman Morin indicated that comments related to Conservation Commission purvue concerning this application should be directed to the Commission and other items should be directed to the Planning Board. Mr. Murphy clarified that the purvue of the Commission for this application is impacts to the wetland buffer. Mr. Dickinson indicated that the applicant should have an opportunity to respond to the questions within the scope of the Conditional Use Permit application for wetland buffer impacts.

Discussion took place on the previous site plan from the mid-2010s and whether it had been approved; it was indicated that the previous plan had been approved but never constructed. It was also noted that the wetland buffer had increased from fifty (50) to seventy-five (75) feet for non-residential use since the previous site plan approval. Selectman Morin indicated that asbestos is heavily-regulated at the state level and all associated permits would need to be obtained prior to any disturbance. Mr. Cameron clarified, with confirmation by others, that any of these concerns with items regulated at the state-level should be addressed to New Hampshire Department of Environmental Services (NHDES).

Discussion:

Chris York, Project Engineer with Greenman Pedersen, Inc. (GPI), the applicant's representative, summarized the revisions to the plan since the previous submittal. The snow storage was moved out of, and away from, the wetland buffer. The material stockpile location was relocated away from the wetland buffer. The density of trees and shrubs was increased within the wetland buffer.

The stone drainage area was modified to direct flow into the culvert under Route 111. The applicant's representative indicated that they evaluated narrowing the service/loading aisle width and that the twenty-four (24) foot width proposed is still required based on the turning movement diagrams shown in the plan set. Further discussion took place and Mr. Murphy asked if there were other ways to reduce the footprint to shift some of the retaining wall and proposed grading out of the wetland buffer and the applicant indicated they had evaluated steeper grading slopes to try to avoid the need for a retaining wall.

Ms. Griswold asked if the water utility valves located on-site had been identified by the surveyor. The applicant's representative indicated that they had and it was agreed that they were groundwater monitoring wells. Mr. Walter asked for an explanation of the function of the underground stormwater system and that was provided. It was clarified that maintenance would be the owner's responsibility at an appropriate interval (two (2) to four (4) times per-year) according to the manual.

Mr. Cameron asked about the delineation of the lawn areas vs the natural areas. It was agreed to add a recommendation related to delineation for the native plant areas. Mr. Walter asked about the contents of the native plant mix. Mr. Dickinson indicated that it typically contains a mix of perennial plants, shrubs, and trees/saplings and is typically intended to be mowed annually to start. The applicant indicated that the mix specified was native warm-season grass mix. It was suggested that the language in the recommendations should be revised to clarify that the native plant mix should contain other non-grass varieties.

Motion to "Recommend":

Mr. Dickinson moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by representatives of 1 Bockes, LLC, reference Tax Map 145, Lot 1, dated November 10, 2025, revised N.A. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, the associated grading, and retaining wall 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 site plan and with the recommended stipulations listed below:

General recommendations by the Hudson Conservation Commission to the Planning Board:

1. A stipulation and/or note should be added to the plan(s) that states: "During construction and restoration double the amount of erosion control barriers normally required shall be installed and maintained to the satisfaction of the Town Engineer.
2. A stipulation and/or note should be added to the plan(s) that states: "Stockpiling of

construction materials is not allowed within the wetland or wetland buffer areas of the site or in areas designated for permanent conservation".

3. A stipulation and/or note should be added to the plan(s) that states: "Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within seventy-five (75) of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set. Snow storage is to be kept out of the wetland buffer areas.
4. A stipulation and/or note should be added to the plan(s) that states: Approved "Do not cut/Do Not Disturb" town conservation markers shall be installed along the conservation district boundaries (seventy-five (75) foot wetland buffer) at fifty (50) foot intervals.
5. The plans should be updated to indicate that native plant mix shall be used in disturbed areas within the wetland buffer in place of loam & seed and that the specified mix shall be further reviewed and revised to include a diverse mix of perennial plants and other native vegetation.
6. A stipulation and/or note should be added to the plan(s) that states: "Do not mow" or equivalent markers shall be installed along the limits of native seed mix areas where these areas abut lawn areas, or other areas intended to be mowed, at fifty (50) foot intervals.
7. A stipulation and/or note should be added to the plan(s) that states: NHDES Best Management Practices (BMPs) shall be used to eliminate the Japanese Knotweed stand and Bittersweet in the wetland/wetland buffer area to prevent further spread of the invasive species. Methods for more involved management of invasive species using herbicide application shall be discussed with the Engineering Department prior to implementation.

Motion seconded by: Mr. Walter

*This motion is based on the plan(s) submitted by the applicant. It is recommended that if changes are made to the plan(s) that result in additional impacts to the wetland and/or wetland buffer area(s), the plan(s) be resubmitted to the Conservation Commission for further review.

Roll Call Vote:

Mr. Murphy Y, Mr. Dickinson Y, Mr. Walter Y, Ms. Griswold Y, Mr. Cameron N.
(Y = yea, N = nay, A = abstain).

Motion X carried or failed (check one). Vote count: 4 / 1 / 0 (yea/nay/abstain).

Dissent Reason(s):

The Applicant failed to demonstrate to the satisfaction of the dissenter that they have completely satisfied criteria 334-37 A. Item #3 "The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce impact to the Wetland Conservation Overlay District".

Motion:

Mr. Cameron made a motion, seconded by Mr. Dickinson, to return to the regular order of business.

After no discussion, the motion carried 5/0/0.

