



# TOWN OF HUDSON

## Conservation Commission

12 School Street  
Hudson, New Hampshire 03051

Carl Murphy, Chairman    Dillon Dumont, Selectmen Liaison  
Tel: 603-886-6008 - Fax: 603-598-6481

### CONSERVATION COMMISSION MEETING AGENDA May 11, 2026

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, May 11, 2026** 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. New Alternate Member - Patricia Keller
  - b. NHDOT Circumferential Highway – LCHIP application
  - c. Trail easement request through 51 Trigate Rd.; connecting Colburn Town Forest with Musquash Conservation
- II. **Old Business:**
- a. Conditional Use Permit – 12 LeClaire Drive; Map 147, Lot 006-000
- III. **Other Business:**
- a. Trail workday – Rangers Town Forest?
  - b. Recap for May 2<sup>nd</sup> Trail workday
  - c. Date for First Aid and Chain saw safety
- IV. **Financial Status:**
- a. Current Report
- V. **Correspondence**
- a. Turtle Rescue
- VI. **Approval of Minutes:**
- a. April 13, 2026 Meeting Minutes
- VII. **Commissioner's Comments:**

*\*Next Regular Meeting: Monday, June 8, 2026 at 7:00 p.m.*

*Carl Murphy*

---

Carl Murphy, Conservation Commission Chairman



## TOWN OF HUDSON

### Engineering Department

12 School Street  
Hudson, New Hampshire 03051

---

Elvis Dhima, P.E., Development Services Director  
edhima@hudsonnh.gov · Tel: 603-886-6008 · Fax: 603-816-1291

To: Board of Selectmen  
Roy E. Sorenson, Town Administrator  
Laurie May, Finance Director

From: Elvis Dhima, P.E., Development Services Director  
Conservation Commission

Date: April 29, 2026

RE: Grant Opportunity - Request to File a Letter of Intent to Purchase  
121R Wason Road ( Map 212 / Lot 22)

#### **Recommended Motion:**

To authorize the Director of Development Services to submit a Letter of Intent for the acquisition of 121R Wason Road (Map 212 / Lot 22), in an amount not to exceed \$321,000, with a 50% match (\$160,500) to be funded from the Conservation Commission Cash Flow Account with current balance approximately \$733,500, as recommended by the Director of Development Services and Conservation Commission.

#### **Background:**

The Conservation Commission has identified a grant opportunity for the acquisition of a portion of the decommissioned Circumferential Highway corridor. The subject property is located at 121R Wason Road (Map 212 / Lot 22) and consists of approximately 75.36 acres. The property has an assessed value of \$261,100 and an equalized assessed value of approximately \$321,000.

This grant program requires a 50% Town match (\$160,500), which would be funded through the Conservation Commission's Cash Flow Account. These funds have historically been used for similar land acquisition efforts.

Although the original application deadline of April 29, 2026 has passed, the Town has been granted an extension and may still submit a Letter of Intent, subject to support from the Board of Selectmen.

#### **Financing:**

The Conservation Commission Cash Flow Account has an approximate balance of \$733,500 as of April 2026.

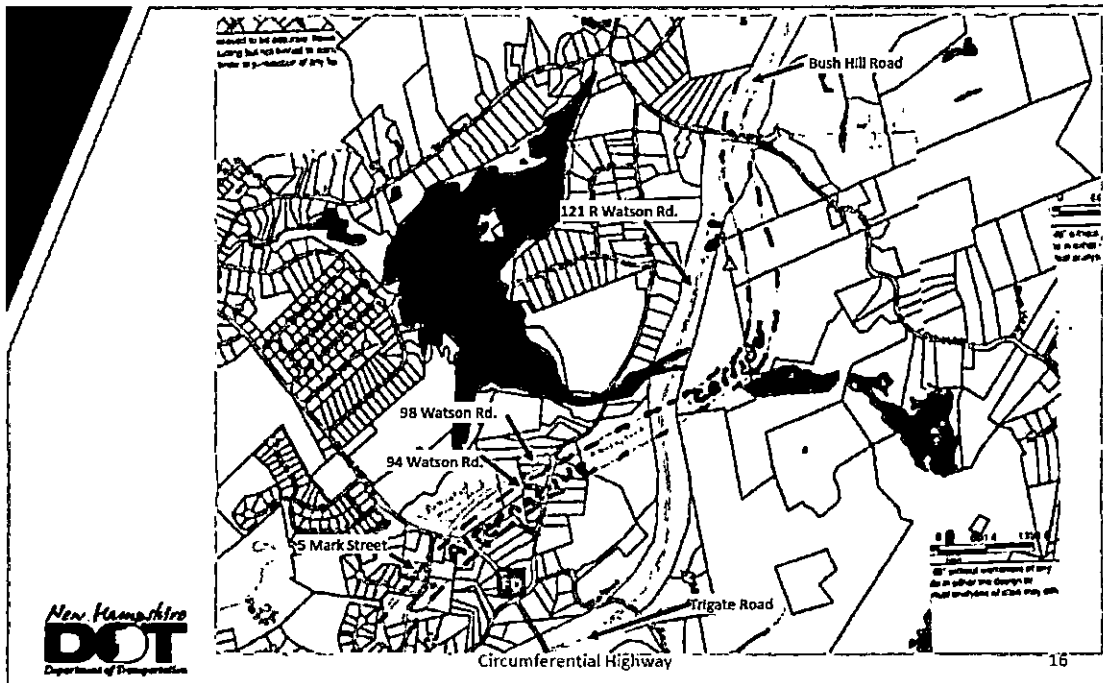
MAP/LOT	ADDRESS	ACREAGE	TAX ASSESSED VALUE	EQUALIZED TAX ASSESSED VALUE (Equalization Rate = 81.4)
186/014	Speare Road	19.34	\$ 104,500.00	\$ 128,378.38
194/005	Bush Hill Road	37.58	\$ 189,400.00	\$ 232,678.13
* 212/005	94 Wason Road	1.38	\$ 476,000.00	\$ 584,766.58
* 212/007	98 Wason Road	1.41	\$ 493,000.00	\$ 605,651.11
212/022	121 R Wason Road	75.36	\$ 261,100.00	\$ 320,761.67
* 217/034-CDX	5A/B Mark Street	0.919	\$332,900/\$323,200	\$408,968/\$397,051
218/001	Trigate Road	22.49	\$ 120,100.00	\$ 147,543.00
218/030	21 Trigate Road	0.83	\$ 160,000.00	\$ 196,560.20
222/044	232 Lowell Road	64.01	\$ 2,916,800.00	\$ 3,583,292.38
* 223/031	39 Wason Road	0.89	\$ 441,400.00	\$ 542,260.44
* 223/032	37 Wason Road	0.99	\$ 411,400.00	\$ 505,405.41
* 223/033	35 Wason Road	1.38	\$ 421,500.00	\$ 517,813.27
223/034	33 Wason Road	1.46	\$ 162,900.00	\$ 200,122.85
224/007	Musquash Road	9.57	\$ 51,800.00	\$ 63,636.36

\* = Residential home with tenants.



