

TOWN OF HUDSON

Conservation Commission



William Collins, Chairman

David Morin, Selectmen Liaison

12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

CONSERVATION COMMISSION MEETING AGENDA March 10, 2025

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, March 10, 2025** 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. New Business:

- a. Hudson Hikers Volunteer Stewardship program – Walter
- b. Gumpus Pond Bridge Update – Walter
- c. 2012 Open Space Report: Update table 2 Page 13.

II. Old Business:

- a. Conditional Use Permit – T-Bones at 256 Lowell Rd.; Map 228, Lot 007-000

III. Other Business:

- a. Trail work day for March and April

IV. Financial Status:

Current Report

V. Correspondence

- a. none

VI. Approval of Minutes:

- a. February 10, 2025 Meeting Minutes
- b. February 12, 2025 T-Bones Site Walk Minutes

VII. Commissioner's Comments:

Next Regular Meeting: Monday, April 14, 2025 at 7:00 p.m.

Carl Murphy

Carl Murphy
Conservation Commission Chairman

March agenda

Hudson Hikers Volunteer Stewardship (preliminary information 2025)

The Hudson Conservation Commission has considered the formation of a program of stewardship for community groups to get involved with monitoring and some maintenance of conservation properties and recreational trails. Stewardship is the idea that every person has a responsibility to look after and protect our natural resources for this generation and future generations. We have many trails and conservation properties in Hudson to be hiked, monitored, and maintained.

Some of the actions for volunteer stewardship:

1. Hike Hudson Trails
2. Monitor for damage or trees down
3. Participate in trail cleanups and upgrades
4. Report volunteer efforts and identify concerns
5. Document trail issues by photo and notation
6. Help with finding resources for maintenance
7. Talking with people thinking of conserving their properties

Hudson Conservation Properties include:

Musquash Pond Area

Robinson Pond Area

Hudson Town Forest on Kimbal Hill

Pelham Road Trails to Benson Park Trails

Rangers Road Forest Area

Colburn Town Forest

Parker Preserve north end Robinson Pond

Conservation Land southern end of Robinson Pond

B. Prioritized Candidate Areas

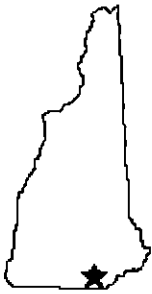
Although the process outlined above should be used to evaluate and compare the value of individual properties prior to acquisition, the Open Space Committee determined that a full evaluation was not feasible for all of the potential open space properties within Town. Instead, the committee decided to do a more limited evaluation of the conservation value of all undeveloped properties in Town over 10 acres in size, giving each property a simple rating of high or low conservation value. This analysis was based on publicly available information about the property's location relative to known natural resources within Town. The analysis is meant to be used as a simple tool to focus future land acquisition efforts. Of the forty (40) currently undeveloped properties over 10 acres, sixteen (16) have been given high priority by the Open Space Committee for open space conservation (Table 2).

Disclaimer: These parcels represent a sample cross-section of potential open space lots with high quality and significant size. This list is not intended to be all inclusive of potential conservation land in Hudson.

Review Table #2. add/subtract/Reprioritize/Cancel

Table 2. Currently undeveloped areas were given a priority designation of high or low by Hudson Conservation Commission.

