



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 20, 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>E</u>
Patricia Keller Alt. Member <u>E</u>	Makaela Murray Alt. Member <u>S</u>	Dillon Dumont Select Board <u>E</u>	Don Kirkland Engineer <u>E</u>	Elvis Dhima Town Eng. <u>X</u>

CALL TO ORDER BY CHAIRPERSON AT

6:02 P.M.

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

Ms. Murray seated for Ms. Griswold

I. Site Walk

a. Conditional Use Permit (CUP) Application: "The Meadows", 207 Central Street, Tax Map 176, Lots 41 & 44

The applicants, Donald Dumont and Dillon Dumont, guided Commission members through the site, showing marked locations of the proposed access road, buildings, parking areas, and stormwater treatment areas. Discussion took place on observations related to marked versus observed wetland boundaries as well as the proposed wetland crossing location. A number of invasive plant species were observed throughout the site, including oriental bittersweet and buckthorn.

Motion to Recommend/Not Recommend approval by the Planning Board of the Wetland Buffer Conditional Use Permit Application related to the subject Mixed-Use Development Site Plan Application

Date:

July 20, 2026

Case:

The Meadows – Mixed-Use Development – Conditional Use Permit Application

207 Central St, Hudson, NH; Map 176, Lots 41 & 44

Zone: Business (B), General (G) & Wetland Conservation Overlay District

Description of work to be performed:

The project proposes construction of a 6,600 square-foot (SF) 2-story mixed-use building along Central Street with 8 residential units and retail space, along with a food truck area and 47 spaces for parking. The project also proposes three 3-story multi-family residential buildings in the southern portion of the property, with 13,200 SF, 20,592 SF, and 13,200 SF footprints, along with 185 parking spaces for residents and guests. The lot is accessed by a proposed access road from Central Street at the northwest corner of the site that passes into the southern portion of the site along the western boundary then accesses the southeastern portion of the site via a proposed crossing of the adjacent wetlands at their narrowest point. The northern portion of the site was formerly developed by previous owners as a restaurant facility and no longer contains any permanent building structures but is largely paved, including within the wetland buffer area, and the pavement is in poor condition. Much of the pavement in the northern portion of the site is covered with soil and vegetation, including sizeable trees. The remainder of the site is undeveloped and there are wetlands surrounding and within the property. In addition to the proposed wetland crossing and associated impacts for the access roadway, portions of the proposed driveway, parking areas, access roads, and stormwater basins are located within the wetland buffers. The site plan, if constructed as shown, will have a permanent wetland buffer impact of 46,841 +/- SF and a temporary wetland buffer impact of 11,704 +/- SF.

Members Present:

Chair, Mr. Murphy X, Vice-Chair, Mr. Dickinson X, Secretary, Mr. Cameron X, Mr. Walter X, Ms. Griswold E, Ms. Keller E, Ms. Murray S.

Conservation Members Stepping Down: Ms. Griswold

Alternates Seated: Ms. Murray

Motion to "Not Recommend":

_____ moved to not recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for Tax Map 176, Lot 41 & 44, by representatives of Meadows Property, LLC, dated January 14, 2026, revised July 6, 2026.

Motion seconded by:

_____.

Discussion:

Motion ___ carried or ___ failed (check one). Vote count: ___/___/___ (yea/nay/abstain).

Motion to "Recommend":

Mr. Cameron moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by representatives of Meadows Property, LLC, reference Tax Map 176, Lot 41 & 44, dated January 14, 2026, revised July 6, 2026. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, along with the associated grading and site work, comply with Town of Hudson Zoning Ordinance 334, Article IX-Wetland Conservation Overlay District, paragraphs 334-36(C) 2 through 4, and 334-37. This favorable acceptance is contingent upon Planning Board approval of the proposed site plan along with the recommendations and stipulations listed below:

General recommendations by the Hudson Conservation Commission to the Planning Board:

1. Wetland Buffer Impact Limitations & Plan Revisions

This motion is based on the plan(s) and documentation submitted by the applicant. Permanent disturbance within the wetland buffer(s) shall not exceed 47,000 square-feet (SF) and total disturbance within the wetland buffer(s) shall not exceed 59,000 SF. It is required that if changes are made to the plan(s) that result in an increase to the amount of total or permanent wetland buffer impacts or materially changes the stormwater, snow-storage, grading, lighting, or restoration plans, the plan(s) and Conditional Use Permit application shall be resubmitted to the Conservation Commission for further review and recommendation prior to final Planning Board approval.

