



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

David Morin, Selectmen Liaison

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

CONSERVATION COMMISSION MEETING AGENDA June 9, 2025

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, June 9, 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. Discuss potential workshops: (1) To update 2012 Open Space report/NRI; (2) To prepare for ZORC meetings.
- b. Hudson Conserved land trail challenge - Chris
- c. Update Town's website "Hudson Parks and Trails"

II. Old Business:

- a. Conditional Use Permit – 140 Old Derry Road; Map: 105, Lot: 032-000
- b. Hudson times and HCTV update – John and Kathy
- c. RTP for Robison Pond/Tiger Bridge

III. Other Business:

- a. Eric Radloff – Invasive species control at Musquash/potentially Tiger property, Rangers town forest landing - Carl
- b. June 7th – Tiger Road Property Walk with Hillsborough State Forester, Mike Gagnon
- c. Tiger Road property workday recap
- d. June workday

IV. Financial Status:

Current Report

V. Correspondence

- a. Bill Collins / Department of Natural Resource and the Environment-Preliminary Wildlife monitoring report

VI. **Approval of Minutes:**

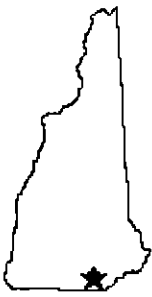
May 12, 2025 Meeting Minutes
May 29, 2025 Site Walk Meeting Minutes

VII. **Commissioner's Comments:**

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

Carl Murphy

Carl Murphy
Conservation Commission Chairman



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectmen Liaison

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

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

Date: May 30, 2025

Case: Nirel, LLC (All Drain Services) – Commercial Site Plan and Conditional Use Permit Application
140 Old Derry Rd, Hudson, NH
Map 105, Lot 32
Zone: General (G-1)

Description of work to be performed:

The project proposes construction of a 1,344 SQFT accessory commercial garage for vehicle storage, completing previously approved paving of the existing gravel parking area, installation of a drainage swale to feed into a proposed stormwater management area to be constructed on the southern portion of the site, site grading and associated tree clearing. The site is constrained by the location of the roadway frontage buffer, wetland and associated 75-foot wetland buffer, existing buildings, topography, and existing septic system, including septic tank and leach field. The site plan if constructed as shown will have a permanent wetland buffer impact of 3,092 square feet (0.071 acres) and a permanent wetland buffer impact of 0.00 square feet (0.00 acres). As stated by the applicant, the bulk of these impacts will be in the form of slope grading for the creation of the drainage swale and stormwater management area.

Members Present: Chair, Mr. Murphy ___, Vice-Chair, Mr. Dickinson ___, Clerk, Mr. Cameron ___, Mr. Walter ___, Ms. Griswold ___, Ms. Krisciunas (Alternate) ___.

Conservation Members Stepping Down:

Alternates Seated:

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 105, Lot 32, by representatives of Nirel, LLC, dated May 2, 2025. Motion seconded by: _____.

Motion to "Recommend":

_____ moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by representatives of Nirel, LLC, reference Tax Map 105, Lot 32, dated May 2, 2025, revised N.A. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant and the associated grading, drainage, and stormwater management comply with Town of Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Qverlay 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 and with the recommended stipulations listed below:

General recommendations by the Hudson Conservation Commission to the Planning Board

1. 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
2. It is recommended that the applicant evaluate reconfiguring the parking area and/or stormwater retention pond to shift the pond closer to the driveway entrance if at all feasible, thereby reducing impacts to the wetland buffer area.
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 fifty (50) 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. 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 fifty (50) feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set.
7. It is recommended to have the applicant install approved "Do not cut/Do Not Disturb town conservation markers along the conservation districts boundaries (50' wetland buffer).
8. 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.
9. A stipulation using BMP to eliminate the Japanese Knotweed stand in the wetland/wetland buffer area to prevent further spread of the invasive species. Methods for more involved management of invasive species using herbicide application shall be discussed with the Engineering Department.
10. Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within fifty (50) feet of wetland resource areas. Pesticides and herbicides shall not be

used within fifty (50) feet of a wetland resource area.

Motion seconded by: _____

*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.

Roll Call Vote:

Mr. Murphy _____, Mr. Dickinson _____, Mr. Walter _____, Ms. Griswold _____, Mr. Cameron _____, Ms. Krisciunas (alternate seated for _____) _____. (Y = yea, N = nay, A = abstain).