Neighborhood	Map/Lot No.	Comments	Priority
Merrill Hill	207-3, 213-1	Abuts/provides connectivity to Musquash Cons. Land – ponds, steep slopes, wildlife corridor	H
Barrett's Hill	151-59, 143-6	Mountain views, fields, wildlife, connectivity to Robinson Pond parcels, old farm (same owner)	H
Robinson Pond	144-2, 144-3	Abuts Robinson Pond and other Town Land	H
Pelham	229-33, 235-12	Protects Limit Brook Corridor Pond and Swamp -significant wetlands, streams, steep slopes	H
Pelham	206-1, 211-65	Protects Miles Swamp -- significant wetlands, old farm fields, steep slopes	H
South Hudson	243-32	Adjacent to both Pelham Town Forest and Hills Memorial Forest (NE Forestry Foundation), access to Richman Rd. and scenic pond	H
Bush Hill	194-6, 194-9, 195-2, 195-7, 201-12	Mostly Land locked Parcels adjacent to Proposed Residential Development and Conservation Land, wildlife corridor, ponds	H
Circumferential Highway Corridor (Varies)	169-15, 178-22, 178-26, 186-13, 186-14, 194-5, 201-5, 206-32, 212-16, 212-22, 218-1, 222-44	State owned & privately owned abutting parcels Ponds, streams, steep slopes, wildlife corridor	L
Kimball Hill	172-1	Adjacent to Town Forest - landlocked	L
Pelham	200-7	Abuts Miles Swamp -- prime wetland, adjacent to Town owned land, steep slopes and wetlands	L
Pelham	211-67	Adjacent to (downstream from) former Town Landfill, streams, wetlands, contaminated	L
South Hudson	249-2	Adjacent to 243-32 and Town conservation easement, Heron Pond, private road access	L
South Merrimack	209-1	Large isolated, undeveloped tract, along river, Commercially Zoned, p/o Friar Property, pond	L
North Hudson	102-10	Large isolated, undeveloped tract, town line, wetlands, adjacent to farm fields	L
North Merrimack	128-6	p/o Wilson Farms land, near highway corridor	L
Robinson Pond	106-44, 112-3	Boyd Rd - abuts Town property, swampy	L
Robinson Pond	113-1	Kenia Rd - Large isolated, undeveloped tract	L
Robinson Pond	112-2, 117-1	North of Robinson Rd.	L



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Dave Morin, Selectmen Liaison



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

Motion to Recommend Conditional Use Application Approval

Date: February 28, 2025

Application: T-Bones Restaurant
256 Lowell Road
Map 228, Lot 7

Description of work to be performed: The proposed project entails constructing a 9,500 +/- square-foot restaurant and other associated site improvements. As presented the applicant is proposing a permanent wetland buffer impact of approximately 15,500 square feet. These impacts are mostly related for the construction the stormwater management area and the right-in/right-out driveway. Both of these site features are unavoidable. To minimize the overall impact to the buffer, the back side of the slopes of the drainage ponds are proposed to be planted with a conservation seed mix and un maintained. This will reestablish about 5,250 sf +/- of buffer area, therefore the permanent buffer impact will be 10,250 sf +/-.

In brief, on February 12, 2025 members of the Hudson Conservation Commission along with applicant representatives visited the property listed above to review the proposed areas where wetland buffer areas would be impacted. It was noted during the site walk that the proposed construction area is currently undisturbed area and the topography of the land varies in elevation. As this project will create a significant amount of impervious surfaces and after site review it is the opinion of the Conservation Commission that careful consideration should be given to minimize and or restoring the wetland buffer areas to aid in stormwater filtration, infiltration and to enhance the ground recharge rates to minimize flooding which would be a potential concern during extended rain events.

Members Present during the site walk: Carl Murphy, Ken Dickinson, Christopher Cameron, and Linda Krisciunas. John Walter visited the site separately

Applicant Representatives present: Sam Foisie--with Meridian Land Services, Inc

Conservation Members Stepping Down: None

Alternates Seated:

Commission member moved to Recommend approval of the Conditional Use Application filed on behalf 256 Lowell Road, LLC (T- Bones Restaurant) for the purpose of constructing stormwater infiltration basins to meet storm water treatment requirements

and access to the site through right in and right out, which will permanently impact square feet of wetland buffer at the property located at 256 Lowell Road , Map 228 , Lot 7 with the following stipulations as noted below.

1. During Construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. Construction and restoration shall comply with : BEST MANAGEMENT PRACTICES TO CONTROL NON-POINT SOURCE POLLUTION: A GUIDE FOR CITIZENS AND TOWN OFFICIALS (NH Department of Environmental Services – Current Issue)
3. It is recommended that the applicant create and implement a wetland buffer restoration plan for the disturbed buffer as part of site plan approval. The details and implementation of said Restoration Plan to be added to the General Notes and Legend found on sheet 2 of 16 of the plan set.
4. It is recommended to have the applicant install approved “Do not cut/Do Not Disturb town conservation markers along the conservation districts boundaries. Furthermore, Post and Rail fence sections could be erected and maintained to aid in delineating the wetland buffer boundary as is typical on other excepted residential developments. If this recommendation is accepted by the Planning Board details of the Do Not Cut/ Do Not Disturb Markers and Post and Rail Fencing shall be added to the General Notes and Legend found on sheet 2 of 23 of the plan set.
5. It is recommended that the applicant shall not store any snow on the detention basin during winter operations, to minimize salt pollution.

