



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chair

Dillon Dumont, Select Board Liaison

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

DATE: July 13, 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 Chair <u>X</u>	Ken Dickinson Vice-Chair <u>X</u>	Christopher Cameron Secretary <u>X</u>	John Walter Member <u>X</u>	Kathy Griswold Member <u>P</u>
Patricia Keller Alt. Member <u>X</u>	Makaela Murray Alt. Member <u>X</u>	Dillon Dumont Select Board <u>P</u>	Don Kirkland Engineer <u>E</u>	Elvis Dhima Town Eng. <u>X</u>

CALL TO ORDER BY CHAIRPERSON AT	7:05 P.M.
PLEDGE OF ALLEGIANCE	Mr. Murphy
ROLL CALL	Mr. Cameron
SEATING OF ALTERNATES:	None seated*
PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:	7:06 P.M. – None

I. New Business

a. Land Donation – 56-R Ledge Rd

Discussion on access to the land-locked parcel. Mr. Dhima to reach out to the owner of the adjacent cemetery to verify/request access. Members collectively agreed to accept the parcel, pending the ability to gain access to the site through adjacent parcel(s). Site walk tentatively scheduled for after the site walk for 207 Central Street, which is to be held on Monday, July 20,

2026 at 6:00 p.m. local time.

II. Old Business

a. Conditional Use Permit (CUP) Application: 207 Central St (“The Meadows”)

*Ms. Griswold recused herself – Ms. Keller seated for Ms. Griswold at 7:10 p.m.

The applicant’s representative, Brian Walsh of Verdantas, presented updates to the Conditional Use Permit application for the proposed mixed-use and multi-family development. One of the significant changes was the wetland buffer impact calculations as the wetland flags were updated and the locations of the wetland edges changes slightly, particularly near building A along Central Street. Additionally, it was noted that a large portion of the wetland buffer near building A was found to contain old pavement underneath much of the soil and vegetation, including underneath some sizeable trees. It was noted that since portions of the wetland buffer are already impacted, the proposed development would likely improve some of those areas by restoring their natural function.

Extensive discussion took place on the plan revisions and remaining concerns related to the wetland and wetland buffer impacts. Specific topics of concern and discussion included parking requirements and justification for overall impervious area, drainage paths and catchment areas, the drive-through being proposed within the wetland buffer, and the locations of the stormwater basins where they are shown encroaching into the wetland buffers. The Applicants provided explanations and justification for the proposed design while also highlighting the changes from the previous design, which included a significant reduction in impervious surface and a reduction in wetland buffer impacts.

Concern was also expressed with the timing of the revised application submittal and that members received it less than a week prior to the meeting. The Applicants indicated that they had submitted the revised materials on June 3 and June 19, however it was noted that some of the third party review comments were dated in July and the entire packet was submitted to the Commission at once, leaving little time to review all of the revised materials.

The Commission requested a site walk since the previous site walk was hosted by the Planning Board and did not have a quorum as it was scheduled when some members were away and also prior to the two alternate members joining the Commission. The Applicants reluctantly agreed, provided that the Commission would have prepared prior to, and would vote on, a recommendation to the Planning Board on the Conditional Use Permit application at the site walk, as the application is on the agenda for the Planning Board meeting on July 22, 2026 and the Applicants are seeking a decision on the CUP and Site Plan applications at that meeting.

Motion:

To continue the review of the CUP application for 207 Central Street to date certain July 20, 2026 at 6:00p.m. on-site.

Motion by: Mr. Cameron Second: Mr. Walter

Discussion:

None

Motion carried/failed: Carried, 5 / 0 / 0.

Ms. Griswold re-seated at 9:10 p.m. Selectman Dumont joined the liaison seat at 9:10 p.m.

b. NHDOT Circumferential Hwy Parcels – LCHIP Grant

Discussion took place on the application for the Land & Community Heritage Investment Program (LCHIP) grant program for the potential purchase of one of the abandoned Circumferential Hwy parcels for sale at 121-R Wason Rd. Mr. Murphy provided an update that a site walk has been scheduled with LCHIP staff for Thursday, September 24, 2026, with time to be determined. It was also discussed that the Commission had expressed interest in several of the highway parcels during the recent workshop and that three (3) had been prioritized with one (1) additional for consideration with existing funds. A few other parcels were also of interest if grants or other funding could become available. It was noted that the 121-R Wason Rd parcel was indicated by Piscataquog Land Conservancy to be a good candidate for Aquatic Resource Mitigation (ARM) grant funding and that an application could be submitted for the current year for the Merrimack River watershed at any time as applications are being considered on a rolling basis. It was also noted that ARM funds can be used as matching funds for other grants, meaning (a) qualifying parcel(s) could potentially be purchased at no cost to the town.

c. By-Laws: Review & Update

The Sub-Committee met on June 22, 2026 to review and draft updates to the by-laws – no review or vote on the draft revisions – deferred to the next regular meeting.

III. Other Business

a. Shirts

Town staff provided an estimate for custom-printed polo shirts with the Conservation Commission logo. The required sizes for each member had already been provided previously.

Motion:

To expend up to \$300.00 for the purchase of the shirts shown in the provided document.

Motion by: Mr. Cameron **Second:** Mr. Walter

Discussion:

None

Motion carried/failed: Carried, 5 / 0 / 0 .

b. ZORC Sub-committee or Workshop

Selectman Dumont indicated that no ZORC committee would be formed for the current year so it was generally agreed not to form a Sub-Committee or schedule a workshop at this time.

c. Trail Work Day

The most recent trail work day, scheduled for June 20, 2026, took place at the newly-acquired conservation land property on Barretts Hill Rd, adjacent to Rangers Town Forest. A significant amount of trash and junk, including a car hood and refrigerator, was hauled out and removed from the site to the roadside where it was later collected by the Department of Public Works (DPW).

The next trail work day is scheduled for **Thursday July 23, 2026 at 5:30 p.m. at the Robinson Pond Recreation Area**. The plan is to dismantle and remove a deteriorated bridge in the western part of the property that is no longer serving its purpose. Afterward, depending on time, work may include trimming vegetation and marking the trails at the Tiger Road property.

d. Old Home Day

Discussion took place on the cost of a booth and the possibility of sharing with other groups/departments. It was generally agreed that the Commission would gather more information on cost/availability and make a decision at the site walk on July 20, 2026.

IV. Financial Status

a. Current Report

- i. The current remaining balance in the operating budget for FY2027, ending June 30, 2027, is \$53,544.00 as of the latest report.
- ii. Conservation Fund: Balance = \$742,613.28 (as of June 2026, FY 2026). The \$91,774.00 purchase price for the property at 3 Barretts Hill Rd is shown as pending but has been reflected in the updated total.

V. Correspondence

VI. Approval of Minutes

a. June 8, 2026 Regular Meeting – Minutes

b. June 22, 2026 Sub-Committee/Workshop – By-Laws – Minutes

Deferred to the next regular meeting.

VII. Commissioners' Comments

None

VIII. Adjournment

Motion:

To adjourn the meeting

Motion by: Ms. Griswold Second: Mr. Cameron

Discussion: None

Motion carried/failed: Carried, 5 / 0 / 0.

Meeting adjourned at 11:00 p.m.

*Site Walk:	<i>Monday, July 20, 2026 at 6:00 p.m. at 207 Central Street</i>
*Trail Work Day:	<i>Thursday, July 23, 2026 at 5:30 p.m. at Robinson Pond Rec Area</i>
*Next Regular Meeting:	<i>Monday, August 10, 2026 at 7:00 p.m.</i>

Respectfully submitted,



Christopher Cameron, Secretary