III. Other Business

a. Annual Work Plan (Draft), Including Workshops as Needed

Chairman Murphy introduced the idea of a planning out work and meetings for the upcoming year, including some proposed workshops related to warrant articles, ZORC proposals, Open Space Plan, and a workshop with Town staff and Planning Board to discuss concerns related to current regulations as they relate to conservation goals. Mr. Walter expressed concern that any ideas proposed should be agreed-upon by a majority of members. It was indicated that ZORC is the venue to propose changes to land-use regulations so workshops related to these topics should focus on developing mutually-agreed-upon proposals to put forward to the committee. Mr. Murphy requested that ideas for work/agenda items for the upcoming year be submitted by 12/29/2025. It was generally agreed to hold a ZORC-related workshop on Thu 1/22/2026 at 7pm. Specific topics for the workshop to be further discussed at the regularly-scheduled meeting in January.

b. Member Resignation

Chairman Murphy announced that Ms. Krisciunas resigned from her position as an alternate member of the Commission. Mr. Walter thanked her for her service to the Commission and the town.

c. Training Opportunities – First-Aid and Chainsaw Safety

There was discussion on availability for training and it was generally agreed to try to hold the trainings on two (2) Monday evenings on non-Commission-meeting dates. Ms. Griswold indicated she would follow up with the Hudson Fire Department to coordinate and schedule.

d. Hudson Trail Challenge – Patch Design Contest

Ms. Griswold provided an update – the patch design is limited to five (5) colors. Flyers have been posted at the local library as well as in the local schools. The contest is being promoted through the library. Contest submittals are due by 1/31/2026.

e. Trolley Bed Trail

Chairman Murphy provided an update – he met with John Picard and James Fisher, members of the Pelham Trails Committee, and walked the trail from Gibson Rd to Raymond Park in Pelham. Observations included the need for clearing of a number of fallen trees, some grading work of the footbed, and removal of invasive species. It was indicated that the bridge in need of repair is in Pelham so their Forestry and/or Trails Committee will be responsible for that.

Discussion also took place on the Gumpas-Musquash connector trail. It was indicated that the Pelham Forestry Committee would need to co-sign the NHDES trail permit application.

Mr. Cameron made a motion, seconded by Mr. Walter, to expend up to \$75 for the Natural Heritage Bureau (NHB) Datacheck Tool review fee by NHDES and the Trail Permit by Notification fee by NHDES for the proposed Gumpas-Musquash trail crossing through wetlands.

After no discussion, the motion carried 5/0/0.

f. Open Positions on the Conservation Commission

Discussion took place on the number of members allotted to the Commission. It was indicated that historically the Commission has operated with five (5) members and two (2) alternate members, however the by-laws, adopted by the Commission in 2019, state that the Commission shall contain between three (3) and seven (7) members and up to five (5) alternates. It was unclear if there is any other documentation to clarify the number of members. Open membership positions to be confirmed by town staff and advertised. It was added that confirmed open positions could be advertised through HCTV, town newspapers, and town social media.

g. Social Media

i. Host

After a brief discussion it was indicated, that any official page would need to be managed by the Town, through the Administrator's office, and any content for the town accounts or any official account for a board or committee, would need to be sent to, and posted by, the

Administrator's office. Ms. Griswold cautioned that a consistent pattern of posting should be established before considering a separate page dedicated to the Commission.

ii. Content

Content from the Commission must be objective, factual, and focused on Commission-related work. It should not reflect any personal opinions or agendas.

h. Trail Work Day – December

The next work day is scheduled for **9 am on Sat 12/20** at the **Hinds Lane trailhead** for the Gumpas Pond Conservation Area in Pelham. Work will take place on the Gumpas Pond Loop Trail in the Musquash Conservation Area and will primarily include clearing the new section of trail (the eastern part of the loop) that was previously mapped and marked.

IV. Financial Status

a. Current Report

- i. Conservation Commission Operating Budget, available balance = \$46,451.80 (as of 12/1/2025, FY 2026). Brief discussion took place on the "professional services" line item and the significance of the "net budget" amounts.
- ii. Conservation Fund balance = \$818,512.35 (as of December, 2025, FY 2026). Discussion that the report for this account may be needed less-frequently (perhaps quarterly). This fund is in some type of low-interest savings account or similar.

V. Correspondence

None

VI. Approval of Minutes

a. November 10, 2025 Regular Meeting Minutes

b. November 22, 2025 Site Walk Meeting Minutes

Discussion:

None

Motion:

Mr. Walter made a motion, seconded by Ms. Griswold, to accept the November 10, 2025 regular meeting minutes and the November 22, 2025 site walk meeting minutes. The motion carried 5/0/0.

VII. Commissioners' Comments

a. Officer Elections for 2026

Chairman Murphy announced the upcoming officer elections for 2026 at the regularly-scheduled January meeting.

b. Conference – Pelham

Mr. Walter brought up the topic of an annual conference in April regarding topics related to wetlands and surface waters. Subjects include water quality concerns and related topics. Deena Hoffman, responsible for stormwater permit coordination for the Town of Pelham, was indicated as the primary contact for more information about this opportunity. Robinson Pond was mentioned as a specific area of concern for which the conference topics may be relevant.

VIII. Adjournment

Motion:

Ms. Griswold made a motion, seconded by Mr. Walter, to adjourn the meeting.

The motion carried 5/0/0 and the meeting adjourned at 9:30 pm.

****Next Regular Meeting: Monday, January 12, 2026 at 7:00 p.m.***

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Cameron", written over a horizontal line.

Christopher Cameron, Clerk