Circumferential Highway

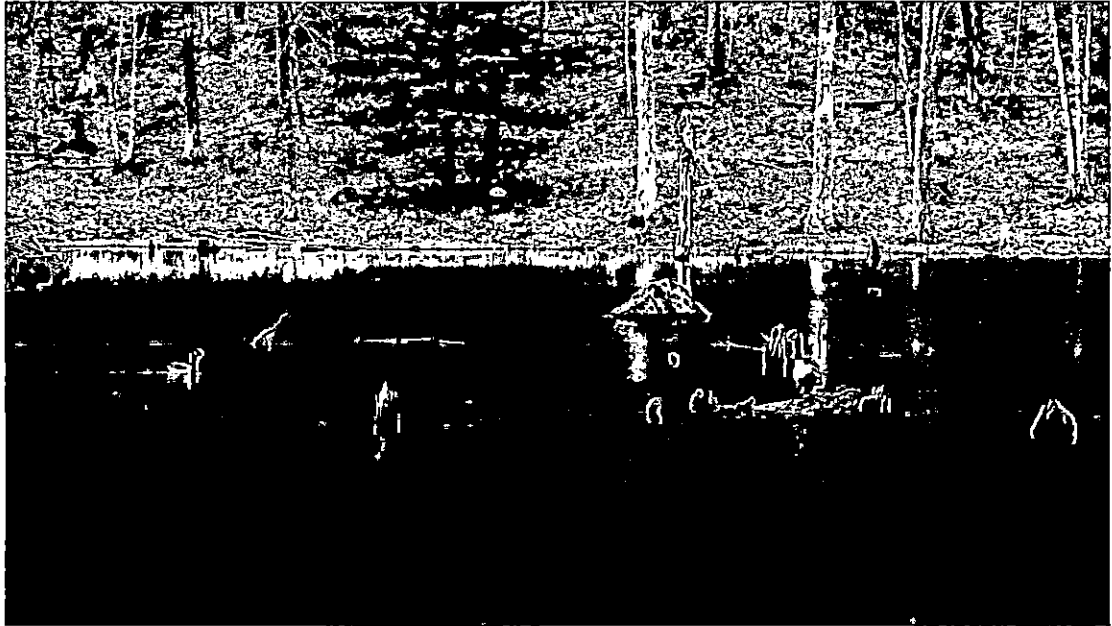
13



Circumferential Highway

16







# TOWN OF HUDSON

## Conservation Commission



Carl Murphy, Chairman

Dillon Dumont, 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/Wetland Buffer Conditional Use Permit Application related to the subject Subdivision Application**

**Date:**

**May 11, 2026**

**Case:**

**LeClair Drive Extension** – Conditional Use Permit Application within Wetland Conservation Overlay District

12 LeClair Dr., Hudson, NH; Map 147, Lot 6

Zone: Residential (R-2) & Wetland Conservation Overlay District

**Description of work to be performed:**

The project involves constructing approximately 800 LF of roadway, utilities, and associated drainage improvements to support a proposed 7-lot subdivision. The proposed Subdivision Plan, if constructed as shown, will have a permanent wetland impact of 450 +/- SF, a permanent buffer impact of 11,500 +/- SF and a temporary wetland buffer impact of 1,800 +/- SF.

**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 147, Lot 6, by representatives of MR Lacassee Homes, LLC, dated March 2, 2026.

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 MR Lacassee Homes, LLC, reference Tax Map 147, Lot 6, dated March 2, 2026, revised N.A. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, along with the

proposed culvert head walls and associated site grading and drainage piping, 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 subdivision plan along with the recommendations and 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, along the limits of disturbance within, and/or adjacent to, any wetland(s) and/or wetland buffer(s)."
2. 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".
3. 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 seventy-five (75) feet of any wetland or wetland buffer boundaries".
4. 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".
5. It is recommended that the applicant install approved "Do Not Cut/Do Not Disturb" town conservation markers along the conservation districts boundaries (75-foot wetland buffer).
6. It is recommended to increase the 3 to 1 slope to a 2 to 1 slope wherever possible along the wetland crossing for the proposed roadway. This will help reduce the wetland buffer impact.
7. A stipulation and/or note should be added to the plan(s) that states: "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."
8. A stipulation and/or note should be added to the plan(s) that states: "Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within seventy-five (75) feet of wetland resource areas. Pesticides and herbicides shall not be used within seventy-five (75) feet of a wetland resource area."
9. It is recommended to specify native shrub plantings along proposed slopes facing the wetlands. Species to be selected shall be salt-tolerant and appropriate for the respective slopes.

\*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.

**Motion seconded by:**

XXX

Motion X carried or \_\_\_ failed (check one). Vote count: 0 / 0 / 0 (yea/nay/abstain).

