

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 December 8, 2025

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, December 8, 2025** at 7:00 p.m. in the Buxton Meeting Room, at 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. Draft Annual work Plan Including necessary workshops:

II. Old Business:

- a. Conditional Use Permit Application – 1 Bockes Road; Map 145, Lot 001-000

III. Other Business:

- a. Miss Krisciunas resignation as an alternate.
- b. Update on FA Training and Chain saw safety training.
- c. Hudson trail challenge patch update.
- d. Trolley Bed Update and Gumpus Pond connector trail update.
- e. Advertise Con Comm open positions.
- f. Social media.
 - i. Host
 - ii. Content
- g. Work Day for December.

IV. Financial Status:

- a. Current Report

V. Correspondence

VI. Approval of Minutes:

- a. November 10, 2025 Meeting Minutes
- b. November 22, 2025 Site Walk minutes

VII. Commissioner's Comments:

Office elections for 2026 January's

**Next Regular Meeting: Monday, January 12, 2025 at 7:00 p.m.*

Carl Murphy

Carl Murphy
Conservation Commission Chairman



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Conservation Commission



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

Date: November 10, 2025

Case: 1 Bockes Rd LLC – Commercial Site Plan and Conditional Use Permit Application
1 Bockes Rd, Hudson, NH
Map 145, Lot 1
Zone: General (G-1)

Description of work to be performed:

The project proposes construction of a 12,000 SQFT Multi-tenant retail building with 60 spaces for parking, previously approved in 2010 at 1 Bockes Rd, Map 145, Lot 1. The lot is bound by Central Street to the South, Lawrence Road to the West, Bockes Rd to the North and a residential Property to the East. The site is undeveloped and there are wetlands located to the easterly side of the property. The site is registered by the NH Department of Environmental Services as asbestos disposal site (ADS Site #060). Some minor site grading and a retaining wall are proposed within the wetland buffer. The site plan if constructed, as shown will have a permanent wetland buffer impact of 5,070 square feet.

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

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 145, Lot 1, by representatives of 1 Bockes Rd, LLC, dated November 10, 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 1 Bockes, LLC, reference Tax Map 145, Lot 1,

dated November 10, 2025, revised N.A. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant and the associated grading, and retaining wall 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 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 double the erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer.
2. 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".
3. 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 (75) feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set. Snow storage is to be kept out of the wetland buffer areas.
4. 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).
5. Increase the number of shrubs and trees within the wetland buffer to increase density to help prevent invasive plants from growing.
6. Change loam and seed to Native plant mix within the wetland buffer area.
7. A stipulation using BMP to eliminate the Japanese Knotweed stand and Bittersweet 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.

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).

Dissent Reason(s)

Carl Murphy, Chairman

Run: 12/01/25
9:54AM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: October 2025, GL Year 2026

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dthibeault
Report Sorted By: Expenditure
Conservation

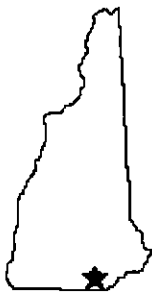
Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Conservation Fund									
06-4619-5586-202-000	Conserv Comm, Sm. Equipment Mtce								
	3,091.00	0.00	0.00	3,091.00	0.00	0.00	0.00	3,091.00	0.000
06-4619-5586-217-000	Conserv Comm, Assoc Dues/Fees								
	1,327.00	0.00	0.00	1,327.00	1,050.00	1,050.00	0.00	277.00	79.126
06-4619-5586-235-000	Conserv Comm, Registration Fees								
	500.00	0.00	0.00	500.00	120.00	120.00	0.00	380.00	24.000
06-4619-5586-252-000	Conserv Comm, Prof Services								
	48,626.00	46,659.37	0.00	95,285.37	11,948.93	44,702.64	7,878.93	42,703.80	55.183
Total Conservation Fund									
Selected Year	53,544.00	0.00	0.00	53,544.00	2,730.00	5,517.20	1,575.00	46,451.80	13.246
Prior Year	0.00	46,659.37	0.00	46,659.37	10,388.93	40,355.44	6,303.93	0.00	100.000
Sort Total	53,544.00	46,659.37	0.00	100,203.37	13,118.93	45,872.64	7,878.93	46,451.80	53.642

Run: 12/01/25
9:54AM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: October 2025, GL Year 2026

Page: 2
dthibeault
Report Sorted By: Expenditure
Conservation

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Selected Year	53,544.00	0.00	0.00	53,544.00	2,730.00	5,517.20	1,575.00	46,451.80	13.246
Prior Year	0.00	46,659.37	0.00	46,659.37	10,388.93	40,355.44	6,303.93	0.00	100.000
Grand Total	53,544.00	46,659.37	0.00	100,203.37	13,118.93	45,872.64	7,878.93	46,451.80	53.642



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Vice Chairman

Dave Morin, Selectmen Liaison

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

DATE: November 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

Carl Murphy
Chairman X

Ken Dickinson
Vice-Chair X

Christopher Cameron
Clerk X

John Walter
Member X

Kathy Griswold
Member X

Linda Krisciunas
Alternate E

David Morin
Selectman Liaison E

Don Kirkland
Engineer X

CALL TO ORDER BY CHAIRPERSON AT

7:03 P.M.