Second By: Commission member

Vote: Favorable: Unfavorable: Abstaining:

Dissent Reason(s): (see below) n/a

Carl Murphy, Chairman

Run: 3/03/25
9:52AM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: February 2025, GL Year 2025

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Report Sorted Expenditure
Conservation

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Conservation Fund									
06-4619-5586-202-000	Conserv Comm, Sm. Equipment Mtce 2,300.00	0.00	0.00	2,300.00	0.00	727.58	0.00	1,572.42	31.634
06-4619-5586-217-000	Conserv Comm, Assoc Dues/Fees 1,327.00	0.00	0.00	1,327.00	75.00	1,125.00	0.00	202.00	84.778
06-4619-5586-235-000	Conserv Comm, Registration Fees 500.00	0.00	0.00	500.00	0.00	0.00	0.00	500.00	0.000
06-4619-5586-252-000	Conserv Comm, Prof Services 48,626.00	162,328.98	-11,127.00	199,827.98	0.00	110,012.90	83,526.08	6,289.00	96.853
Total Conservation Fund									
Selected Year	52,753.00	0.00	14,408.00	67,161.00	75.00	23,057.58	35,540.00	8,563.42	87.249
Prior Year	0.00	162,328.98	-25,535.00	136,793.98	0.00	88,807.90	47,986.08	0.00	100.000
Sort Total	52,753.00	162,328.98	-11,127.00	203,954.98	75.00	111,865.48	83,526.08	8,563.42	95.801

Run: 3/03/25
9:52AM

Expenditure Report - Including Carry Forward Activity
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Town of Hudson, NH
As Of: February 2025, GL Year 2025

Page: 2
mwhitemor
Report Sorted Expenditure
Conservation

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	14,408.00	67,161.00	75.00	23,057.58	35,540.00	8,563.42	87.249
Prior Year	0.00	162,328.98	-25,535.00	136,793.98	0.00	88,807.90	47,986.08	0.00	100.000
Grand Total	52,753.00	162,328.98	-11,127.00	203,954.98	75.00	111,865.48	83,526.08	8,563.42	95.801



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DATE: February 10, 2025

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

Vacant
Chairman E

Carl Murphy
Vice-Chair X

Ken Dickinson
Clerk P

John Walter
Member X

Linda Krisciunas
Alternate S*

David Morin
Selectman Rep X

Elvis Dhima
Town Engineer X

Chris Cameron
Member X

.....
CALL TO ORDER BY CHAIRPERSON AT 07:00 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

SEATING OF ALTERNATES: *Ms. Krisciunas was seated as a regular member until the arrival of Mr. Dickinson at 7:31pm.

Public Input Related to Non-Agenda Items: None

I. New Business:

a. Site Plan Review – 256 Lowell Rd (T-Bones)

Sam Foisie, Engineer for Meridian Land Services, Inc., presented the site plan for the proposed

development at 256 Lowell Rd, adjacent to (directly south of) Walmart, which would impact approximately 130,000 square feet (SF) (3.00 acres) of terrain, including approximately 17,000 SF (0.39 ac.) of permanent impacts to the wetland buffer area in the southern portion of the site. Some additional temporary wetland buffer impacts are anticipated for the construction of the stormwater retention ponds but will be restored to a similar condition to existing afterward so the area can continue to function as a wetland buffer. No direct wetland impacts are anticipated. The site plan is scheduled to be presented to the Hudson Planning Board on 2/26/2025.

The applicant indicated that the wetland buffer was incorrectly shown in the meeting handout materials as 50 feet (previous requirement) and had since been revised to show the current 75 feet requirement. The numbers provided during the meeting were based on the correct measurement. It was indicated by Mr. Dhima that a relatively small area adjacent to the proposed driveway apron at Lowell Rd was shown to be outside of the wetland buffer but was also part of the buffer and was not shown correctly. The applicant indicated that Mr. Dhima was correct and that the plan would be corrected accordingly.

There was discussion on the proposed driveway access on Lowell Rd, which is being required by the owner of the adjacent Walmart store as a stipulation of the use of shared access to their driveway for the main entrance to the site. Concern was expressed by several members and the Town Engineer about high speeds and traffic volumes on Lowell Rd, sight distance, and the proximity to the intersection with the commercial plaza roadways for Walmart and Sam's Club. It was indicated that the proposed driveway connected to Lowell Rd would likely be required for emergency egress, regardless of Walmart's stipulations. This driveway is proposed primarily within the wetland buffer due to geometric constraints and a requirement by Walmart to have the driveway opening located outside of the right turn lane into their driveway and associated taper.