Respectfully submitted,

Carl Murphy  
HCC Chairman

Run: 5/04/26  
10:52AM

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

Page: 1  
edhima  
Report Sorted Expenditure  
Conservation

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
<b>Conservation Fund</b>									
06-0000-6500-000-000	Purchase Property 0.00	0.00	0.00	0.00	0.00	90,000.00	0.00	-90,000.00	0.000
06-4619-5586-202-000	Conserv Comm, Sm. Equipment Mtce 3,091.00	0.00	0.00	3,091.00	0.00	280.00	0.00	2,811.00	9.059
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	240.00	0.00	260.00	48.000
06-4619-5586-252-000	Conserv Comm, Prof Services 48,626.00	46,659.37	10,700.00	105,985.37	5,372.56	62,104.83	95,830.74	-51,950.20	149.016
<b>Total Conservation Fund</b>									
Selected Year	53,544.00	0.00	12,100.00	65,644.00	5,099.00	108,516.20	95,805.00	-138,677.20	311.256
Prior Year	0.00	46,659.37	-1,400.00	45,259.37	348.56	45,233.63	25.74	0.00	100.000
Sort Total	53,544.00	46,659.37	10,700.00	110,903.37	5,447.56	153,749.83	95,830.74	-138,677.20	225.043

Run: 5/04/26  
10:52AM

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

Page: 2  
edhima  
Report Sorted Expenditure  
Conservation

<b>Account Number</b>	<b>Budget</b>	<b>Prior Year Encumbered</b>	<b>Budget &amp; PY Adjustments</b>	<b>Net Budget</b>	<b>MTD Exp</b>	<b>YTD Exp</b>	<b>Encumbered</b>	<b>Balance Available</b>	<b>%Used</b>
Selected Year	53,544.00	0.00	12,100.00	65,644.00	5,099.00	108,516.20	95,805.00	-138,677.20	311.256
Prior Year	0.00	46,659.37	-1,400.00	45,259.37	348.56	45,233.63	25.74	0.00	100.000
<b>Grand Total</b>	<b>53,544.00</b>	<b>46,659.37</b>	<b>10,700.00</b>	<b>110,903.37</b>	<b>5,447.56</b>	<b>153,749.83</b>	<b>95,830.74</b>	<b>-138,677.20</b>	<b>225.043</b>

**Town of Hudson, NH  
Conservation Cash Flow  
Fiscal Year 2026**

	<u>July</u>	<u>Aug</u>	<u>Sep</u>	<u>Oct</u>	<u>Nov</u>	<u>Dec</u>	<u>Jan</u>	<u>Feb</u>	<u>Mar</u>	<u>Apr</u>	<u>May</u>	<u>June</u>
<b>Conservation</b>												
Beginning Bal.	809,729.73	811,304.60	812,882.53	814,372.44	816,131.04	818,512.35	820,862.49	823,163.15	825,246.99	827,559.94	827,559.94	827,559.94
Income												
Deposits	-	-	-	-	-	-	-	-	-	-	-	-
Interest	1,574.87	1,577.93	1,489.91	1,758.60	2,381.31	2,350.14	2,300.66	2,083.84	2,312.95	-	-	-
Total Income	1,574.87	1,577.93	1,489.91	1,758.60	2,381.31	2,350.14	2,300.66	2,083.84	2,312.95	-	-	-
Expenditures												
Expenditures	-	-	-	-	-	-	-	-	-	-	-	-
Bank Charges	-	-	-	-	-	-	-	-	-	-	-	-
Total Expend.	-	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	811,304.60	812,882.53	814,372.44	816,131.04	818,512.35	820,862.49	823,163.15	825,246.99	827,559.94	827,559.94	827,559.94	827,559.94



Greetings!

This is Drew with New Hampshire Turtle Rescue in Nottingham reaching out to let you know that turtles have started crossing local roads as they migrate to their feeding, mating, and nesting habitats. I also wanted to remind you that we're here to help in case you encounter a turtle that is injured or distressed and in need of aid.

If you need assistance with a wild turtle, please call or text anytime at (603) 417-4944.

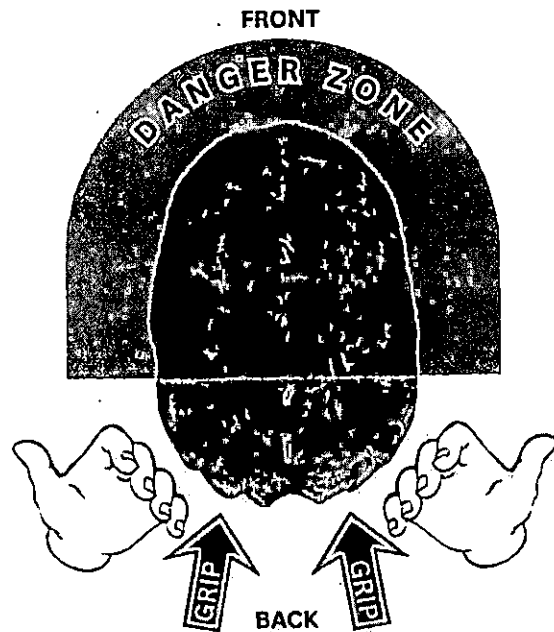
At New Hampshire Turtle Rescue, we provide comprehensive care for injured turtles, with the ultimate goal of releasing them back into their wild homes once they are fully recovered. We have a dedicated team that provides medical care, rehabilitation, and recovery support.

We are the only facility in New Hampshire with rehabilitators licensed to care for the four state-listed threatened & endangered turtle species: **Blanding's Turtle, Spotted Turtle, Wood Turtle, and Eastern Box Turtle.** These species are slow to mature but live a very long time, leading to their populations relying heavily upon a small number of reproductive individuals. This means that helping even one turtle can make a lasting impact for that local population – every individual matters!

If you encounter a turtle crossing a road, simply help it cross in the direction it is heading, and do not relocate. Snapping turtles can be safely lifted using the back of their shells while keeping clear of the strike zone (as pictured). Placing them onto a piece of cardboard or car mat and dragging them out of the road works well and limits handling & stress. A snow shovel can also be a good tool to have available to help move them. When in doubt, just give us a call. We're here to help!

Sincerely,

Drew Stevens  
President, New Hampshire Turtle Rescue



The back of a snapping turtle shell has "handles" that you can grab to safely move it out of the road.  
Note: Never move or pick up a turtle by its tail!