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

Carl Murphy,
HCC Chairman

Run: 6/03/25
5:04PM

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

Page: 1
 mwhitemor
 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 Mice 2,300.00	0.00	0.00	2,300.00	424.01	1,231.59	0.00	1,068.41	53.547
06-4619-5586-217-000	Conserv Comm, Assoc Dues/Fees 1,327.00	0.00	0.00	1,327.00	0.00	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	7,437.22	144,008.38	49,530.60	6,289.00	96.853
Total Conservation Fund									
Selected Year	52,753.00	0.00	14,408.00	67,161.00	424.01	29,140.59	29,961.00	8,059.41	88.000
Prior Year	0.00	162,328.98	-25,535.00	136,793.98	7,437.22	117,224.38	19,569.60	0.00	100.000
Sort Total	52,753.00	162,328.98	-11,127.00	203,954.98	7,861.23	146,364.97	49,530.60	8,059.41	96.048

Run: 6/03/25
5:04PM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: May 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	424.01	29,140.59	29,961.00	8,059.41	88.000
Prior Year	0.00	162,328.98	-25,535.00	136,793.98	7,437.22	117,224.38	19,569.60	0.00	100.000
Grand Total	52,753.00	162,328.98	-11,127.00	203,954.98	7,861.23	146,364.97	49,530.60	8,059.41	96.048

Dear William Collins,

We are writing to thank you for your generous support of our ongoing wildlife research by providing land access and to request land access for continued monitoring on Town of Hudson properties.

Past Work

We have been monitoring wildlife in New Hampshire in the southeast region since 2021 and statewide since 2022. The project has been successful, with approximately 250 research sites equipped with camera traps monitored year-round. We have published several scientific papers from this work (listed below) and anticipate more to come. We also provide project results to our research partners at the New Hampshire Fish and Game Department, who then use the data to help inform wildlife management and conservation.

We are so grateful to be able to do this work with your generous land access provision. It would simply not be possible without you.

We are working on final reports and will provide you with a version of that report following project completion on June 30, 2025. We hope to have these reports ready by the end of this summer, along with a selection of images from the cameras on your properties for your use. In the meantime, we are happy to share a summary of the species we detected at the cameras located across your properties:

Species	Detections
bobcat	3
cat	3
chipmunk	18
cottontail rabbit	482
coyote	30
domestic dog	25
fisher	6
gray fox	34
grey squirrel	1676
human	132
opossum	119
porcupine	6
raccoon	50
red fox	2
red squirrel	15
skunk	12
snowshoe hare	1
weasel	37
white-tailed deer	150

Future work

We are pleased to say that there are plans for continued cooperative research between UNH and New Hampshire Fish and Game on this project. We intend to monitor for an additional five years,

with continued emphasis on the focal species of moose, coyote, red and gray fox, fisher, and bobcat. We also monitor species of concern such as Canada lynx and American marten.

This long-term monitoring is critical to tracking wildlife population trends to guide management and conservation. We are also excited about the ecological and natural history discoveries that will result from this work.

Would you be willing to allow us to leave the research cameras on your property for this timeframe, that is, through summer 2030? The work entails two land accesses per year to check cameras, one in early summer, and one in early fall. The locations of the sites are unchanged and attached as a map and listed as longitude and latitude below.

We are happy to answer any questions you might have. Thank you for your consideration.

Sincerely,

Taylor Readyhough and Remington Moll (Project Director)

Remington Moll
Assistant Professor
Department of Natural Resources and the Environment
University of New Hampshire
Remington.Moll@unh.edu
<https://sites.usnh.edu/moll-lab/>



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectmen Liaison

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

DATE: May 12, 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

Carl Murphy
Chairman X

Ken Dickinson
Vice-Chair X

Christopher Cameron
Clerk X

John Walter
Member X

Kathryn Griswold
Member X

Linda Krisciunas
Alternate E

David Morin
Selectman Rep X

Elvis Dhima
Town Engineer X

.....
CALL TO ORDER BY CHAIRPERSON AT 07:01 P.M.

PLEDGE OF ALLEGIANCE

ROLL CALL

SEATING OF ALTERNATES: None

Public Input Related to Non-Agenda Items:

None

I. New Business

a. Conditional Use Permit – 140 Old Derry Rd, Map 105, Lot 032-000 – Business Expansion

The applicant's representative, Alex Giuffrida, engineer with Haynor/Swanson, Inc. (now IMEG), on behalf of the applicant, Nirel LLC, presented the conditional use permit application for wetland buffer impacts related to the site plan of the proposed expansion of a plumbing business on the

approximately 3 acre lot at 140 Old Derry Rd, which is currently located in the G-1 General zone and occupied by a commercial garage as well as a driveway/parking area, only part of which is paved, along with a single-family residence which appears to have been converted to office space. The existing and proposed facilities serve a commercial drain and sewer cleaning and repair service known as All Drain Services.

