



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: April 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 Chairman <u> E </u>	Ken Dickinson Vice-Chair <u> X </u>	Christopher Cameron Clerk <u> X </u>	John Walter Member <u> X </u>
Kathy Griswold Member <u> X </u>	Vacant Selectman Liaison <u> E </u>	Don Kirkland Engineer <u> X </u>	

.....

CALL TO ORDER BY CHAIRPERSON AT	7:02 P.M.
PLEDGE OF ALLEGIANCE	Ms. Griswold
ROLL CALL	Mr. Cameron
SEATING OF ALTERNATES:	None
PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:	7:03 P.M. – None

I. New Business

a. Conditional Use Permit (CUP) Application: 12 LeClaire Drive; Map 147, Lot 006-000 – Residential subdivision (7-lot)

The applicant's representative, Sam Foisie, of Meridian Land Services, Inc., presented the Conditional Use Permit application for the proposed seven (7) lot single-family residential subdivision at 12 LeClaire Drive on the currently-developed single-family residential lot. The

subdivision would provide six (6) additional lots in addition to the existing residence, to remain. The new lots would be connected to public water and sewer and the existing lot would have the option to connect in the future. The current wetland crossing of the existing driveway would be improved to accommodate the proposed roadway, which would be extended from approximately 200-feet to 1,000-feet in length on a curved path to provide a perpendicular crossing of the stream/wetland. The applicant's representative indicated that the wetland buffer currently consists primarily of maintained lawn and that the area of the buffer proposed to be impacted would be returned to natural vegetation under the proposed plan.

Discussion:

Mr. Cameron inquired if the applicant had evaluated an open space development (OSD) plan for this subdivision and recommended that this be further-evaluated to potentially allow for a different lot and roadway configuration to reduce wetland buffer impacts. Discussion took place on the anticipated location of any proposed houses and it was indicated that they were expected to be placed close to the proposed roadway due to site constraints, however the final building location would likely be determined by the builder and/or future owner of each proposed residence.

Mr. Cameron also expressed concern with the presence of an existing septic system within close proximity to wetlands and the river. It was suggested that this situation would be greatly improved by connecting the existing residence to the proposed sewer extension in addition to the proposed residential lots.

Site Walk:

A site walk is scheduled for Monday, April 27, 2026 at 6:00 p.m.

II. Old Business

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

The applicant's representative, Keith Curren, of Bohler presented a project update.

Discussion:

The applicant explained the changes to the plans, including the removal of seven (7) parking spaces of the originally-proposed 173 spaces. Discussion took place on the recommendations made during the site walk, including increasing the slopes adjacent to the driveway and stormwater basin.

The applicant indicated they would be able to increase the slope along the southwestern side of

the driveway, adjacent to the wetland, from 3-to-1 to 2-to-1, reducing the impacts to the wetland buffer, however they were not comfortable increasing the back-slope of the stormwater basin due to stability and erosion concerns.

The applicant also indicated they had evaluated the driveway width and determined that the proposed thirty (30) foot width is not required for safe operation and that they could safely reduce the width to as narrow as twenty-five (25) feet, but could not reduce the width any further due to the driveway curvature and the necessity to accommodate large trucks (up to WB-67 size) for deliveries.

Commissioners asked about adding trees and/or shrubs along the proposed slopes. The applicant indicated that they could add shrubs along the slopes adjacent to the wetlands, however were not comfortable providing tree plantings due to the steep slope. The applicant also indicated that they may be able to provide some tree plantings along the western edge of the driveway at the top of the slope where there is a narrow “shelf”/level area but would need to evaluate further.

Site Walk:

A site walk took place on Sat 3/21/2026. Details were captured in the corresponding meeting minutes.