INCLUDE IN MAY PACKET (ITEM DEFERRED)

# ENVIRONMENTAL Fact Sheet



29 Hazen Drive, Concord, New Hampshire 03301 • (603) 271-3503 • [www.des.nh.gov](http://www.des.nh.gov)

SP-5

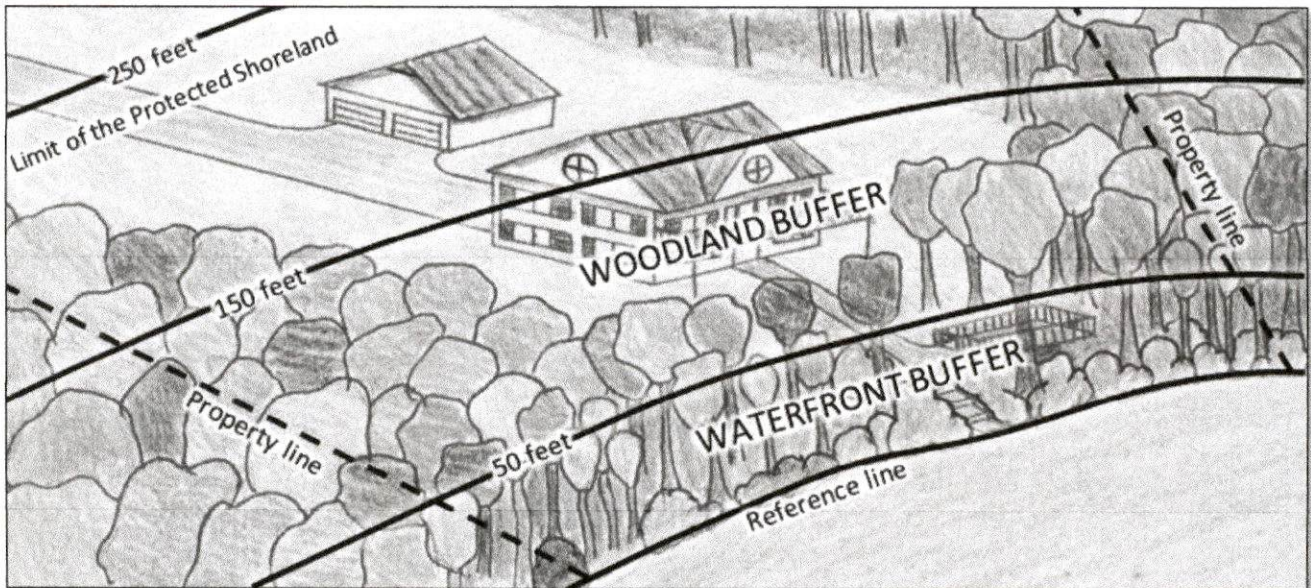
2020

## Vegetation Management for Water Quality

New Hampshire's waterbodies provide benefits we all enjoy: fishing, boating, and natural beauty to name a few. As communities grow and New Hampshire's landscape changes, the quality of our public waters depends on each of us managing the vegetation on our property. Nature's most economical and efficient water purification system is a combination of native shoreland plants.

Stormwater runoff is water from rain or melting snow that does not soak into the ground. Plants help remove the oils, salt, heavy metals, fertilizers, and other contaminants from stormwater runoff before they enter our lakes and rivers. Even the dense mats of leaves and needles under trees play a unique role in purifying our water. The best vegetation for healthy waterbodies are native plants, such as oaks, pines, willows, and blueberry bushes. Native plants slow down, absorb, and purify much more stormwater than plants with shallow roots typically found in lawns and mulched garden beds. Plus, birds, fish, and insects rely on the shade, protection, and fruits provided by native shoreland plants.

To protect water quality and wildlife habitat, the Shoreland Water Quality Protection Act (SWQPA) regulates the removal of ground cover, shrubs and trees within 150 feet of public waters. This distance is measured from the reference line. Within 150 feet of the reference line there are two regions, the **waterfront buffer** and the **woodland buffer**, shown below (Figure 1). The regulations on vegetation management are different within these regions and are explained in the following pages.



**Figure 1** - Areas within the protected shoreland. Distances are measured horizontally from the reference line.

## WATERFRONT BUFFER REQUIREMENTS

Within 50 feet of the reference line, ground cover and shrubs may **not** be removed and replaced with landscaping or lawn. They may only be removed to provide a single 6-foot wide footpath to the water or to structures in the waterfront buffer (a shoreland permit may be required). Ground cover and shrubs may only be trimmed to a height of no less than 3 feet (Figure 2).

Trees may also be pruned as long as the health of the tree is not endangered. Pruning only the bottom 1/3 of a tree is recommended to maintain property aesthetics and tree health. Always determine if a tree can be pruned before removing it. Pruning trees often increases views while providing wildlife habitat, privacy, and retaining shade.

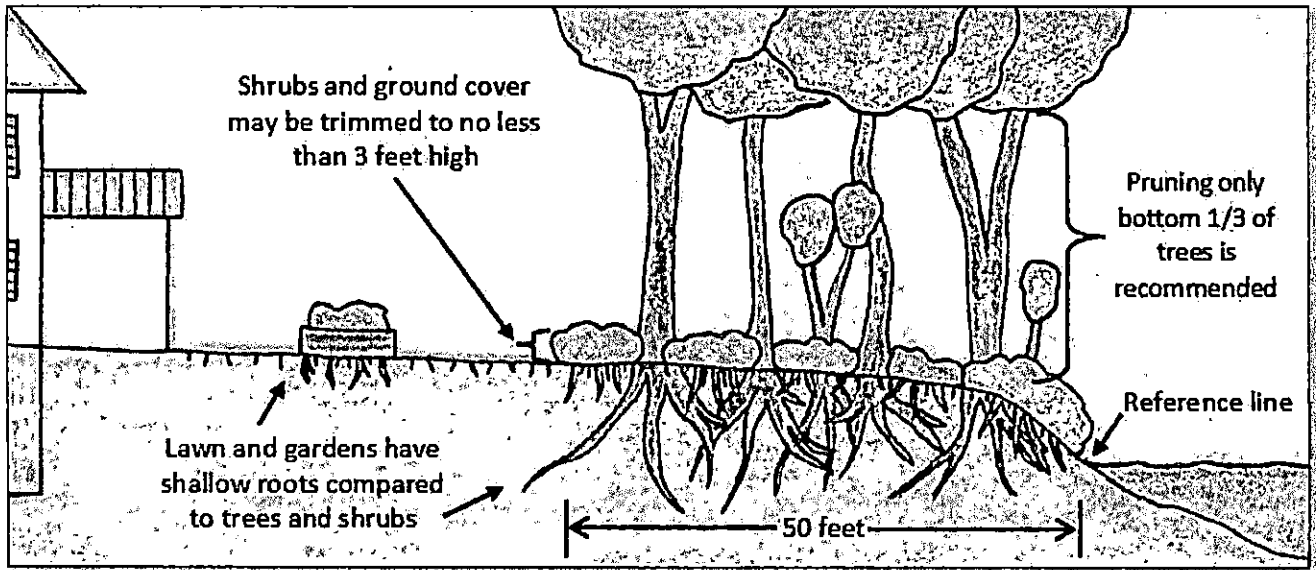


Figure 2 - Waterfront buffer profile view.

