



TOWN OF HUDSON

Conservation Commission



William Collins, Chairman Dave Morin, Selectmen Liaison
12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-816-1291

CONSERVATION COMMISSION MEETING AGENDA July 12, 2021

The Town of Hudson Conservation Commission will hold its next meeting on **July 12, 2021** at 7:00 p.m. in the Buxton Meeting Room, located in Town Hall 12 School Street, Hudson, NH.

- ✓ Call to Order
- ✓ Pledge of Allegiance
- ✓ Roll Call
- ✓ Alternates
- ✓ Public Input Related to Non-Agenda Items

I. Old Business:

- a. 112 & 114 Greeley Street, Heritage Landing, Conditional Use Permit Application Decision and PB recommendations.
- b. NRPC Presentation for trail mapping and downloadable software applications.
- c. Musquash parking area update

II. Other Business:

- a. ATV Signage for the Musquash Conservation Area
- b. Musquash Map update and Pelham Presentation - June 28, Collins
- c. Old Home Days – Dates: August 12 through August 15 - Member availability.
- d. August meeting???

III. Financial Status:

Is there cash in the Kittie???

IV. Correspondence:

V. Approval of Minutes:

- a. June 14, 2021 Meeting Minutes

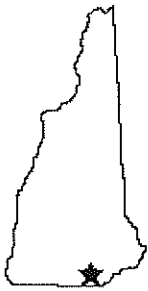
VI. Commissioner's Comments:

- VII. Non Public Session - RSA 91-A:3 II (d)** Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

Next Regular Meeting: Monday, August 09, 2021 at 7:00 p.m.

William Collins

William Collins, Chairman



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Motion to Recommend/Not Recommend the Conditional Use Permit Application

Date: July 12, 2021

Case: Heritage Landing, 47 unit age restricted condominium development
Hudson, New Hampshire
Map 140, Lot 2 and 3
Zone: General (G)

Description of work to be performed: The project proposes construction of two stream crossings, two storm water treatment features and other features typical to a development of this type. During the applicants initial presentation to the commission the applicant said that the project if built, will have a permanent wetland impact of 2950 square feet (approx. 0.07 acres) and permanent wetland buffer impacts of 42,450 square feet (approx. 1 acre).

Note: On June 21, 2021 a site walk of the property was completed by commission members along with the chairman of the planning board.

HCC Members Present for the site walk: Randy Brownrigg, Ken Dickinson, Bill Kallgren and Bill Collins PB Members Present for site walk: Tim Malley

Motion to “Not Recommend”

_____ moved to not recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Heritage Landing” 47 unit age restricted condominium development reference Tax Map 140, Lots 2 and 3 by representatives of K&M Developers, LLC, dated April 26, 2021. Per the reasons listed below. Motion second _____ Motion carried

Reason for not recommending: (i.e. Compliance to Regulations)

Motion to “Recommend”

_____ moved to recommend acceptance by the Hudson Planning Board of the Conditional Use Permit application filed for the proposed “Heritage Landing” age restricted subdivision reference Tax Map 140, Lots 2 and 3 by representatives of K&M Developers, LLC, dated April 26, 2021. After application review, the Hudson Conservation Commission finds that the use presented by the applicant for access to the upland portion of the property and for storm water management 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 plan and with the Conservation Commission recommendations listed below.

1. The commission recommends that a stipulation and or note be added to the final plan set that states “Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
3. The Town Engineer or his representative shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and the Conservation Commission for remediation.
4. The commission recommends that a stipulation and or note be added to the final plan set that states “The wetland buffer boundary shall be identified and marked prior to the start of construction per Hudson Zoning Ordinance, Article IX §334-35 (E.)
5. The commission recommends that a stipulation and or note be added to the final plan set that states “ No Cut/No Disturb” signage shall be installed along the wetland buffer boundary prior to issuing Certificates of Occupancy per Hudson Zoning Ordinance, Article IX §334-35 (E.)
6. The commission recommends that a stipulation and or note be added to the final plan set that states “Green SnowPro Certified contractors shall be utilized for winter site maintenance.”
7. The commission recommends that a stipulation and or note be added to the final plan set that states “Stockpiling of construction materials is not allowed in the wetland buffer areas during construction.
8. The commission recommends that a stipulation and or note be added to the final plan set that states “Compliance to NHDES Env-Wq 1403.04 Removal of Dead, Fallen

Trees and Vegetation that need to be removed to facilitate construction within the wetland and wetland buffer areas be observed.

9. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional major impacts are made the plan be returned to the Conservation Commission for further review. Minimal changes to wetland and wetland buffer impacts shall be addressed by the Town Engineer.