2. Wetland & Wetland Buffer Delineation

A stipulation and/or note should be added to the plan(s) that states: "Prior to any construction activities, all wetlands and wetland buffers within the site shall be clearly delineated with appropriate markers, to the satisfaction of the Town Engineer, at intervals no greater than fifty (50) feet."

3. **Disturbance Limits Delineation**

A stipulation and/or note should be added to the plan(s) that states: “Prior to any site clearing, approved “Do Not Cut” / “Do Not Disturb” town conservation markers shall be installed along the approved limits of disturbance at intervals no greater than one-hundred (100) feet and at changes in direction wherever practicable.”

4. **Mowing Limits Delineation**

A stipulation and/or note should be added to the plan(s) that states: ““Do Not Mow” or equivalent markers, approved by the Town Engineer, shall be installed along the limits of proposed native seed mix areas where these areas abut lawn areas or other areas intended to be mowed, at fifty (50) foot intervals.”

5. **Erosion Control**

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).”

6. **Construction Vehicle Parking**

A stipulation and/or note should be added to the plan(s) that states: "Construction vehicles (non-refueling vehicles) shall not be parked within wetland buffers overnight".

7. **Refueling Vehicle Parking**

A stipulation and/or note should be added to the plan(s) that states: "Refueling, fuel storage, and equipment maintenance shall not occur within wetland buffers or on any unpaved surface. Refueling vehicles shall not be parked overnight or left unattended within wetland buffers".

8. **Material Storage/Stockpiling**

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".

9. **Snow/Ice Storage**

The final plan set shall clearly label all designated snow-storage areas. A stipulation and/or note should be added to the plans that states: “Stockpiling or temporary storage of snow, ice, and associated treatment chemicals shall not be permitted outside of paved areas without adequate sediment control measures, approved by the Town Engineer, to fully capture and direct any runoff to the on-site stormwater treatment facilities. The property owner(s) shall provide and implement best management practices (BMPs) around all designated snow-storage areas to control sediment, de-icing materials, pollutants, and snowmelt runoff. The proposed measures shall be shown or described on the final approved plan set and maintained by the property owner(s) to prevent adverse impacts to wetlands, wetland buffers, stormwater facilities, and receiving waters. Snow, ice, and associated treatment chemicals shall not be stored within wetlands, wetland buffers, drainage facilities, emergency-access areas, or locations where snowmelt/icemelt may discharge directly into any wetland or surface water.”

10. Snow/Ice Chemical Storage

A stipulation and/or note should be added to the plan(s) that states: "Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within any wetland or wetland buffer areas and such storage areas shall be shown on the approved site plan(s)."

11. Snow/Ice Removal Certification

A stipulation and/or note should be added to the plan(s) that states: "All snow and ice management services for the property shall be performed by a contractor certified through the New Hampshire Department of Environmental Services Green SnowPro Certification Program. Snow plowing, snow stockpiling, and the application and storage of snow removal/deicing materials shall be conducted in accordance with applicable Green SnowPro practices and guidelines. The property owner and/or property-management company shall maintain a current copy of the snow-removal contractor's Green SnowPro certification and provide it to the Town upon request and whenever the snow-removal contractor changes."

12. Fertilizer/Herbicide/Pesticide Restrictions

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 phosphorus-free, except where a soil test demonstrates that phosphorus is necessary. Fertilizers shall be applied in a manner that minimizes impacts to wetlands, wetland buffers, stormwater facilities, and receiving streams and shall not be used within wetland buffer areas. Pesticides and herbicides shall not be used within wetland buffer areas."