Removing trees and saplings within the waterfront buffer *may* be permissible, but there are limitations based on a *grid segment and point score* system. Property owners must maintain a minimum tree and sapling point score within each "grid segment" in their waterfront buffer. They cannot remove trees or saplings from a segment that does not meet this minimum point score. To determine if trees or saplings can be removed, beginning from the northern or eastern property boundary, divide the waterfront buffer into grid segments that are 25 feet along the shore by 50 feet inland (see Figure 3). Properties that have shoreland frontage that does not divide to an even number of 25-foot segments require points in the last segment in proportion to the area of the last segment.

Next, to determine if trees can be removed from a grid segment, calculate the grid segment's total tree and sapling point score. Each tree is awarded a point score based on its trunk diameter (width) 4½ feet above the ground (Figure 4). Dead, diseased or dying trees are not awarded points.

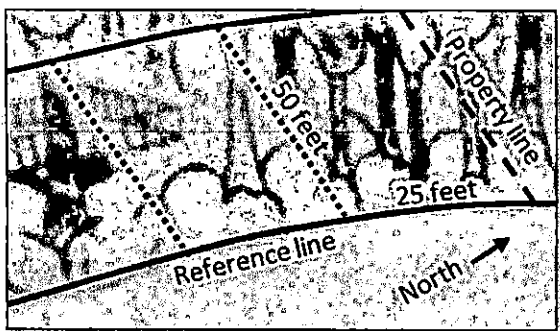


Figure 3 - Mapping out each grid segment.

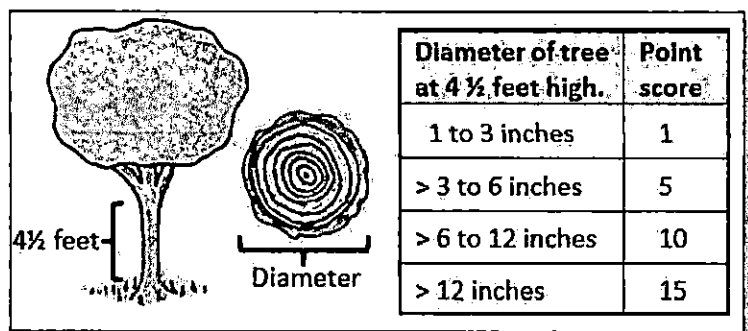
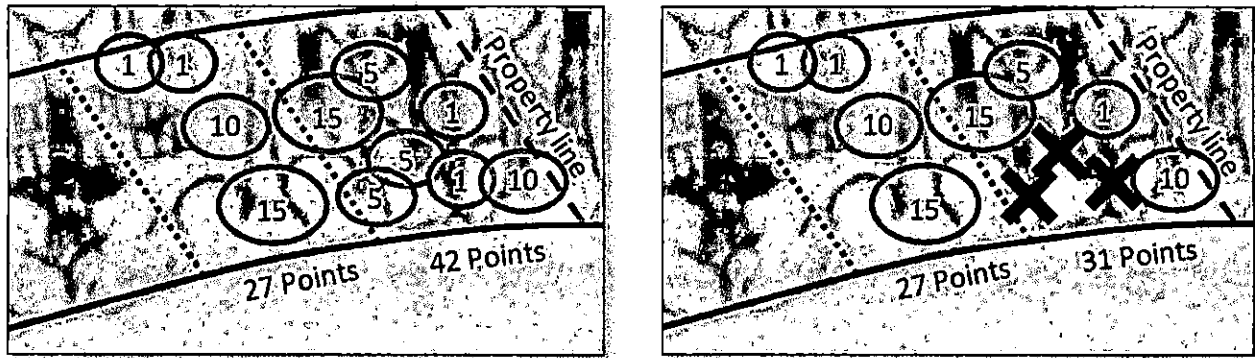


Figure 4 - Scoring each tree by its trunk width.

Trees or saplings may be removed from any grid segment provided that, after removing the trees or saplings, the sum of the tree and sapling point score within the affected grid segment will be at least 25 points (Figure 5).



**Before management**

**After management**

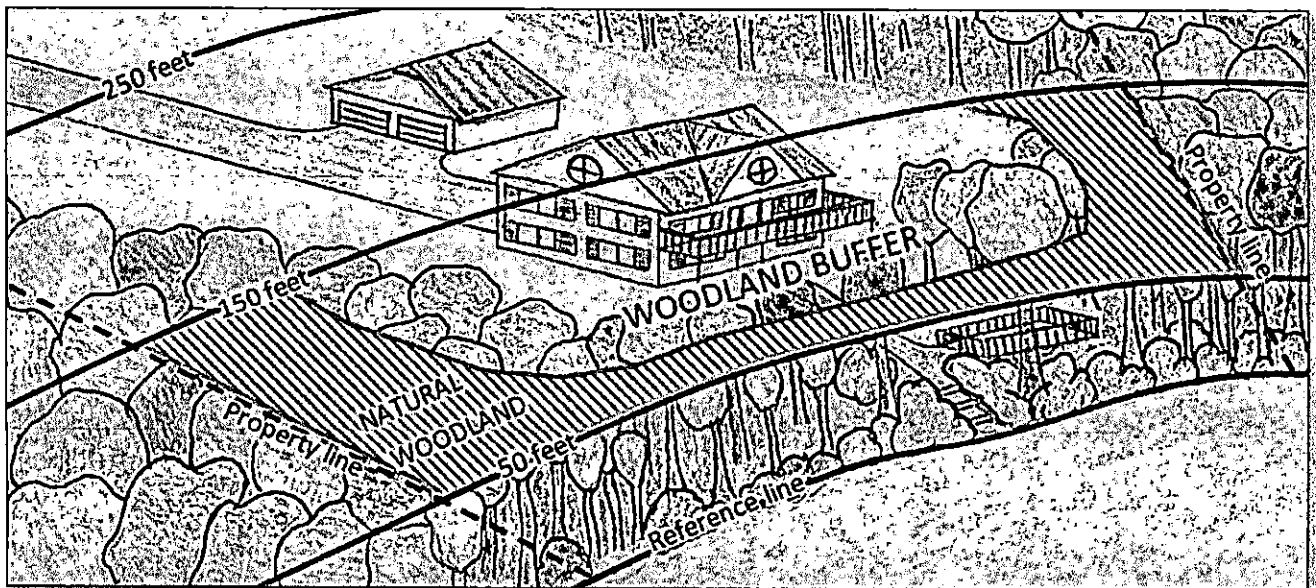
**Figure 5 -**Managing trees and saplings within the waterfront buffer. Trees and saplings are represented by green circles, labeled with their point scores. Trees and saplings to be removed are indicated by a red "X". In this example, three trees and saplings were removed.