Motion second _____ Motion Carried / /

William Collins
HCC Chairman

A copy of this recommendation shall be stapled to the CUP application and forward it to the Town Planning Office for inclusion in the Planning Board Member Packets.

Draft Motions for the July 12, 2021 HCC Meeting

To help move the meeting along I have typed up the following draft motions to address certain topics on the agenda. These motions are drafts only and can be amended during our meeting.

Other Business Item c.

_____ moved to spend up to \$_____ from the _____ account to cover the cost of the Hudson Conservation Commissions participation at the 2021 Old Home Days event.

Motion Seconded by _____

Motion Carried / /

Other Business Item d.

_____ Moved to cancel the August 9, 2021 Hudson Conservation Commission meeting. Motion seconded by _____

Motion Carried / /

Non Public Session VI.

_____ moved to enter into non-public at _____ p.m. per - RSA 91-A:3 II (d) Consideration of the acquisition, sale, or lease of real or personal property which, if discussed in public, would likely benefit a party or parties whose interests are adverse to those of the general community.

Roll Call Vote to enter non-public session:

William Collins	Ken Dickinson	Randy Brownrigg	William Kallgren	Sandra Rumbaugh
Chairman	Vice Chair	Member	Member	Member

After exiting NPS standard motion to seal the minutes.

_____ I move to seal the minutes for the July 12, 2021 HCC Non-Public Session.

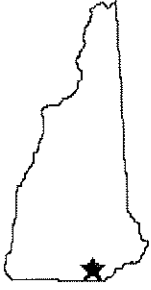
Motion Seconded by _____ Motion Carries / /

Expenditure Report - Including Carry Forward Activity
 Conservation Committee
 Town of Hudson, NH
 As Of: June 2021, GL Year 2021

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Selected Year	52,753.00	0.00	0.00	52,753.00	490,740.00	512,188.32	37,930.00	-497,365.32	1,042.819
Prior Year	0.00	40,204.00	-24,368.00	15,836.00	0.00	15,836.00	0.00	0.00	100.000
Grand Total	52,753.00	40,204.00	-24,368.00	68,589.00	490,740.00	528,024.32	37,930.00	-497,365.32	825.139

Town of Hudson, NH
Conservation Cash Flow
Fiscal Year 2021

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June
Conservation Beginning Bal.	1,284,604.53	1,285,039.40	1,285,232.51	1,285,379.99	1,285,475.51	1,285,500.44	1,285,522.21	1,285,544.04	1,285,563.76	1,285,585.60	1,285,606.73	1,244,664.66
Income	-	-	-	-	-	-	-	-	-	-	-	-
Deposits	434.87	193.11	147.48	95.52	24.93	21.77	21.83	19.72	21.84	21.13	21.25	19.91
Interest	434.87	193.11	147.48	95.52	24.93	21.77	21.83	19.72	21.84	21.13	21.25	19.91
Total Income	-	-	-	-	-	-	-	-	-	-	-	-
Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-
Total Expend.	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	1,285,039.40	1,285,232.51	1,285,379.99	1,285,475.51	1,285,500.44	1,285,522.21	1,285,544.04	1,285,563.76	1,285,585.60	1,285,606.73	1,244,664.66	748,170.57



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DATE: June 14, 2021

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

William Collins Chairman <u> X </u>	Ken Dickinson Vice-Chair <u> X </u>	Randy Brownrigg Member <u> E </u>	William Kallgren Member <u> X </u>
David Morin Select. Rep. <u> X </u>	Elvis Dhima Town Staff <u> X </u>		

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- I. CALL TO ORDER BY CHAIRPERSON AT 07:01 P.M.
 - II. PLEDGE OF ALLEGIANCE
 - III. ROLL CALL
 - IV. SEATING OF ALTERNATES None

V. Public Input Related to Non-Agenda Items: None

VI. New Business

A. 199 & 201 Robinson Road, S.L. Chasse Steel, Conditional Use Permit Application

Mr. Dickinson moved to recommend a favorable acceptance to the Planning Board for the proposed water main extension along Robinson Road that will be used to service Map 105 lots 17-2 and 17-3. After review the conservation commission members find that the proposed project is in compliance with the Hudson Zoning Ordinance Article IX, §334-36 (C) (2) and §334-37 (2). The HCC does ask that the following recommendations and or notes be added to the plan set as part of the approval process.

1. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer
3. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are necessary the plan be returned to the Conservation Commission for further review.