PLEDGE OF ALLEGIANCE

Ms. Griswold

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

None

PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:

7:04 P.M. - None

I. New Business

a. Planning Board Updates – Ben Witham-Gradert

Mr. Witham-Gradert, Associate Town Planner, provided a brief overview of the role of the Conservation Commission in relation to the Select Board and Planning Board. The Zoning Ordinance Review Committee (ZORC) and related process was summarized. He then presented a proposed change to the review process for Minor Site Plan applications which simplifies the

process for homeowners to apply for a Conditional Use Permit for minor (less than 300 square-feet for permanent impacts or 500 square-feet for permanent plus temporary impacts) encroachment into wetland buffers. These Conditional Use Permits would still go through the normal review process with the Conservation Commission and would then go to the Minor Site Plan Review Committee for review with a recommendation from the Commission, rather than to the full Planning Board. Discussions took place on the logistics of the process and potential scenarios. The concern was raised that the Conservation Commission was not involved by the Planning Board in the development of this new process by which they are directly affected.

b. Conditional Use Permit Application – 1 Bockes Road, Map 145, Lot 001-000

Chris York, Project Engineer with Greenman Pedersen, Inc. (GPI), the applicant's representative, presented the Site Plan and Conditional Use Permit application for proposed permanent wetland buffer impacts of ____ square-feet. It was noted that this site plan was originally presented to the Town approximately fifteen (15) years ago and has since been updated to shift the proposed development as far west on the site as possible so as to reduce impacts to the wetland buffer, which was increased from fifty (50) to seventy-five (75) feet for non-residential use since the previous application.

Concerns were raised about the loss of wooded buffer from residential properties, material stockpile adjacent to the wetland buffer, and snow storage proposed adjacent to the wetland buffer where runoff would likely flow directly into the wetland due to the site topography. It was suggested that the disturbed areas shown as "loam and seed" on the plans be instead returned to natural/native groundcover, plants, and trees. It was particularly noted that natural vegetation and groundcover should be used for disturbed areas within and adjacent to the wetland buffer and that additional shrubs should be added in this area. A site walk was scheduled for Saturday 11/22/2025 at 8am on-site, with suggested parking on nearby Rolling Woods Drive.

II. Old Business

a. Senior Capstone Project

Zoe Burt, a senior at Alvirne High School, decided to return to her original plan of roadside cleanup. She and several of her fellow students cleaned up and carried out several bags of trash along the southern/central part of Derry Road and the surrounding vicinity on Saturday 11/8/2025.

b. Hudson Trail Challenge – Patch Design Contest

Ms. Griswold and Mr. Walter presented an application sheet where students can draw their proposed patch design and submit it for consideration. Discussion took place and it was generally agreed that the top four (4) submittals would be recognized with prizes and the top submittal would be selected for the patch design, with the next highest ranked submittal being a

back-up in case there were any issues incorporating the design into a patch. It was decided that the prizes would be Dunkin' gift cards in the amounts of \$25, \$20, \$15, and \$10 for 1st, 2nd, 3rd, and 4th place, respectively. Ms. Griswold indicated she would get price quotes for two (2) and three (3) color options from patch printing companies to help determine guidelines. Contest submittals will be due by 1/31/2026. Flyers will be posted in the local schools and distributed through local scout troops.

Motion: Ms. Griswold made a motion, seconded by Mr. Walter, to expend \$70 for the prizes for the patch design contest. The motion carried 5/0/0.

III. Other Business

a. Senior Center Presentation 10/21

Mr. Walter and Mr. Cameron provided a re-cap of the recent presentation given at the Hudson Senior Center. There were approximately fifteen (15) people in attendance and there was interest in the trails at Pelham Road and Tiger Road properties. Mr. Walter explained some of the history of the area and native American folklore.

b. First-Aid Kit

Ms. Griswold to reach out to the Hudson Fire Department about their recommended kit.

c. First-Aid Training

Ms. Griswold to reach out to the Hudson Fire Department about scheduling training. There was general interest from the members in First-Aid training and in chainsaw safety training.

d. Trail Work Day – November

The next work day is scheduled for 9:30 am on Sat 11/22 at the Musquash Rd trailhead for the Musquash Conservation Area in Hudson. Work will take place on the Musquash Conservation Area and will primarily include clearing fallen trees.

