



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Vice Chairman

Dave Morin, Selectmen Liaison

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DATE: March 19, 2026

WORKSHOP 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.

The workshop commenced at approximately 7:06 p.m., with all members in attendance. The workshop was not recorded or televised.

I. New Business

a. Open Space Plan – Circumferential Highway Parcels

Discussion took place on the State of New Hampshire Department of Transportation (NHDOT)'s intent to sell off the property obtained for the construction of the Circumferential Highway through Hudson, Litchfield, and Merrimack. NHDOT announced at the Hudson Select Board meeting on 1/27/2026 their intent to abandon the project and sell off the land that had been purchased decades ago for the project. A table was compiled, prior to the workshop, containing information about each of the parcels, both developed and undeveloped, including their fair-market-value, as presented to the Board of Selectmen. The parcels were evaluated using the scoring criteria in the Open Space Plan and each was given an overall score representing the objective priority for conservation.

The Commission discussed the undeveloped parcels and considered the value of each with respect to a number of factors, including wildlife habitat connectivity, wetland/water resource protection, continuity with other open space, vulnerability to development, and cost per acre. The parcels were prioritized in order of interest by general consensus. Some of the parcels were de-prioritized due to high cost. Focus was placed on those parcels that could be obtained with

existing Conservation Funds. Other funding opportunities were discussed, including potential grant opportunities and working with land trusts. It was indicated that the Society for the Protection of New Hampshire Forest (SPNHF or “Forest Society”) had not expressed interest in any land conservation projects in Hudson. Piscataquog Land Conservancy, the land trust covering Hudson and many other towns in the area, had expressed a willingness to meet with the Commission and discuss their needs and priorities. Mr. Murphy indicated he would follow up to see if a member of Piscataquog would be available to attend the next regularly-scheduled meeting of the Commission. It was mentioned that many grant deadlines were approaching for 2026 and more information should be sought on the available opportunities. The Circumferential Highway parcels might be a good candidate for grant funding because they will be for sale shortly at a known cost, would allow a large swath of somewhat continuous land to be conserved (depending on which parcel(s) were conserved), and were to be sold by a public entity with no expressed desire to retain any interest in any of the parcels, which would hopefully allow the land transfer to progress smoothly.

It was generally agreed that the prioritized parcels are “Trigate Rd”, “121 R Wason Rd”, and “Bush Hill Rd”, followed by “Speare Rd” if funds would allow. This would allow for a continuous stretch of conservation land, broken only by a few road crossings, stretching from Musquash Rd to Speare Rd, crossing Trigate Rd and Bush Hill Rd, and potentially extending all the way to Kimball Hill Rd. The Trigate Rd parcel abuts Colburn Town Forest and would allow this conservation area to be greatly expanded. Interest in other parcels, including “Central St”, “261 Central St”, and “Old Derry Rd”, among others, was expressed, provided additional funding was obtained.

Interest in “232 Lowell Rd” was expressed, however there were concerns raised with the high cost. It was suggested that subdivision of this parcel be investigated, allowing for the more valuable portion of the land for commercial development, the western portion abutting Lowell Rd, to be developed while protecting the more environmentally-sensitive areas in the central and eastern portions of the parcel. If the central and/or eastern portion of the 232 Lowell Rd parcel were to be conserved, there would be added conservation value and interest in the “Musquash” parcel adjacent to Musquash Rd and Copper Ln. Certain parcels were deprioritized due to high cost per acre, discontinuity, lack of development vulnerability, and/or other factors limiting their conservation value compared with the prioritized parcels.

The workshop adjourned at 9:00 p.m.

****Next Regular Meeting: Monday, April 13, 2026 at 7:00 p.m.***

Respectfully submitted,



Christopher Cameron, Clerk