Mr. Cameron expressed concerns with the significant extent of the tree clearing and site disturbance, particularly within the wetland buffer area and along the roadways. Mr. Cameron noted the interior of the site is currently not visible from Lowell Rd or the Walmart driveway. There also appears to be landscaping, including planted trees, along the Walmart Driveway adjacent to the site. The applicant indicated the limits of clearing are proposed to extend to the property line along the roadway and driveway and would likely remove any buffer trees in those areas. Mr. Cameron indicated a desire to see as many of those trees retained as feasible, particularly outside of the parking lot limits. The applicant indicated that any trees adjacent to excavation would likely not be able to be saved due to root disturbance.

Concern was also expressed by Mr. Cameron about the number of parking spots being proposed, adjacent to the large parking lots at Walmart and well in excess of the number of spaces required by the town (~176 proposed vs 126 required), based on the number of seats proposed in the restaurant. The applicant expressed that parking was a priority for the client and they would be highly reluctant to reduce the number of spaces. The applicant indicated that the layout of the site plan has been optimized to provide the maximum amount of parking the site would reasonably support. Mr. Cameron asked if there was a traffic study/trip generation report to support the number of proposed parking spaces, and if any agreement had been, or could be, pursued with the owner of Walmart to share some of their parking. The client indicated that the owner of Walmart was reluctant to share their driveway access and would be even more reluctant to share any parking, plus the Walmart parking is a significant distance away that it is not desirable to share that space for customer parking.

Mr. Cameron asked Mr. Dhima if there were any stipulations in the driveway permit for Walmart that

required the driveway to be shared and would allow the proposed development to use the access without the added requirement of a secondary driveway connected to Lowell Rd. Mr. Dhima was unsure but indicated that the secondary driveway would likely be required anyway for emergency egress at the very least.

Mr. Dickinson expressed concern with the proximity of the stormwater basins to the parking lots and recommended more buffer space be provided, to include shrubs.

Mr. Murphy also expressed concern with the number of parking spaces and asked if there was any way it could be reduced. Mr. Murphy asked if any of the stormwater storage could be placed beneath the parking lot areas to reduce the impact to the wetland buffer area. The applicant indicated that they would investigate that possibility.

b. Open Space Report (2012) Update

There was a general discussion about the content of the open space plan and parcels of particular interest for potential conservation. Mr. Dickinson presented some of the history of the plan and the Conservation Commission subcommittee that developed the plan. Mr. Cameron asked if the open space plan was part of the Hudson Master Plan and Mr. Dickinson indicated that parts of it were incorporated into the master plan.

Mr. Dhima brought up the town GIS map on the screen and some parcels of interest were identified for future discussion, including a few parcels owned by Monahan Properties that contain wetlands and abut town and state land. Mr. Dhima indicated that the Circumferential Highway/Hudson Boulevard appears to be a “dead” project and that the state will likely begin to sell off the associated right-of-way parcels to the highest bidder in the near future. Mr. Cameron indicated that some of these parcels would be of high value for conservation.

There was a general discussion on the high cost of purchasing land and any available funding options, including state and federal grants, land trusts, the forest society, etc. Mr. Dickinson indicated that Hudson, along with Londonderry and Litchfield, are in the unfortunate position of being outside of the region of the major land trusts in the area. There is one that serves communities to the west of the Merrimack River and another that serves Pelham and other communities further to the east.

It was discussed that the open space plan should be updated, primarily focusing on a table showing different parcels that have been conserved, those that have been developed, parcels previously identified for conservation, and newly identified parcels for conservation. This topic will remain open for discussion at future meetings to determine a course of action.

c. Trail Stewardship

Mr. Walter introduced the idea of a hiker volunteer stewardship program which would encourage and enable community groups and individuals to get involved with organized hikes, trail maintenance, and land conservation efforts. Mr. Cameron indicated this seems like an excellent idea that warrants future discussion. This item to be discussed at the next meeting to determine a course of action.

II. Old Business:

a. Election of Officers:

Annual election of officers was held. Mr. Murphy listed the open positions: Chairman, Vice-Chairman, and Secretary/Cleark. Mr. Murphy then asked if anyone would like to make a motion to nominate a candidate for any of the open positions. Mr. Dickinson indicated that he would be willing

to accept the role as Vice-Chairman if elected.