IV. Financial Status

Conservation Commission Operating Budget, available balance = \$46,451.80 (as of 11/3/2025, FY 2026).

Conservation Fund balance = \$816,131.04 (as of November 2025, FY2026).

V. Correspondence

None

VI. Approval of Minutes

Discussion: Correction under III. d. Forester evaluation. Mr. Murphy to provide more notes from that site walk to be incorporated into the minutes.

Motion: Mr. Walter made a motion, seconded by Ms. Griswold, to accept the October 2025 regular meeting minutes with proposed revisions. The motion carried 5/0/0.

VII. Commissioners' Comments

a. NHACC Conference

Mr. Walter provided a re-cap of the recent NH Association of Conservation Commissions annual meeting and conference. He attended trainings on fungi identification and old-growth forest. Ms. Griswold also attended and provided a re-cap of training sessions on wetland identification/protection and public outreach. Mr. Cameron attended training sessions on conservation commission fundamentals, natural resource inventory (NRI), and invasive species identification/management. Mr. Dickinson mentioned that the conference sessions tend to repeat from year-to-year so members can attend sessions they were not able to attend in previous years.

b. Proposed Bridge: Musquash-Gumpas Connector

A brief discussion was had of recent findings for a viable route through Hudson conservation land to connect the Musquash and Gumpas Pond conservation areas.

Motion: Mr. Walter made a motion, seconded by Mr. Cameron, to expend funds for the purchase of sawn lumber for bog bridge (puncheon) span planks, in the amount not to exceed \$1,000. There was discussion on the timing of the delivery, delivery location, storage location, and the timing of the work. It was generally agreed that starting the work as soon as possible would be preferable. The motion carried 5/0/0.

c. Landscape Scale Community Land Management Initiative

Mr. Cameron presented an opportunity to apply for a program, promoted by the NH Association of Conservation Commissions (NHACC), for public outreach by showcasing success in conservation on a local conservation property. Ms. Griswold suggested the Musquash Conservation Area as an ideal candidate given the extensive trail network and future expansion thereof through the planned trail connection to the Gumpas Pond trail system in Pelham. Mr. Walter, Mr. Dickinson, and Mr. Murphy indicated agreement and interest in the program. Mr. Cameron indicated willingness to submit the application and serve as the point-person, unless someone else wanted to take on that role. Ms. Griswold offered to help promote the program.

Motion: Mr. Walter made a motion, seconded by Ms. Griswold, to submit an application for this program. The motion carried 5/0/0.

d. Warrant Articles

Mr. Cameron inquired as to the process of submitting warrant articles for town ballot that are not related to zoning ordinances and therefore do not go through the Zoning Ordinance Review Committee (ZORC). Mr. Kirkland provided the guidance for submitting a petition warrant article and it was unclear if this was the process or if warrant articles from the Conservation Commission that are not related to zoning ordinances can go directly to the Select Board. Further clarification will be sought from Town staff. Mr. Murphy indicated that he had gotten feedback from the Town Administrator that proposed warrant articles for Select Board consideration need to be submitted soon. It was generally agreed to hold a workshop to discuss potential warrant articles, including a proposal for a Capital Reserve Fund for conservation land purchase.

VIII. Adjournment

Motion:

Mr. Walter made a motion, seconded by Ms. Griswold, to adjourn the meeting at 10:05 pm.

The motion carried 5/0/0 and the meeting adjourned.

****Next Regular Meeting: Monday, December 8, 2025 at 7:00 p.m.***

Respectfully submitted,

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

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: 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

CONDITIONAL USE PERMIT APPLICATION

Date of Application: 10/21/2025 Tax Map #: 145 Lot #: 1

Site Address: 1 Bockes Road

Name of Project: Proposed Retail Building

Zoning District: General (G-1) General CUP#: _____
(For Town Use Only)

Z.B.A. Action: _____

PROPERTY OWNER:

Name: 1 Bockes Road, LLC

Address: 25 Pelham Road, Suite 103

Address: Salem, NH 03079

Telephone # _____

Email: dspediatrics@hotmail.com

PROJECT ENGINEER or SURVEYOR:

Name: Greenman-Pedersen, Inc.

