



# 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: February 9, 2026**

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  E

David Morin  
Selectman Liaison  X

Don Kirkland  
Engineer  X

CALL TO ORDER BY CHAIRPERSON AT

7:01 P.M.

PLEDGE OF ALLEGIANCE

Mr. Walter

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

None

PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:

7:02 P.M. – None

### I. New Business

#### a. Conditional Use Permit (CUP) Application: 273 Lowell Rd – “Restaurant Depot”

Presentation: Mr. Keith Curran from Bohler, the applicant’s representative, presented the site plan and conditional use permit application for the subject proposed development on an approximately ten and one-half (10.5) acre lot with temporary wetland buffer impacts of 9,014 square-feet (SF) and permanent wetland buffer impacts of 1,651 SF, on behalf of the applicant,

Restaurant Depot, LLC. The location of the entrance driveway is dictated by an access easement from the roadway along the northern part of the site. The total area of proposed development is approximately five and one-half (5.5) acres. The site is currently undeveloped and largely wooded. There is an existing wetland in the western portion of the site, adjacent to the proposed entrance driveway. The proposed driveway and parking areas are proposed to be curbed to create a closed drainage system. A water quality unit/dynamic separator system is being proposed to treat runoff from the site before discharging to the proposed infiltration basins, and ultimately to the adjacent wetland.

Discussion:

There was discussion on the location of the driveway being dictated by previous adjacent development. It was noted that native seed mix was being specified for disturbed areas within the wetland buffer, as well as on the sloped area in the eastern portion of the site. It was suggested that the applicant provide trees and/or shrub plantings in these areas to help mitigate runoff and erosion. It was noted that the proposed closed drainage system with infiltration ponds and water quality unit should mitigate concerns related to water quality within the adjacent wetlands.

Motion: None

Site Walk: Sat 3/7/2026 at 9:00am at 273 Lowell Rd.

**b. Conditional Use Permit (CUP) Application: 207 Central St – “Meadows Property”**

Presentation: Mr. Ryan Hudock from Verdantas, the applicant’s representative, representing Posey Investments, LLC, owned by Mr. Donald Dumont, also in attendance, and Meadows Property, LLC, owned by Mr. Dillon Dumont, not in attendance, presented the site plan and conditional use permit application for the subject proposed development on an approximately twenty-three (23) acre lot containing extensive wetlands. The proposed development would permanently impact 3,015 SF of the approximately 509,843 SF of wetlands on the property. The proposed development would also permanently impact 72,750 SF of the wetland buffers on the property. The applicable wetland buffers for the proposed development are seventy-five (75) feet for non-residential use, which constitutes the mixed-use building along Central St in the northern portion of the site, along with associated driveway, parking areas, and site development; and fifty (50) feet for residential use, which constitutes the remaining buildings along the western and southern portions of the site, including associated driveways, parking areas, grading, drainage/stormwater control features, and related work.

The total area of proposed development was not provided, however it is a significant portion of the non-wetland areas on the site and includes a small portion of the wetlands. The proposed wetland impact is required in order to construct the access driveway into the southern portion of the site, which includes and is surrounded by wetlands. The site is currently undeveloped, except for the paved area along Central Street, and largely consists of woodlands and wetlands. The proposed driveway and parking areas are proposed to drain into stormwater basins (“wet ponds”)

in an open drainage system, using a combination of sloped pavement and berms to direct runoff to the stormwater collection areas. As presented, the project will require an Alteration of Terrain (AOT) permit and wetland impact permit with New Hampshire Department of Environmental Services (NHDES), along with other required permits and approval by the Hudson Planning Board in order to receive approval for construction.

Discussion:

Concerns were raised with the high water table, proximity to wetlands, impacts to wetland buffers, proximity of proposed development to property lines and within setbacks, and presence of a large area (approx. seven (7) acres) of capped asbestos on the site (regulated at the state level and not within Conservation Commission or Planning Board jurisdiction). The applicant indicated that there are strict regulations around asbestos sites and that all proposed work would need to comply with these regulations and obtain necessary state permits. The approximately two (2) foot deep soil “cap” over buried asbestos on capped sites cannot be disturbed without specific mitigation procedures which are regulated at the state-level.