The proposed site plan and conditional use permit proposes an auxiliary garage on the northern portion of the property along the edge of the existing parking area, along with paving the gravel portion of the driveway and parking area. The proposed garage will primarily provide needed heated storage for jet trucks during the colder months. Wetland buffer impacts totaling 3,092 square-feet are related to grading and a stormwater retention pond at the lower end of the property adjacent to the roadway and the existing driveway.

Mr. Murphy inquired if the location of the proposed stormwater basing could be shifted away from the wetland buffer, however the applicant indicated that the location of the stormwater basin is constrained by the presence of an existing septic system, from which a 35 foot separation is required, which is located between the proposed location and the existing garage.

The applicant's representative indicated that a site plan was previously approved around 2017 for the current use of the property, which included the existing commercial garage which was added, expansion of the driveway and parking area to the existing configuration, and planting of landscape screening trees along the property line buffer with adjacent residential property. The site plan approval included parking lot paving and stormwater retention basin, neither of which were implemented, for reasons unknown to the applicant. The previously approved stormwater management area was located outside of the then current 50-foot wetland buffer, however this location now infringes upon the current 75-foot wetland buffer. All existing and proposed buildings and parking areas will remain outside of the wetland buffer.

Mr. Dhima inquired about overflow from the stormwater basin, where that overflow would go, and outflow/weir structure. The applicant indicated that the basin was designed to store the 50-year flood runoff and the rest would flow into Chase Brook. Mr. Dhima suggested the applicant should clarify the outflow control and detail on the plans before presenting to the Planning Board. Mr. Cameron inquired if the basin was designed to treat the entire site or only the proposed expansion. The applicant indicated that it was designed for the entire site – both existing and proposed.

Mr. Dhima expressed concern with the lack of implementation of all of the stipulations from the previously approved site plan. Particularly of concern was the lack of provision of any stormwater treatment. Mr. Dhima indicated that the town typically requires as-built plans and was concerned that they apparently were not provided previously. He indicated that the town would likely require a bond, in addition to the as-built plans, for any approved site work going forward to ensure the work is carried out as permitted. Mr. Dhima also cautioned about not disturbing the stone wall along Old Derry Rd, which appears to be located primarily within the town roadway layout. The applicant indicated that they have some room to reduce the size of the basin if needed to ensure the basin and associated grading do not disturb the stone wall.

Mr. Walter inquired about the slope of the proposed garage roof and how the runoff would flow. It was indicated that the runoff would be directed into the swale shown on the plan and run behind the existing commercial garage and then down toward the proposed stormwater basin. Mr. Walter also expressed concern with the type of materials being used on site, cleaning of trucks, and other potential

contamination to the stormwater runoff and watershed.

Mr. Dickinson inquired where overtopping flow from the stormwater basin would flow and it was indicated that the goal was for the overflow would go directly to the brook. Mr. Dickinson advised that the design should be refined to specify a specific overflow point and also some restoration (possibly shrubs and/or trees) should be considered along the disturbed areas outside of the basin to help absorb overflow/runoff. Mr. Dickinson remarked that the proposal seems reasonable and that it just remains to work out the details and possibly undertake a site walk.

Mr. Cameron inquired if the original site plan had any landscape screening requirements along Old Derry Rd as this is a commercial use adjacent to residential properties. The applicant indicated that trees were previously required and planted along the northern/eastern edge of the property to screen from the adjacent residence(s), however it was unknown if anything was requested/required along the road. Mr. Cameron asked if this was something that would typically be required and expressed concern with the stormwater basin being proposed right up to the property line, which would not leave room for any plantings. The applicant indicated that they would likely be able to make adjustments to provide for any required plantings along the roadway.

Mr. Dhima suggested that an as-built plan should be provided, if one was required, for the existing condition as well as at the end of the proposed construction. Ms. Griswold followed up with this to stress the importance of showing what has been completed, what remains to be completed, and following up to ensure that all of the requirements are actually completed.

No motion was entertained at this time. A site walk was scheduled for Thu 5/29 at 6pm.

b. RTP Grant

Ms. Griswold proposed that the Hudson Conservation Commission apply for an RTP grant, for a trail project (or series of projects) which requires a 20% funding commitment with an 80% match, with a minimum grant amount of \$10,000 (requiring a \$2,000 funding commitment from the town) and a maximum amount of \$100,000 (requiring a \$20,000 commitment). The deadline for this year's grant application is May 30, 2025.