13. Restoration of Vegetated Wetland Buffers

A stipulation and/or note should be added to the plan(s) that states: "All disturbed areas within the limits of temporary wetland buffer impacts shall be restored to a natural state with native topsoil wherever possible, along with wetland conservation seed mix, or an equivalent seed mix approved by the Town Engineer."

14. Tree & Shrub Restoration

A stipulation and/or note should be added to the plan(s) that states: "Native shrub and tree plantings shall be provided along proposed slopes and disturbed areas within the wetland buffers in sufficient quantity to restore the area to a naturally vegetated state (e.g. forest). Size and type of vegetation to be provided shall be determined by a NH state-licensed landscape architect and/or wetland scientist. Species to be selected shall be salt-tolerant and appropriate for the respective slopes."

15. Establishment of Vegetation

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 areas, 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."

16. Lighting

The applicant shall evaluate and incorporate wildlife-friendly lighting practices wherever practicable, including fully shielded, downward-directed fixtures, warm-colored lighting, and

the minimum illumination necessary for safety and security. Lighting shall be designed to minimize glare, light trespass, and impacts to wetlands, wetland buffers, wildlife habitat, and adjacent properties.

17. Additional Tree & Shrub Plantings

It is strongly recommended to add sufficient quantities of native shrubs and trees to the planting plan to restore to a naturally vegetated state any disturbed areas outside of the wetland buffer which are not reserved for other uses, with the exception that consideration be given to minimizing the amount of maintained lawn area proposed, instead restoring such areas to a natural state in order to mitigate for some of the loss of forest within the wetland buffer due to the proposed disturbance. Fertilizer and pesticide/herbicide restrictions should be noted as they may impact lawn maintenance in applicable areas.

18. Additional Landscaping

It is recommended to add landscape islands containing shade trees, plants/shrubs, and other landscape features, within the interior of parking areas in any locations that are not specifically part of a drive aisle or parking bay and in large unshaded areas, particularly where said parking areas contain more than one (1) parking aisle and/or more than ten (10) parking spaces in a single row. The purpose of this recommendation is to reduce the “heat island” effect of large unshaded pavement areas, to reduce the disruption to wildlife habitat, improve aesthetic quality, and improve comfort for anyone using the facilities. While these areas may not be directly within the wetland buffer they are generally nearby, given that this site is largely surrounded by wetlands, and this recommendation will also help to mitigate for some of the loss of tree canopy cover within the wetland buffer due to the proposed disturbance.

19. Tree Protection

The applicant shall evaluate, and implement wherever feasible, tree preservation and protection of four (4) large mature willow trees/willow tree clumps, two (2) of which are located approximately adjacent to the proposed outfall to the east of building A, one (1) of which is located in the vicinity of the proposed stormwater basin just south of the proposed food court location to the east of building A, and one (1) of which is located just north/northeast of building C. Said trees shall be identified on the final plan set with size, type, and location and shall be clearly called out for protection prior to final site plan approval. Prior to any site clearing any trees identified for protection shall be marked on-site with approved “Do Not Cut” / “Do Not Disturb” town conservation markers. Construction personnel responsible for site clearing shall consult with town staff prior to and during construction regarding the limits of clearing and any tree protection requirements, as well as to evaluate any feasible modifications to work activities that may be required to avoid or minimize impacts to any trees identified for protection, including root zones where feasible.

Motion seconded by:

Mr. Walter

Discussion:

Mr. Dillon Dumont clarified that the motion should reference both lots 41 & 44.

Ms. Murray inquired about the use of cold-tone pavement to reduce heat island effects and warming of the surrounding area. The applicant indicated they were receptive to this and would evaluate it but that it would depend on the local availability of materials and may not be feasible.

Motion to continue:

Motion seconded by:

Motion ___ carried or ___ failed (check one). Vote count: ___/___/___ (yea/nay/abstain).

Next Regular Meeting: Monday, August 10, 2026 at 7:00 p.m.

Paul Kane

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