Property owners are encouraged to manage grid segments by strategically planting additional native saplings, especially within grid segments that do not meet the minimum point score so that, once the saplings are well-established and mature, and the grid segment's total point scores increases above 25 points, trees may then be removed.

Within the waterfront buffer, stump removal requires a permit. Stumps that are removed are to be replaced with pervious surfaces, new trees, or other woody vegetation.

### WOODLAND BUFFER REQUIREMENTS

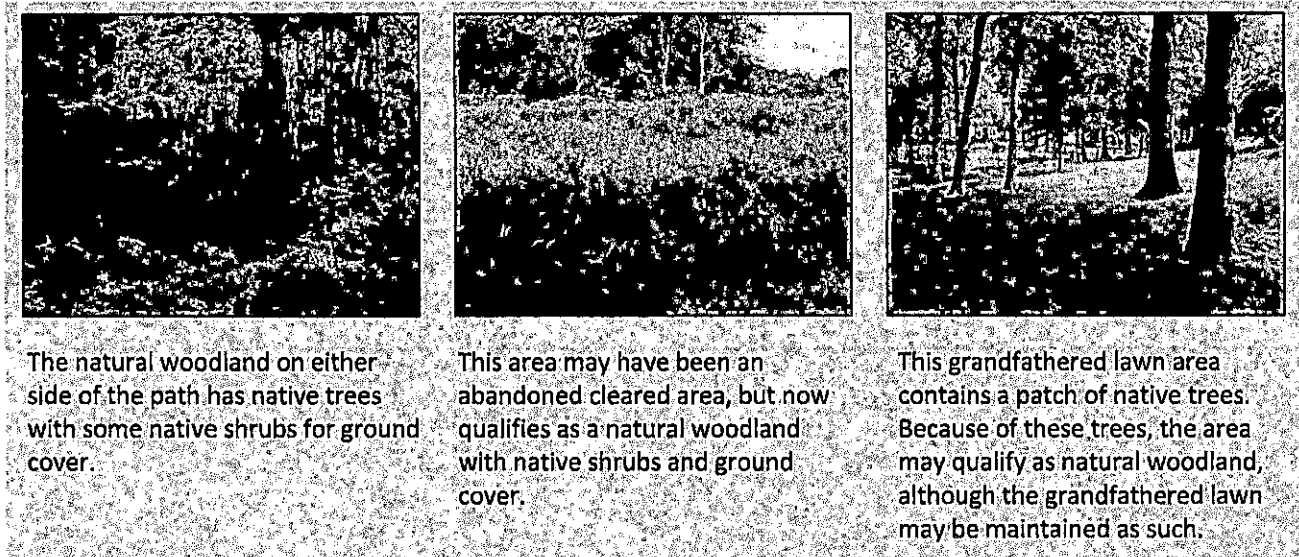
Between 50 and 150 feet from the reference line, at least 25% of this area must be managed as natural woodland where all existing native ground cover, shrubs and trees are allowed to grow. Property owners have the freedom and flexibility to select which region(s) are designated as natural woodland. This area does not have to be contiguous and many people place it on the edges of their property to provide a dense area of vegetation for privacy.



**Figure 6 -**At least 25% of the area between 50 and 150 feet of the reference line must be designated as natural woodland to be maintained in an unaltered state or improved with additional vegetation.

Areas of the property with the highest density of native trees, shrubs, and ground cover should be given priority for designating as natural woodland. Managing vegetation within the natural woodland is done by allowing the native plants to grow without cutting except as needed to maintain or improve plant health.

The natural woodland may appear very different depending on site conditions. See Figure 7 for some examples.



**Figure 7 - Examples of natural woodland areas.** The area on the left has the highest density of native trees, shrubs, and ground cover and thus should be given priority for designating as natural woodland, followed by the area shown in the middle picture. If similar areas were not present on the property, the area shown in the right picture would qualify as natural woodland.

## PERMITTING REQUIREMENTS

- A NHDES shoreland permit is not required for vegetation management provided it occurs in accordance with the limitations described in this fact sheet.
- Any dead, diseased or unsafe tree which has a structural defect and poses an imminent hazard may be cut to ground level at any time without a shoreland permit. NHDES recommends property owners retain documentation of the tree's condition at the time of removal such as clear photos and written confirmation from a horticultural professional describing the tree's defect or condition.
- A NHDES shoreland permit is required for excavation, fill, or construction within 250 feet of the reference line. Examples include, but are not limited to removing stumps, constructing most walkways, patios, other structures, or grading. *Any earthwork or construction of structures on the bank, in the water, or on the bed of a waterbody are regulated by the NHDES Wetlands Bureau and are subject to the NHDES Wetlands Permitting Process.*
- Areas cleared of ground cover, shrubs, or trees prior to July 1, 2008, in excess of the limits described in this fact sheet, may be maintained but not enlarged. Examples of cleared areas include lawn and mulched landscaped areas.
- Before removing trees, always check local ordinances as well. Many municipalities have standards that are stricter than the NH Shoreland Water Quality Protection Act.

## CHEMICAL APPLICATION

No fertilizer, may be applied within 25 feet of the reference line. Between 25 and 250 feet from the reference line, only slow or controlled release fertilizer may be used. Low phosphate, slow release nitrogen means fertilizer that is guaranteed, as indicated on the package label, to contain:

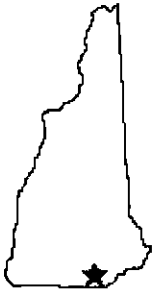
- At most 2% phosphorous, and

- A nitrogen component which contains at least 50% slow release nitrogen components.