The applicant was asked what constraints were causing the proposed development to encroach so far into the wetland buffers and it was indicated that the intent is to keep the building along Central Street to a two (2) story building with sloped roofs to better fit with the character of the area. The larger three (3) story buildings would likely be set further back from the road in the southern portion of the site. The applicant indicated that the number of development units proposed was determined in order to make the project economically viable for the developer. The size of the parking areas was determined by town parking requirements.

Concerns were raised with the open drainage system and it was indicated that on past applications of this type a closed drainage system had been required. There was concern raised with the potential for contaminants and runoff to flow directly into the wetlands. There was also concern with the use of wet ponds rather than infiltration ponds. The applicant indicated that installing infiltration ponds with the high water table would require raising the developed portion of the site, particularly in the southern portion of the site, which would require significant revisions to the site plan and would likely increase grading extents and impacts.

It was indicated that there are significant concerns with the application as presented, however no decisions were made and the applicant agreed to return at a later meeting once the Planning Board provided feedback.

Motion: None

Site Walk: None scheduled. A combined site walk with the Planning Board is desired at a future date, which will be coordinated.

**II. Old Business**

None

### **III. Other Business**

#### **a. Trolley Bed Trail & Gumpas Pond Connector Trail**

Mr. Walter indicated that he had walked the trolley bed trail from Gibson Rd east to the Pelham town line and provided some observations.

Mr. Murphy indicated that he had reached out to NHDES and they requested the exact bank-to-bank measurement of the wetland crossing. Mr. Murphy to follow up w/ NHDES with that information.

#### **b. Trail Work Day**

The next trail work day is scheduled for **10:30 am on Sat 3/7/2026** at the **intersection of Hawkview Drive and Gibson Road (park on Hawkview)**. The plan is to walk the Hudson portion of the trolley bed trail east to the Pelham town line and further evaluate needed repairs, possibly clearing brush and fallen trees along the way.

Afterward, depending on time, work will shift to completing the recently-cleared eastern segment of the Gumpas Pond Loop Trail at Musquash Conservation Area, hiking in from the Hinds Lane trailhead in Pelham. Mr. Cameron indicated that the trail had been cleared but had a couple large blowdowns and needed more blazing.

#### **c. Workshop – Open Space Plan**

A Conservation Commission workshop is scheduled for **Monday 2/23/2026 at 7 p.m.** to work on updating the Hudson Open Space Plan; location TBD.

### **IV. Financial Status**

#### **a. Current Report**

- i. Conservation Commission Operating Budget, available balance = \$49,868.20 (as of 2/3/2026, FY 2026). Brief discussion took place on how much of the previously-approved “up to” \$100,000.00 had been expended for design/permitting fees for the Robinson Pond boat launch improvements and how much, if any, remained to be spent – still waiting for that information from town staff.
- ii. Conservation Fund: No update provided. Balance = \$823,163.15 (as of previous meeting, January 2026, FY 2026).

### **V. Correspondence**

Mr. Walter provided a flyer advertising an upcoming event by the Town of Pelham: “Protect Our Ponds: Working Together for Watersheds” conference, to be held on Sat 4/11/2026 from 8:30 a.m.-12:00 p.m. at 6 Village Green, Pelham, NH.

**VI. Approval of Minutes: January 12, 2026 Regular Meeting Minutes**

Discussion:

None

**Motion: To accept the January 12, 2026 regular meeting minutes.**

**Motion by: Mr. Walter Second: Mr. Dickinson Motion carried/failed:  
Carried, 4 / 0 / 0.**

**VII. Commissioners’ Comments**

Mr. Cameron reminded members of the discussion at the previous meeting around members taking inventory of trail sign and marking needs at conservation properties. Chairman Murphy had previously requested that this information be provided at the March regular meeting. Members indicated they had begun this work and would continue to work on it for the next meeting.

**VIII. Adjournment**

Discussion:

None

**Motion: To adjourn the meeting.**

**Motion by: Mr. Walter Second: Mr. Cameron Motion carried/failed:  
Carried, 4 / 0 / 0.**

**Meeting adjourned at 10:00 p.m.**

***\*Next Regular Meeting: Monday, March 9, 2026 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