Motion:

To recommend approval of the Conditional Use Permit (CUP) for 273 Lowell Road; Map 243, Lot 34; “Restaurant Depot” with the following recommendations:

1. It is recommended to increase the 3 to 1 slope to a 2 to 1 slope wherever possible along the southwesterly portion of the driveway. This will help reduce the wetland buffer impact.
2. A stipulation and/or note should be added to the plan(s) that states: “During construction and restoration erosion control barriers shall be installed and maintained, to the satisfaction of the Town Engineer, along the limits of disturbance within, and/or adjacent to, any wetland(s) and/or wetland buffer(s).”
3. A stipulation and/or note should be added to the plan(s) that states: "Construction vehicles (non-refueling vehicles) shall not be parked within twenty-five (25) feet of any wetland or wetland buffer boundaries overnight".
4. A stipulation and/or note should be added to the plan(s) that states: "Refueling vehicles shall not be parked overnight or left unattended within seventy five (75) feet of any wetland or wetland buffer boundaries".
5. 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".

6. It is recommended that the applicant install approved “Do Not Cut/Do Not Disturb” town conservation markers along the conservation districts boundaries (75-foot wetland buffer).
7. A stipulation and/or note should be added to the plan(s) that states: "Any vegetation associated with post-construction BMPs and slope restoration including storm water management area shall be suitably established to withstand erosion and shall be inspected by the Town Engineer and the property owner shall be required to provide a suitable replacement for any vegetation not suitably established during the relevant monitoring period."
8. A stipulation and/or note should be added to the plan(s) that states: "Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within seventy-five (75) feet of wetland resource areas. Pesticides and herbicides shall not be used within seventy-five (75) feet of a wetland resource area."
9. It is recommended to reduce the driveway width from thirty (30) feet to a minimum functional width required for safe and efficient operations, shifting the edge of pavement and the corresponding slope grading and associated work away from the wetland and wetland buffer, thereby reducing wetland buffer impacts and helping preserve the function of the wetland buffer by maintaining existing groundcover and mature vegetation.
10. It is recommended to specify native shrub plantings along proposed slopes facing the wetlands. Species to be selected shall be salt-tolerant and appropriate for the respective slopes.

*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.

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

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

The applicants, Mr. Don Dumont and Mr. Dillon Dumont, both attended to provide a project update and answer any questions/address any concerns.

Discussion:

Discussion took place as to the current function of the wetland buffers on the site compared with the proposed function and the applicants indicated that, in their opinion, the proposed condition would provide equivalent or better stormwater treatment than the existing condition as there is currently sheet flow directly into the wetlands. It was countered that the existing condition consists primarily of native forest and grassy-shrubland, which provides a very effective filter for any water entering that portion of the site and that removing all of that vegetation and replacing the majority of it with impervious surface would significantly alter that function. Significant concern was raised with clearing trees, shrubs, and groundcover directly adjacent to the wetlands, even up to the very edge of the wetlands. The applicants indicated that there was no

intention to reduce the footprint of the proposed development to minimize any of these impacts.

Discussion also took place on the periodic flooding currently experienced on Central Street. The applicants indicated that this flooding was largely caused by a beaver dam closer to Ottarnic Pond and the low point in Central Street near the Burger King driveway. The applicants explained that improvements to Central Street were largely beyond the scope of the proposed development, however they believe that the associated impact fees could be used for toward this purpose.

Mr. Cameron asked if placing the stormwater basins beneath the parking areas had been evaluated, as has been done on some other projects, to reduce the overall footprint. The applicants indicated that, due to the high water table, this would require raising the parking areas and driveway significantly, which would require extensive grading and could actually increase the wetland and/or wetland buffer impacts.

Commissioners requested a copy of the drainage report, including comments from town staff and third-party reviewer(s). They also requested copies of the updated plan sheets for site, grading, drainage, utilities, landscape, and any other sheets pertinent to the review of the Conditional Use Permit – the applicants agreed to provide these at least 2-weeks prior to the next meeting.

It was indicated that the application is on the agenda for the Planning Board meeting on 5/13/2026 and the applicants are seeking a recommendation from the Commission prior to that meeting.