Address: 44 Pelham Road

Address: Salem, NH 03079

Telephone # 603-766-5238

Email: cyork@gpinet.com

DEVELOPER:

Deepak Sharma

25 Pelham Road, Suite 103

Salem, NH 03079

dspediatrics@hotmail.com

CERTIFIED WETLANDS SCIENTIST:

Greenman-Pedersen, Inc.

44 Pelham Road

Salem, NH 03079

603-766-5224

jboulduc@gpinet.com

PURPOSE OF PLAN:

A proposed 12,000 s.f. multi-tenant retail building with associated parking
and drainage improvements.

(For Town Use Only)

Routing Date: _____ Deadline Date: _____ Meeting Date: _____

_____ I have no comments _____ I have comments (attach to form)

_____ Title: _____ Date: _____
(Initials)

Department: _____

Zoning: ____ Engineering: ____ Assessor: ____ Police: ____ Fire: ____ DPW: ____ Consultant: ____

SITE DATA SHEET

PLAN NAME: Proposed Retail Building

PLAN TYPE: (Site Plan, Subdivision, or other) Site Plan

LEGAL DESCRIPTION: MAP 145 LOT 1

DATE: 10/21/2025

Location by Street: 1 Bockes Road

Zoning: General (G-1)

Proposed Land Use: Proposed multi-tenant retail building

Existing Use: Vacant

Total Site Area: S.F.: 137,850 Acres: 3.16

Total Wetland Area (SF): 9,915 s.f.

Permanent Wetland Impact Area (SF): 0

Permanent Wetland Buffer Impact Area (SF): 5,070 s.f.

Temporary Wetland Impact Area (SF): 0

Temporary Wetland Buffer Impact Area (SF): 0

Flood Zone Reference: FIRM # 33011C0536E

Proposed Mitigation:

Additional buffer zone plantings are proposed where disturbance occurs within the
75' wetland setback.

(For Town Use Only)

Data Sheets Checked By: _____ Date: _____

WETLAND CONDITIONAL USE PERMIT CHECKLIST

Yes	No	NA	QUESTIONS/INFORMATION NEEDED	HCC Comments
NARRATIVE REPORT				
Existing Conditions				
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Has a DES Dredge and Fill Permit been issued for any part of this site? If yes, provide number, date, and description.	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Is there evidence of altered wetlands or surface waters on site?	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity, plus any wetlands/watersheds past the immediate vicinity affected by this project	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Description of each wetland and associated values	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland mapping results – Including the flagging date and technique plus the name, company and qualifications of the wetland scientist	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Was property surveyed? If yes, the date of survey. (Please attach the survey plan)	
National Wetland Inventory				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Vegetative cover types	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Existence of vernal pools and associated habitat	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Unique geological and cultural features	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• NH Natural Heritage inventory – For list of rare and endangered species, contact the NH Division of Forests and Lands (603)271-3623	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Wildlife and fauna species, including estimated number and locations (large projects)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Public or private wells located within the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Monitoring well(s) located on site	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	• Current land use and zoning district	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Photos of existing area (please use color photos)	
Proposed Project Description				
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Entire project and associated activities	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Time table of project and anticipated phasing	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Land use	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
Impact to Wetlands and/or Buffers				
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	• Depending on size and proposed impacts, a report from a biologist may be appropriate	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Removing, filling, dredging, or altering (Area square ft. and locations)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	Intercepting or diverging of ground or surface water (Locations and size)	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	• Change in run-off characteristics	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Delineation of drainage area contributing to each discharge point	

Conditional Use Permit Application: Wetlands Conservation Overlay District

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09/2025

Yes	No	NA	Questions/Information Needed	HCC COMMENTS
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Estimated water quality characteristics of runoff at each point of discharge for both pre- and post-development	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control practices	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> If using rip-rap, attach documentation explaining why other erosion control methods are not feasible 	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> How storm water runoff will be handled 	
<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	If backyards or lots include a buffer area, buffer restriction wording shall be included in each deed (A physical marker may be requested to designate buffer boundaries at site)	

Mitigation

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage of mitigation – wetland and upland areas	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland or upland plants identified to replace any losses	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<ul style="list-style-type: none"> Restoration plan for planting and vegetation 	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation easements, including location and aesthetic, wildlife and vegetative values	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<ul style="list-style-type: none"> If easement is on or added to the site(s), a copy of the legal document shall be given to the HCC (HCC conservation easement markers may also be required along the easement) 	