No chemicals, including pesticides, such as herbicides, or fertilizers of any kind, can be applied to ground, turf, or established vegetation within 50 feet of the reference line, except by a professional licensed for pesticide application by the state of New Hampshire. This includes organic pesticides. For more details, please see the Shoreland Program fact sheet: "Pesticide Use Within the Protected Shoreland".

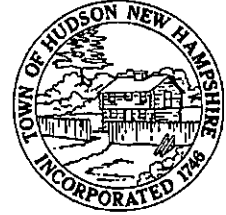
#### **FOR MORE INFORMATION**

For more information, please visit [www.des.nh.gov](http://www.des.nh.gov). You may also contact the Wetlands Bureau by phone at (603) 271-2147, via email at [shoreland@des.nh.gov](mailto:shoreland@des.nh.gov), or by mail at 29 Hazen Drive; P.O. Box 95 Concord, NH 03302-0095.



# 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: April 13, 2026**

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 <u>E</u>	Ken Dickinson Vice-Chair <u>X</u>	Christopher Cameron Clerk <u>X</u>	John Walter Member <u>X</u>
Kathy Griswold Member <u>X</u>	Vacant Selectman Liaison <u>E</u>	Don Kirkland Engineer <u>X</u>	

CALL TO ORDER BY CHAIRPERSON AT	7:02 P.M.
PLEDGE OF ALLEGIANCE	Ms. Griswold
ROLL CALL	Mr. Cameron
SEATING OF ALTERNATES:	None
PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:	7:03 P.M. – None

### I. New Business

- a. **Conditional Use Permit (CUP) Application: 12 LeClaire Drive; Map 147, Lot 006-000 – Residential subdivision (7-lot)**

The applicant's representative, Sam Foisie, of Meridian Land Services, Inc., presented the Conditional Use Permit application for the proposed seven (7) lot single-family residential subdivision at 12 LeClaire Drive on the currently-developed single-family residential lot. The

subdivision would provide six (6) additional lots in addition to the existing residence, to remain. The new lots would be connected to public water and sewer and the existing lot would have the option to connect in the future. The current wetland crossing of the existing driveway would be improved to accommodate the proposed roadway, which would be extended from approximately 200-feet to 1,000-feet in length on a curved path to provide a perpendicular crossing of the stream/wetland. The applicant's representative indicated that the wetland buffer currently consists primarily of maintained lawn and that the area of the buffer proposed to be impacted would be returned to natural vegetation under the proposed plan.

Discussion:

Mr. Cameron inquired if the applicant had evaluated an open space development (OSD) plan for this subdivision and recommended that this be further-evaluated to potentially allow for a different lot and roadway configuration to reduce wetland buffer impacts. Discussion took place on the anticipated location of any proposed houses and it was indicated that they were expected to be placed close to the proposed roadway due to site constraints, however the final building location would likely be determined by the builder and/or future owner of each proposed residence.

Mr. Cameron also expressed concern with the presence of an existing septic system within close proximity to wetlands and the river. It was suggested that this situation would be greatly improved by connecting the existing residence to the proposed sewer extension in addition to the proposed residential lots.

Site Walk:

**A site walk is scheduled for Monday, April 27, 2026 at 6:00 p.m.**

**II. Old Business**

**a. Conditional Use Permit (CUP) Application: 273 Lowell Rd – “Restaurant Depot”**

The applicant's representative, Keith Curren, of Bohler presented a project update.

Discussion:

The applicant explained the changes to the plans, including the removal of seven (7) parking spaces of the originally-proposed 173 spaces. Discussion took place on the recommendations made during the site walk, including increasing the slopes adjacent to the driveway and stormwater basin.

The applicant indicated they would be able to increase the slope along the southwestern side of

the driveway, adjacent to the wetland, from 3-to-1 to 2-to-1, reducing the impacts to the wetland buffer, however they were not comfortable increasing the back-slope of the stormwater basin due to stability and erosion concerns.

The applicant also indicated they had evaluated the driveway width and determined that the proposed thirty (30) foot width is not required for safe operation and that they could safely reduce the width to as narrow as twenty-five (25) feet, but could not reduce the width any further due to the driveway curvature and the necessity to accommodate large trucks (up to WB-67 size) for deliveries.

Commissioners asked about adding trees and/or shrubs along the proposed slopes. The applicant indicated that they could add shrubs along the slopes adjacent to the wetlands, however were not comfortable providing tree plantings due to the steep slope. The applicant also indicated that they may be able to provide some tree plantings along the western edge of the driveway at the top of the slope where there is a narrow "shelf"/level area but would need to evaluate further.

#### Site Walk:

A site walk took place on Sat 3/21/2026. Details were captured in the corresponding meeting minutes.

#### Motion:

**To recommend approval of the Conditional Use Permit (CUP) for 273 Lowell Road; Map 243, Lot 34; "Restaurant Depot" with the following recommendations:**

1. It is recommended to increase the 3 to 1 slope to a 2 to 1 slope wherever possible along the southwesterly portion of the driveway. This will help reduce the wetland buffer impact.
2. 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, along the limits of disturbance within, and/or adjacent to, any wetland(s) and/or wetland buffer(s)."
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 seventy five (75) 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. It is recommended that the applicant install approved "Do Not Cut/Do Not Disturb" town conservation markers along the conservation districts boundaries (75-foot wetland buffer).
7. A stipulation and/or note should be added to the plan(s) that states: "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."
8. A stipulation and/or note should be added to the plan(s) that states: "Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within seventy-five (75) feet of wetland resource areas. Pesticides and herbicides shall not be used within seventy-five (75) feet of a wetland resource area."
9. It is recommended to reduce the driveway width from thirty (30) feet to a minimum functional width required for safe and efficient operations, shifting the edge of pavement and the corresponding slope grading and associated work away from the wetland and wetland buffer, thereby reducing wetland buffer impacts and helping preserve the function of the wetland buffer by maintaining existing groundcover and mature vegetation.
10. It is recommended to specify native shrub plantings along proposed slopes facing the wetlands. Species to be selected shall be salt-tolerant and appropriate for the respective slopes.

\*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.

**Motion by: Mr. Walter      Second: Mr. Cameron      Motion carried/failed:  
Carried, 4 / 0 / 0 .**

**b. Conditional Use Permit (CUP) Application: 207 Central St – "Meadows Property"**

The applicants, Mr. Don Dumont and Mr. Dillon Dumont, both attended to provide a project update and answer any questions/address any concerns.