Mr. Walter made a motion, seconded by Mr. Cameron, to nominate Mr. Dickinson as Vice-Chairman; Motion carried 3/0/1, with Mr. Dickinson abstaining.

Mr. Walter made a motion, seconded by Mr. Cameron, to nominate Mr. Murphy as Chairman; Motion carried 3/0/1, with Mr. Murphy abstaining.

Mr. Walter made a motion, seconded by Mr. Dickinson, to nominate Mr. Cameron as Secretary/Clerk; Mr. Cameron indicated he was not seeking this position but would accept the responsibilities if elected; Motion carried 3/0/1, with Mr. Cameron abstaining.

b. Trails Sub-Committee:

Mr. Murphy suggested that this be deferred to a later date, at least until a full membership could be reached. This was verbally agreed to be deferred to a future date, with no formal vote taken.

III. Other Business:

a. Wilkinson Pond View Trail/Gumpus Pond Loop Trail

Mr. Murphy recapped that temporary blazes had been installed during the recent trail work day and indicated the need to go back out and mark the trails with the correct color blazes to correspond to the map colors.

b. Trail Work Day

General consensus was to set a tentative date for 3/22/2025, to be confirmed at the March meeting.

c. Forest Society Donation

Mr. Murphy raised the agenda item for discussion of whether to continue the annual contribution to the Society for the Protection of New Hampshire Forests (NH Forest Society) which was increased the previous year from \$50 to \$75. Mr. Cameron asked what the history behind the donation was and if it makes sense for one conservation group to donate to another. Mr. Dickinson indicated that the donation likely started when the Forest Society acquired the Bockes Forest/tri-town property in Hudson and had been an annual donation ever since. Mr. Dickinson asked if the proposed amount was enough to make any significant impact and suggested that consideration be made to raise the contribution amount the following year. Mr. Murphy indicated that the visions of the Hudson Conservation Commission and the Forest Society are generally aligned, of which the members generally agreed. Mr. Dickinson made a motion, seconded by Mr. Cameron, to continue the annual donation to the NH Forest Society. The motion passed 3/0/1, with Mr. Murphy abstaining as he is employed by the organization in question.

IV. Financial Status:

a. Current report provided.

b. Mr. Dhima provided clarification on some of the expenditure items related to the Robinson Pond area.

V. Correspondence:

a. Letter from Pelham Conservation Commission, dated 1/23/2025, notifying abutters of a proposal to upgrade an existing wetland area within the Gumpus Pond Conservation Area to the status of "Prime

Wetland". A public hearing will be held about this proposal during the Pelham Conservation Commission meeting on 3/12/2025.

VI. Approval of Minutes:

Mr. Walter made a motion to accept the January 13, 2025 regular meeting minutes, seconded by Mr. Cameron;
Motion Carried 4/0/0

VII. Commissioner's Comments:

None

VIII. Motion to adjourn:

Mr. Walter made a motion, seconded by Mr. Cameron, to adjourn the regular meeting at 9:15 PM;
Motion Carried 4/0/0

Next Regular Meeting: Monday, March 10, 2025 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



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Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectman Liaison

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

DATE: February 12, 2025

SITE WALK MEETING MINUTES: Below is a listing of minutes from the Hudson Conservation Commission site walk meeting. Minutes are not a verbatim record of each meeting, but rather represent a summary of the discussion and actions taken at the meeting. 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.).

Location: T-Bones, 256 Lowell Rd (Area of Proposed Development, adjacent to Walmart)

Start: 4:51 P.M. **End:** 5:45 P.M.

Attendance:

- Members: Carl Murphy, Linda Krisciunas, Christopher Cameron, and Ken Dickinson.
- Applicant Representative(s): Sam Foisie, Engineer, Meridian Land Consultants.
- Public: Frank Maglio of 14 Rita Ave, Kathy Galloway of 11 Rega Ave.

Summary:

The purpose of the site walk was to view the proposed impact areas, including the wetland buffer area in the southern part of the site. We discussed the following concerns:

Observations:

- Relatively low quality trees and vegetation observed in much of the proposed impact area. Significant amount of apparent invasive species shrubs and vines throughout the northern (impacted) part of the site. Higher quality and more mature trees were found on the fringes of the proposed development area, some of which could likely be avoided if the overall developed site were able to be reduced in size. Many tall pines and some mature hardwoods were observed, both within the proposed limits of clearing and beyond. Young growth balsam and/or fir trees observed in the northeastern part of the site (relatively rare in this area), some within the proposed developed area. Higher quality and mature trees were observed throughout the proposed 100 foot property line buffer area adjacent to the residential properties along the east and southeast side of the site, as well as throughout the wetland and wetland buffer areas in the southern portion of the site.