CONCEPTUAL SITE PLAN/DRAWING

<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Locus map depicting project site and vicinity within approximately ½ mile and also on a larger scale	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	All prime and other wetlands in the vicinity	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Wetland(s) impacted (identified as prime or other) and the wetland boundaries with 50' buffer areas highlighted in color	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Assessor's sheet(s), lot(s), and property account number(s)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed structures	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Square footage listed for temporary and permanent impact	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Erosion control plan (Suggested: Biodegradable silt fences so area won't be disturbed again and no hay to avoid invasive species)	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Topographical map with contours	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Storm water treatment swales and basins highlighted in color if in buffer area	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Conservation and utility easements	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Grading plan	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Culvert, arch, bridge - sizes, material, etc.	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Vegetative cover types	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	Vernal pools	
<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	Existing and proposed stone walls, tree lines, and unusually large, rare or beautiful trees, and other notable site features	


QUESTIONS TO CONSIDER BEFORE SUBMITTING

- Will the increased discharge cause erosion and channelization?
- Is there potential for off-site flooding?
- Does the decreased infiltration in the drainage area cause vegetation stress due to reduced or increased ground water or surface water discharge into wetland?
- Will the nutrients in the runoff increase eutrophication potential in downstream water bodies?
- Do you own any adjacent parcels or easements for roadways across adjacent parcels which could be used for access to avoid a wetland crossing
- Does a wetland crossing occur where it will result in the least amount of alteration to a wetland?
- Is preservation of upland areas adjacent to the impacted wetland a priority?
- Can using an alternative crossing design such as a bridge, retaining wall, etc. decrease the width or area of wetland alteration?
- Does a proposed road crossing of a wetland exceed the minimum width acceptable to the Planning Board and can this be negotiated downwards?
- Have you established that no reasonable alternative access from a public way to an upland is possible?
- Can the parking lot spaces be decreased?
- Is the roadway designed in such a way that does not restrict the flow of water?
- Is additional information needed to assess water quality impacts due to runoff?
- Is there an increase in other pollutants (e.g., heavy metals, turbidity, coli form) from streets and parking lots?
- Is there a need to restrict or prohibit the use of pesticides and fertilizers?
- Is there a need to restrict the use of roadway salting?

CONDITIONAL USE PERMIT APPLICATION AUTHORIZATION

I hereby apply for *Conditional Use Permit* and acknowledge I will comply with all of the Ordinances of the Town of Hudson, New Hampshire State Laws, as well as any stipulations of the Planning Board, in development and construction of this project. I understand that if any of the items listed under the *Conditional Use Permit* specifications or application form are incomplete, the application will be considered rejected.

Pursuant to RSA 674:1-IV, the owner(s) by the filing of this application as indicated above, hereby given permission for any member of the Hudson Planning Board, the Hudson Conservation Commission, the Town Planner, the Town Engineer, and such agents or employees of the Town or other persons as the Planning Board may authorize, to enter upon the property which is the subject of this application at all reasonable times for the purpose of such examinations, surveys, tests and inspections as may be appropriate. The owner(s) release(s) any claim to or right he/she (they) may now or hereafter possess against any of the above individuals as a result of any examinations, surveys, tests and/or inspections conducted on his/her (their) property in connection with this applications.

Signature of Owner:  Date: 10/15/25

Print Name of Owner: DEEPAK SHARMA

- ❖ If other than an individual, indicate name of organization and its principal owner, partners, or corporate officers.

Signature of Developer:  Date: 10/15/25

Print Name of Developer: DEEPAK SHARMA

- ❖ The developer/individual in charge must have control over all project work and be available to the Code Enforcement Officer/Building Inspector during the construction phase of the project. The individual in charge of the project must notify the Code Enforcement Officer/Building Inspector within two (2) working days of any change.

SCHEDULE OF FEES

(Fee covers both Conservation Commission & Planning Board)

A. REVIEW FEES:

1. Conditional Use Permit
\$100 Flat Fee \$ 100.00

LEGAL FEE:

The applicant shall be charged attorney costs billed to the Town for the Town's attorney review of any application plan set documents.

B. POSTAGE:

- | | | |
|----|---|---|
| 11 | Direct Abutters Applicant, Professionals, etc. as required
by RSA 676:4.1.d @\$6.08 (or Current Certified Mail Rate) | Included in
\$ <u>Site Plan fees</u> |
| 2 | Indirect Abutters (property owners within 200 feet)
@\$0.78 (or Current First Class Rate) | Included in
\$ <u>Site Plan fees</u> |

TOTAL \$ \$100

(For Town Use)	
AMOUNT RECEIVED: \$ _____	DATE RECEIVED: _____
RECEIPT NO.: _____	RECEIVED BY: _____