Discussion:

Discussion took place as to the current function of the wetland buffers on the site compared with the proposed function and the applicants indicated that, in their opinion, the proposed condition would provide equivalent or better stormwater treatment than the existing condition as there is currently sheet flow directly into the wetlands. It was countered that the existing condition consists primarily of native forest and grassy-shrubland, which provides a very effective filter for any water entering that portion of the site and that removing all of that vegetation and replacing the majority of it with impervious surface would significantly alter that function. Significant concern was raised with clearing trees, shrubs, and groundcover directly adjacent to the wetlands, even up to the very edge of the wetlands. The applicants indicated that there was no

intention to reduce the footprint of the proposed development to minimize any of these impacts.

Discussion also took place on the periodic flooding currently experienced on Central Street. The applicants indicated that this flooding was largely caused by a beaver dam closer to Ottarnic Pond and the low point in Central Street near the Burger King driveway. The applicants explained that improvements to Central Street were largely beyond the scope of the proposed development, however they believe that the associated impact fees could be used for toward this purpose.

Mr. Cameron asked if placing the stormwater basins beneath the parking areas had been evaluated, as has been done on some other projects, to reduce the overall footprint. The applicants indicated that, due to the high water table, this would require raising the parking areas and driveway significantly, which would require extensive grading and could actually increase the wetland and/or wetland buffer impacts.

Commissioners requested a copy of the drainage report, including comments from town staff and third-party reviewer(s). They also requested copies of the updated plan sheets for site, grading, drainage, utilities, landscape, and any other sheets pertinent to the review of the Conditional Use Permit – the applicants agreed to provide these at least 2-weeks prior to the next meeting.

It was indicated that the application is on the agenda for the Planning Board meeting on 5/13/2026 and the applicants are seeking a recommendation from the Commission prior to that meeting.

Site Walk:

A combined site walk with the Planning Board is scheduled for Saturday 4/18/2026 at 9:00 a.m. Concern was raised that 2 of the 5 Commission members will be out of town and unable to attend the site walk and a third member is not able to walk on the site due to an injury. The applicants expressed that they wished to keep the site walk date as scheduled by the Planning Board.

### **III. Other Business**

#### **a. Trail Work Day**

The most recent trail work day took place on Sat 3/21/2026. Members performed additional clearing on the Hudson portion of the trolley bed trail east to the Pelham town line.

The next trail work day is scheduled for **Saturday 5/2 at 9:00 a.m. at the Hinds Lane trailhead for the Gumpas Pond Conservation Area in Pelham.** The plan is to walk in to the Gumpas Loop Trail in the Musquash Conservation Area and work on trail blazing and clearing low-growing shrubs and brush.

#### **b. Site Walk for 207 Central St:**

A combined site walk with the Planning Board is scheduled for Saturday 4/18/2026 at 9:00 a.m.

**c. Land Purchase: 3 Barretts Hill Rd – Approx. 17-acres of the ~25-acre lot, to be added to the Rangers Town Forest**

The closing took place and the property was officially purchased by the town as conservation land. Additional details and plans for the property to be discussed at the next meeting.

**IV. Financial Status**

**a. Current Report**

- i. Since the previous month's report, \$1,941.71 was expended for professional services by VHB related to the MS4 stormwater permit compliance.
- ii. Conservation Fund: Balance = \$825,246.99 (as of February 2026, FY 2026). The approx.. \$90,000 purchase price for the property at 3 Barretts Hill Rd will be withdrawn soon from the Conservation Fund.

**V. Correspondence**

**a. The Society for the Protection of NH Forests (SPNHF – “Forest Society”): Annual Donation Request.**

The Commission has historically supported the Forest Society with an annual donation in the amount of \$75.00.

Discussion:

A brief discussion took place on the amount, which was indicated to be the minimum recommended pledge level.

Motion:

To expend \$75.00 for the annual donation to the Forest Society.

Motion by: Ms. Griswold Second: Mr. Walter Motion carried/failed:  
Carried, 4 / 0 / 0 .

**b. NH Lakes: 2025 Impact Report**

**c. NHDES: Environmental Fact Sheet – Waterfront Protection**

**VI. Approval of Minutes: March 9, 2026 Regular Meeting Minutes; March 19, 2026 Workshop**

## Meeting Minutes; March 21, 2026 Site Walk Meeting Minutes

### Discussion:

Mr. Dickinson: Correction in paragraph 3 under “Other Business” in the 3/9/2026 Regular Meeting Minutes: Remove the language “, along with the relatively young age of the forest” regarding the Musquash Conservation Area as the forest is close to 100-years old.

### Motion:

To accept the meeting minutes, as amended, from the March 9, 2026 Regular Meeting; March 19, 2026 Workshop Meeting; and March 21, 2026 Site Walk Meeting.

Motion by: Mr. Walter Second: Ms. Griswold Motion carried/failed:  
Carried, 4 / 0 / 0 .

## VII. Commissioners' Comments

Vice-Chairman Mr. Dickinson mentioned at the start of the meeting that two (2) people had applied for the two (2) open alternate member positions with the Commission.

Mr. Dickinson also mentioned that he and Mr. Murphy had attended the public hearing on 3/26/2026 on the Circumferential Highway property. He indicated that NHDOT had stated they need time to complete property assessments and that they would work with towns to accommodate their timeline for acquiring any property of interest.

Mr. Cameron indicated that he had met members of the Piscataquog Land Conservancy at a recent conference and they were interested in walking the Circumferential Highway property in the next month if possible. Mr. Cameron also indicated that the deadline for the letter of interest (LOI) in the 2026 round of LCHIP grants is due 4/29/2026. Mr. Dickinson advised that any application should be reviewed (and signed if necessary) by the Chairman. Mr. Cameron indicated he would prepare the LOI and coordinate its submittal with Mr. Murphy.

## VIII. Adjournment

### Discussion:

None

### Motion:

To adjourn the meeting.

Motion by: Ms. Griswold Second: Mr. Walter Motion carried/failed:  
Carried, 4 / 0 / 0 .

**Meeting adjourned at 10:00 p.m.**

***\*Next Regular Meeting: Monday, May 11, 2026 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