Site Walk:

A combined site walk with the Planning Board is scheduled for Saturday 4/18/2026 at 9:00 a.m. Concern was raised that 2 of the 5 Commission members will be out of town and unable to attend the site walk and a third member is not able to walk on the site due to an injury. The applicants expressed that they wished to keep the site walk date as scheduled by the Planning Board.

III. Other Business

a. Trail Work Day

The most recent trail work day took place on Sat 3/21/2026. Members performed additional clearing on the Hudson portion of the trolley bed trail east to the Pelham town line.

The next trail work day is scheduled for **Saturday 5/2 at 9:00 a.m. at the Hinds Lane trailhead for the Gumpas Pond Conservation Area in Pelham.** The plan is to walk in to the Gumpas Loop Trail in the Musquash Conservation Area and work on trail blazing and clearing low-growing shrubs and brush.

b. Site Walk for 207 Central St:

A combined site walk with the Planning Board is scheduled for Saturday 4/18/2026 at 9:00 a.m.

c. Land Purchase: 3 Barretts Hill Rd – Approx. 17-acres of the ~25-acre lot, to be added to the Rangers Town Forest

The closing took place and the property was officially purchased by the town as conservation land. Additional details and plans for the property to be discussed at the next meeting.

IV. Financial Status

a. Current Report

- i. Since the previous month's report, \$1,941.71 was expended for professional services by VHB related to the MS4 stormwater permit compliance.
- ii. Conservation Fund: Balance = \$825,246.99 (as of February 2026, FY 2026). The approx.. \$90,000 purchase price for the property at 3 Barretts Hill Rd will be withdrawn soon from the Conservation Fund.

V. Correspondence

a. The Society for the Protection of NH Forests (SPNHF – “Forest Society”): Annual Donation Request.

The Commission has historically supported the Forest Society with an annual donation in the amount of \$75.00.

Discussion:

A brief discussion took place on the amount, which was indicated to be the minimum recommended pledge level.

Motion:

To expend \$75.00 for the annual donation to the Forest Society.

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

b. NH Lakes: 2025 Impact Report

c. NHDES: Environmental Fact Sheet – Waterfront Protection

VI. Approval of Minutes: March 9, 2026 Regular Meeting Minutes; March 19, 2026 Workshop

Meeting Minutes; March 21, 2026 Site Walk Meeting Minutes

Discussion:

Mr. Dickinson: Correction in paragraph 3 under “Other Business” in the 3/9/2026 Regular Meeting Minutes: Remove the language “, along with the relatively young age of the forest” regarding the Musquash Conservation Area as the forest is close to 100-years old.

Motion:

To accept the meeting minutes, as amended, from the March 9, 2026 Regular Meeting; March 19, 2026 Workshop Meeting; and March 21, 2026 Site Walk Meeting.

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

VII. Commissioners’ Comments

Vice-Chairman Mr. Dickinson mentioned at the start of the meeting that two (2) people had applied for the two (2) open alternate member positions with the Commission.

Mr. Dickinson also mentioned that he and Mr. Murphy had attended the public hearing on 3/26/2026 on the Circumferential Highway property. He indicated that NHDOT had stated they need time to complete property assessments and that they would work with towns to accommodate their timeline for acquiring any property of interest.

Mr. Cameron indicated that he had met members of the Piscataquog Land Conservancy at a recent conference and they were interested in walking the Circumferential Highway property in the next month if possible. Mr. Cameron also indicated that the deadline for the letter of interest (LOI) in the 2026 round of LCHIP grants is due 4/29/2026. Mr. Dickinson advised that any application should be reviewed (and signed if necessary) by the Chairman. Mr. Cameron indicated he would prepare the LOI and coordinate its submittal with Mr. Murphy.

VIII. Adjournment

Discussion:

None

Motion:

To adjourn the meeting.

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

Meeting adjourned at 10:00 p.m.

****Next Regular Meeting: Monday, May 11, 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