Discussion followed as to which project(s) may be ready to include in the application at this point. It was suggested that a footbridge connecting the Tiger Rd conservation area with the existing trail network that connects to the Robinson Pond Recreation Area be considered for the grant. Concern was raised as to potential environmental permitting hurdles, including the possibility of the presence of endangered species (possible Blanding's turtle) in Robinson Pond, as well as the potential need for erosion controls and/or shoreline protection for any work around the pond.

After much discussion, it was determined that it would not be feasible to complete an application prior to this year's deadline and the focus should be on preparing a substantial application for the following year to have a better understanding of project needs, goals, and specifics to help ensure a successful application.

II. Old Business

a. Hudson Times – Proposed Feature Articles

Ms. Griswold indicated that she planned to write an article for inclusion in the Hudson Times newspaper that would focus on the Pelham Rd Conservation Area. Ms. Griswold also suggested a contest where members of the public could participate in a photo contest by using social media tags to document their visit(s) to conservation properties in town. Ms. Griswold also suggested a scavenger hunt as another possible activity for generating interest in the properties. Selectman Morin reiterated that Hudson Community Television (HCTV) – channel 26 on public access TV – would create videos, upon request from the Commission, that could highlight different trails, properties, events, etc., as mentioned at the previous meeting. The local TV station would provide filming, Go-Pro style action video camera(s) for use while hiking the trails, drone cameras, etc., and would just need someone to narrate. The membership seemed very interested in this opportunity and Mr. Cameron suggested starting with the Pelham Rd property since that was already going to be featured in a newspaper article and is connected to Benson Park.

Mr. Cameron mentioned that he had put together a trail checklist, based on the “Pelham Trails Challenge”, whereby applicants could earn a patch for hiking all of the trails on the town conservation properties. Currently listed properties in the checklist: Pelham Rd, Benson Park, Musquash, Colburn Town Forest, Kimball Hill Town Forest, Rangers Dr Town Forest, Tiger Rd, and Robinson Pond. The checklist will need to be refined with missing trail names and distances. Parameters and a patch will need to be created, along with a means for hikers to apply for recognition of challenge completion.

b. Gumpus Pond Bridge Update

Mr. Murphy indicated that he and Ms. Griswold had met with members of the Pelham Trails and Forestry Committees about the possibility of connecting the Musquash and Gumpus Pond properties, including a short connecting trail within Pelham to connect to the proposed connecting trail within Hudson. The Pelham members were very interested in making this trail connection. Several potential routes were evaluated and it was determined that the simpler route would require landowner permission and/or a trail easement as a section of the existing trail passes through private property. Routes that would remain on public conservation land would require a much longer bridge span.

III. Other Business

a. Kimball Hill Town Forest – Sign Replacement

Mr. Walter indicated that the existing “Town Forest” sign along Kimball Hill Rd is severely deteriorated and in need of replacement. After discussion about the logistics, Mr. Dickinson made a motion, seconded by Mr. Cameron, to allow the commission to expend funds from the appropriate account, not to exceed \$300, for the purchase of materials and any other costs associated with the construction of a new sign at the Kimball Hill Town Forest trailhead on Kimball Hill Rd. The motion carried 5-0-0.

b. Tiger Rd Property

i. Trail Work Day

Mr. Cameron suggested having a trail work day on Saturday, May 31, 2025. It was agreed that members would meet at the cul-de-sac on Tiger Rd (paved section off of Barretts Hill Rd) at 8am on 5/31/2025.

ii. Forester Evaluation

Mr. Walter contacted Mike Gagnon, a forester with UNH, to discuss a potential walk-through and forest evaluation of the Tiger Rd conservation area property. Mr. Walter will follow-up with Mr. Gagnon to see if he is available to attend the trail work day on 5/31 or to do a site walk on another weekend day.

iii. NH Cultural Land Heritage

Mr. Walter contacted Dr. Robert Goodby to discuss the history of the property and the possibility of doing a historical/archaeological investigation on the property.

c. American Chestnut Tree Presentation

Mr. Murphy inquired if there was any interest in hosting a presentation by Mr. Curt Laffin, former conservation commission member, regarding the American Chestnut tree. Mr. Laffin has planted and assisted with maintenance of a number of American Chestnut trees at Benson Park. There was general interest from the membership in hosting this type of presentation. Selectman Morin suggested hosting this at the library or another public format to encourage members of the public to attend. Mr. Murphy plans to follow up Mr. Laffin about this.

d. Robinson Pond Recreation Area Bridge Replacement

Mr. Walter presented a sketch and rough estimate of material needs and cost for rebuilding the structure. He indicated that the existing structure was severely deteriorated and in need of replacement. The proposed span of 14 feet would ensure the bridge would pass over the entirety of the wet area at that location. It was mentioned that the original bridge was built as a Boy Scout project and it was suggested that the local troop be contacted to see if there was interest in assisting with the reconstruction.

