



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: November 22, 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: 1 Bockes Rd, Hudson, NH

Start: 8:04 A.M. **End:** 9:00 A.M.

Attendance:

- Members: Mr. Murphy, Mr. Walter, Ms. Griswold, Mr. Cameron, and Mr. Dickinson.
- Applicant Representative(s): Christopher York, GPI
- Applicant(s): None
- Public: None

Summary:

The purpose of the site walk was to view the proposed impact areas, including the wetland buffer area in the eastern part of the site. The following observations were made and the following concerns were discussed:

Observations:

- Japanese knotweed and bittersweet invasive plants were observed throughout the site, primarily along Bockes Rd and within the wetland and wetland buffer. The site had been noticeably impacted from previous development with apparently low-quality soil and vegetation, appearing to have been graded and leveled. There was some trash and debris scattered throughout. The tree cover was generally pine (roughly 15-20 years old) with little undergrowth.
- The wetland flows under Bockes Rd, through the eastern part of the site, and then into a large rocky swale which feeds into a deep culvert under Central St (Route 111).
- There are some mature trees, as well as smaller trees and vegetation, along the roadway and throughout the property that provide a visual and audible buffer between the adjacent

residential area and busy Route 111, along with the non-residential property uses along that roadway.

- The wetland border was marked, as was the wetland buffer and the limits of work.
- The approximate location of the proposed retaining wall was identified, along with the proposed limits of clearing and grading.
- Two utility caps that appeared to be water gates were found on site that are not shown on the plans.

Discussions:

- The applicant's representative indicated that they had revised the site plan to move the material stockpile and snow storage locations away from the wetland buffer and changed the loam and seed to native plant mix within the wetland buffer. They also doubled the amount of erosion control along/within the wetland buffer.
- The applicant's representative indicated that there is asbestos on-site that had been capped at some point, likely during the 1980s. More information was requested from the applicant on the asbestos identification and capping.
- It was requested that the amount of shrubs and trees be increased within the wetland buffer to increase density and help to prevent invasive plants from growing.
- It was also requested that the drain rip-rap shown on the plan at FES-1 be rotated and extended to direct flow into the culvert under Route 111.
- Recommendation was made for the applicant to remove the invasive plants on-site.
- Further discussion took place of narrowing the service/delivery driveway/aisle width to shift the whole developed area away from the wetland buffer and reduce/eliminate impacts to the buffer. The applicant's representative indicated the minimum width by fire code is 20-feet so the aisle could potentially be reduced by 4-feet and they would evaluate further and provide an update at the next meeting.
- The applicant's representative indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting on 12/8/2025, prior to seeking site plan approval by the Hudson Planning Board.

No decision or motions were made during this site walk.



Christopher Cameron, Secretary