Motion Second: Mr. Kallgren, Motion Carried 3/0/0

B. 112 & 114 Greeley Street, Heritage Landing, Conditional Use Permit Application

Applicant Representative Tony Basso from Keach-Nordstrom Associates, Inc. gave a brief presentation about a new senior living development being proposed along Greeley Street. The conceptual plan shows 47 single family condominium units built around a circular roadway that will have a direct impact on wetland and wetland buffers located on the property. Mr. Basso described the current conditions of the property, the approximate location of the wetland crossings and storm water features that, if approved will be constructed on the site. At the conclusion of Mr. Basso's presentation and a short question and answer session commission member and Mr. Basso agreed that a site visit is in order before any final determination is made. Commission members and the applicant's representatives will meet Monday June 21, 2021 at 6:30 p.m. at the site for a tour of the property.

C. 297 Central Street, KT Cycles, Conditional Use Permit Application for water line

Mr. Kallgren moved to recommend a favorable acceptance to the Planning Board for the proposed water main tie in from Central Street (Route 111) to be used to provide water service to Map 160 lot 105. After review the conservation commission members find that the proposed project is in compliance with the Hudson Zoning Ordinance Article IX, §334-36 (C) (2) and §334-37 (2). The HCC does ask that the following recommendations and or notes be added to the plan set as part of the approval process.

1. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. Prior to the start of construction erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer
3. This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional impacts are necessary the plan be returned to the Conservation Commission for further review.

Note: While inspecting the site for the current CUP request HCC members Ken Dickinson and William Collins noticed that there is some degradation of the storm water feature located on the west side of the project site. There is minor settling of the slope within the detention pond and some washout at the stone wall near the level spreader.

Motion Second: Mr. Dickinson, Motion Carried 3/0/0

D. Public Hearing for the Purchase of Property located at 16 Robinson Pond Drive and 25 Robinson Road

Chairman Collins opened and closed the public hearing at 7:58 due to a lack of public input on the matter of a two lot property purchase by the Hudson Conservation Commission. Mr. Kallgren moved to spend \$490,000.00 from the Hudson Conservation Fund to purchase property located at 16 Robinson Pond Drive and 25 Robinson Road from Mr. John Berrigan. These two parcels total 36 acres and will be added to the towns open space record when the sale is complete. Mr. Dickinson seconded the motion. Motion carried 3/0/0

VII. Old Business

A. ATV Signage for the Musquash Conservation Area

Mr. Kallgren moved to purchase two (2) 12 x 18 signs at a cost of \$44.00. The signs will be installed at key location on the Musquash Trail System to warn individuals that motorized vehicles are prohibited on Hudson Conservation Property. Mr. Dickinson seconded the motion. Motion carried 3/0/0

B. Conservation Easement Monitoring Form Selection

Mr. Kallgren suggested using the drafted by the University of New Hampshire for its simplistic nature. He added that the form is in a word document format which will make filling it out easier and more compatible with most software.

C. Musquash Map update and Pelham Presentation

Mr. Collins presented a draft update to the current Musquash Trail map. The draft shows four new trails on the northeastern side of the property along with trail names, symbols and colors. He added that he will be meeting with the Pelham ConCom to introduce the idea of connecting Musquash and Gumpas conservation areas for a great hiking experience. Selectman Morin suggested that the commission look into having a software application created that shows the trail layout on conservation properties. Mr. Dickinson suggested updating the map Index and changing one of the trail names. All suggestions will be incorporated in the final revision of the map.

VIII. Other Business

A. NHACC Right to Know Presentation – The chairman suggested that members refresh their knowledge of “right-to-know” laws by attending the Zoom conference schedule for July 7, 2021 as they pertain directly to the standards that the commission should be following. He added that Attorney Buckley is very interesting and informative. Please use the link provided to obtain log in information.

Zoom in on Conservation

July 7, 2021 7:00 PM – 8 PM

http://www.nhacc.org/calendar/?article_id=586

Hosted in part by the New Hampshire Association of Conservation Commissions and the New Hampshire Municipal Association.

B. Sunday July 11, 2021 has been scheduled for a Trail Work Day at the Kimball Hill Town Forest. Members will meet at 9:00 a.m. to perform trail maintenance and install a few trail signs. The public is invited to attend.

IX. Financial Status

No outstanding issues. Town Engineer Dhima suggested commission members hold off on making any substantial purchases until after the new fiscal year begins in July.

X. Correspondence

None

XI. Approval of Minutes

Mr. Dickinson moved to except the April 26, 2021 and May 10, 2021. Motioned seconded by Mr. Kallgren motion carried 3/0/0

XII. Commissioner's Comments

Mr. Dickinson said that he had recently walked the Kimball Hill Town forest trails and was pleased to see that the trails were clear of debris.

Both Mr. Dhima and Selectman Morin mentioned that the commission members are doing well with land acquisitions around Robinson Pond.

Motion to adjourn:

Mr. Kallgren moved to adjourn tonight's meeting at 8:36 p.m. Motion seconded by Mr. Dickinson, Motion Carried 3/0/0

William Collins

William Collins, HCC Vice-Chairman