IV. Financial Status

a. Current Report

No expenditures listed for this month.

V. Correspondence

None

VI. Approval of Minutes

- a. Motion made by Mr. Cameron, seconded by Mr. Walter, to accept the minutes from the 4/12/2025 meeting. There was no discussion. The motion carried 5-0-0.

VII. Chairman Comments

None

VIII. Motion to Adjourn

- a. Mr. Walter made a motion, seconded by Ms. Griswold, to adjourn the regular meeting at 9:07 pm. The motion carried 5-0-0.

Next Regular Meeting: Monday, June 9, 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



TOWN OF HUDSON

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: May 29, 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: Nirel, LLC, 140 Old Derry Rd, Hudson, NH

Start: 6:11 P.M. **End:** 6:46 P.M.

Attendance:

- Members: Carl Murphy, John Walter, Kathy Griswold, Christopher Cameron, and Ken Dickinson.
- Applicant Representative(s): Alex Giuffrida, Engineer, HSI; Tom Zajac, Engineer, HSI.
- Applicant(s): Sarah Melican, Nirel Vega
- Public: None

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. The following observations made and the following concerns were discussed:

Observations:

- Existing house, being used as office space, residential garage, used for storage, and commercial garage, being used for material and supply storage, observed on site. The location of the existing septic tank and leach field were not marked or obvious and were indicated as approximate on the site plans – no tank access cover or leach field vent pipe were observed. Japanese knotweed was observed to the west of the existing commercial garage in the vicinity of the proposed drainage swale. Poison ivy was observed along the treeline and the area close to the brook.

- The proposed impact area is largely cleared grass area, however there is a mature stand of trees at the top of the slope in the northern portion of the property that is proposed to be significantly impacted by the proposed excavation and slope grading.
- Of the previously approved site plan requirements, only the commercial garage, and landscape screen (spruce trees) in the northeastern part of the site, appear to have been implemented. The approved parking area paving, drainage swale, and stormwater retention pond were not constructed.
- There are some mature trees along the roadway, buffering the property from the adjacent residential area, however the buffer is not fully continuous and appears to be only seasonal (deciduous trees/plants).
- The wetland border was marked but the wetland buffer was not marked, nor were the property line buffers.
- It was indicated by the applicant that there was an existing well on the site, adjacent to the brook and near the drainage culvert/headwall where Old Derry Rd crosses the brook, as shown on the plans, however this is not anticipated to be impacted by construction.

Discussions:

- Stormwater basin location was discussed, along with overall drainage flow within the site. It was indicated by the applicant that water would flow toward the southwestern part of the site through sheet-flow and through the proposed drainage swale running counter-clockwise around the existing commercial garage to the stormwater retention pond. The applicant indicated that stormwater runoff would not sheet-flow down the driveway into the road due to the site topography that would naturally direct water toward the stormwater basin.
- The Commission expressed concern with the significant excavation and slope grading proposed in the northern part of the site and inquired what the reasoning was for the 3:1 slope as well as requesting that the applicant look at using a steeper slope, with appropriate erosion control measures as needed, to reduce impacts to the existing slope and mature woodlands. The applicant indicated they would evaluate the feasibility and cost of providing 2.5:1 or even a 2:1 slope but that cost would likely be a controlling factor in ruling out any type of retaining wall. The Commission indicated that plantings, slope-stabilization matting, and/or rip-rap could be placed on the slope and that slopes of 2:1 or steeper have been successfully implemented elsewhere with responsible construction practices.
- The Commission recommended to the applicant that they propose removal of the observed Japanese knotweed (invasive species), largely located within the wetland buffer area, as mitigation/restoration for the proposed excavation and wetland buffer impacts. It was recommended that cutting then spraying would be the best solution to remove it and that any digging would likely not fully remove the plants and would likely result in

additional wetland buffer impacts that would require revisions to the plans.

- The applicant indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting on 6/9/2025, prior to their scheduled presentation with the Hudson Planning Board on 6/11/2025.
- It was discussed that the Conservation Commission would compile a motion for a recommendation, with comments, to the Planning Board regarding the Conditional Use Permit application, which would be voted on at the upcoming monthly meeting of the Conservation Commission.

No decision or motions were made during this site walk.

A handwritten signature in black ink, appearing to read "Chris Cameron", written over a horizontal line.

Christopher Cameron, Secretary