- Very tall (20-30 foot) berm/upward backslope observed along the back (east side) and southeast side of the Walmart site, extending almost to the main driveway (from Walmart Drive) access to the site, and topped with a wooden fence.
- The site is relatively flat overall, gradually sloping towards the southwest corner at Lowell Rd.
- Much of the proposed developed area appears to have been previously cleared. Logging road/trail observed through the center of the site, running approximately northeast to southwest.
- Adjacent houses to the east/southeast of the site can be easily seen from the center of the site and along the proposed limits of clearing. Likely some more visual buffer provided by the trees/vegetation during growing season. Lowell Road is not easily visible from within the proposed area of development, nor is Walmart Drive, the Walmart store, the existing parking lots, or the parking lot/store lighting. The residents in attendance indicated that Walmart is largely hidden from view and the noise mitigated by the existing berm.

Discussions:

- Stormwater basin size, location, slope, and backslope were all discussed, along with potential retaining wall materials. The Commission asked about the feasibility of removing or relocating some of the proposed parking spaces adjacent to the stormwater basins in order to provide a buffer area, ideally including shrubs/vegetation, and shift the basins to reduce impact to the wetland buffer area. It was indicated there would likely need to be guardrail at the edge of the parking area adjacent to the ponds. The applicant indicated they would look into the feasibility of putting some of the stormwater storage beneath the parking area, along with the feasibility of shifting the stormwater storage to the east/northeast to reduce impacts to the wetland buffer.
- They also indicated they would evaluate the feasibility of making the outside slopes of the basins steeper to limit the area of disturbance. There was some discussion on retaining wall type and materials for the stormwater basins and anywhere else they might be needed. The Commission asked if permeable pavement would be considered for the driveways and/or parking areas and the applicant indicated that it is not preferred because it typically does not get properly maintained so it gets clogged with sand and salt, significantly reducing infiltration, and then commonly gets paved over eventually with non-porous pavement.
- Tree type and quality on the site. The applicant indicated that many of the trees along Walmart Drive were outside of the property line and/or outside of the limits of clearing. The applicant expressed desire that the type of trees to be planted be specified by the Conservation Commission. The Commission expressed the desire to retain as many mature trees as feasible and the desire for native tree species to be planted.
- Wetlands - The applicant indicated that the wetland area on the property is fed by surface water only, rather than groundwater recharge, meaning it is not persistently wet and

contains a variety of trees not typically found in more commonly recognizable wetland areas.

- Lowell Rd driveway location (directly adjacent to travel lane with narrow shoulder and no deceleration lane, very close to start of taper for right turn lane, difficulty of exiting traffic to get into left turn lane(s)). Impacts of driveway to wetland buffer. Need for this driveway and its location have been dictated by Walmart as part of their agreement to allow use of their driveway as the main entrance. Walmart stipulated the Lowell Rd driveway needs to be located outside of the NB right turn lane into their driveway and the associated taper. The applicant indicated a preference to locate the driveway further north to provide a shorter, straighter path that would reduce impacts to the wetland buffer. The final location of the driveway will be determined after review, and approval if granted, of the driveway permit application by NHDOT, as well as review, and approval if granted, of the driveway location by the Hudson Planning Board.
- There was some discussion on the type and size of lighting being proposed and the applicant indicated that standard 25 foot lighting poles with directional filters were being proposed to limit visual impacts to the adjacent residences. It was observed that the Walmart parking lot lighting appeared to be much taller (perhaps in the 35-40 foot range) and not directional. It was mentioned that the Planning Board may ask for some type of fencing or other measures to mitigate visual and sound impacts.
- The applicant indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting in two weeks, prior to their scheduled presentation with the Hudson Planning Board on 2/26/2025, however the members informed them that the Commission meetings are monthly, not bi-weekly, and that the next meeting is on 3/10/2025, after the Planning Board meeting.
- It was discussed that the Conservation Commission would send a recommendation, with comments, to the Planning Board regarding the site plan application at some point.

No decision or motions were made during this site walk.



Christopher Cameron, Secretary