



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectman Liaison

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DATE: May 29, 2025

SITE WALK MEETING MINUTES: Below is a listing of minutes from the Hudson Conservation Commission site walk meeting. Minutes are not a verbatim record of each meeting, but rather represent a summary of the discussion and actions taken at the meeting. 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.).

Location: Nirel, LLC, 140 Old Derry Rd, Hudson, NH

Start: 6:11 P.M. **End:** 6:46 P.M.

Attendance:

- Members: Carl Murphy, John Walter, Kathy Griswold, Christopher Cameron, and Ken Dickinson.
- Applicant Representative(s): Alex Giuffrida, Engineer, HSI; Tom Zajac, Engineer, HSI.
- Applicant(s): Sarah Melican, Nirel Vega
- Public: None

Summary:

The purpose of the site walk was to view the proposed impact areas, including the wetland buffer area in the southern part of the site. The following observations made and the following concerns were discussed:

Observations:

- Existing house, being used as office space, residential garage, used for storage, and commercial garage, being used for material and supply storage, observed on site. The location of the existing septic tank and leach field were not marked or obvious and were indicated as approximate on the site plans – no tank access cover or leach field vent pipe were observed. Japanese knotweed was observed to the west of the existing commercial garage in the vicinity of the proposed drainage swale. Poison ivy was observed along the treeline and the area close to the brook.

- The proposed impact area is largely cleared grass area, however there is a mature stand of trees at the top of the slope in the northern portion of the property that is proposed to be significantly impacted by the proposed excavation and slope grading.
- Of the previously approved site plan requirements, only the commercial garage, and landscape screen (spruce trees) in the northeastern part of the site, appear to have been implemented. The approved parking area paving, drainage swale, and stormwater retention pond were not constructed.
- There are some mature trees along the roadway, buffering the property from the adjacent residential area, however the buffer is not fully continuous and appears to be only seasonal (deciduous trees/plants).
- The wetland border was marked but the wetland buffer was not marked, nor were the property line buffers.
- It was indicated by the applicant that there was an existing well on the site, adjacent to the brook and near the drainage culvert/headwall where Old Derry Rd crosses the brook, as shown on the plans, however this is not anticipated to be impacted by construction.

Discussions:

- Stormwater basin location was discussed, along with overall drainage flow within the site. It was indicated by the applicant that water would flow toward the southwestern part of the site through sheet-flow and through the proposed drainage swale running counter-clockwise around the existing commercial garage to the stormwater retention pond. The applicant indicated that stormwater runoff would not sheet-flow down the driveway into the road due to the site topography that would naturally direct water toward the stormwater basin.
- The Commission expressed concern with the significant excavation and slope grading proposed in the northern part of the site and inquired what the reasoning was for the 3:1 slope as well as requesting that the applicant look at using a steeper slope, with appropriate erosion control measures as needed, to reduce impacts to the existing slope and mature woodlands. The applicant indicated they would evaluate the feasibility and cost of providing 2.5:1 or even a 2:1 slope but that cost would likely be a controlling factor in ruling out any type of retaining wall. The Commission indicated that plantings, slope-stabilization matting, and/or rip-rap could be placed on the slope and that slopes of 2:1 or steeper have been successfully implemented elsewhere with responsible construction practices.
- The Commission recommended to the applicant that they propose removal of the observed Japanese knotweed (invasive species), largely located within the wetland buffer area, as mitigation/restoration for the proposed excavation and wetland buffer impacts. It was recommended that cutting then spraying would be the best solution to remove it and that any digging would likely not fully remove the plants and would likely result in

additional wetland buffer impacts that would require revisions to the plans.

- The applicant indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting on 6/9/2025, prior to their scheduled presentation with the Hudson Planning Board on 6/11/2025.
- It was discussed that the Conservation Commission would compile a motion for a recommendation, with comments, to the Planning Board regarding the Conditional Use Permit application, which would be voted on at the upcoming monthly meeting of the Conservation Commission.

No decision or motions were made during this site walk.

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

Christopher Cameron, Secretary