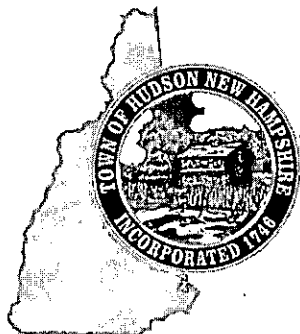




TOWN OF HUDSON Conservation Commission

12 School Street
Hudson, New Hampshire 03051

Carl Murphy, Chairman Dillon Dumon, Selectmen Liaison
Tel: 603-886-6008 - Fax: 603-594-1142

CONSERVATION COMMISSION MEETING AGENDA August 10, 2026

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, August 10th, 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. Robinson Pond and Ottarnic Pond Treatment/Invasive Weed Control Status Update
- II. **Old Business:**
- a. Bylaws Subcommittee: Defer to the September 24th meeting
 - b. Pete Noury donation; 56R Ledge Road(Map 166, Lot 37)
- III. **Other Business:**
- a. Trail Workday: Recap from Tiger Road trail maintenance and blazing
 - b. Trail Workday: Musquash and Colburn Town Forest trail maintenance
 - c. Kiosk and Trail Sign Installation Projects/Trail Easement progress report
 - d. Old Home Day: Recap
- IV. **Financial Status:**
- V. **Correspondence**
- VI. **Approval of Minutes:**
- a. July 13, 2026 Meeting Minutes
 - b. July 20, 2026 Site Walk
 - c. June 8th meeting minutes
- VII. **Commissioner's Comments:**

**Next Regular Meeting: Monday, September 14, 2026 at 7:00 p.m.*

Carl Murphy

Carl Murphy
Conservation Commission Chairman



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Vice Chair

Dillon Dumont, Select Board Liaison

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

DATE: June 8, 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 Chair <u>X</u>	Ken Dickinson Vice-Chair <u>X</u>	Christopher Cameron Secretary <u>X</u>	John Walter Member <u>X</u>	Kathy Griswold Member <u>X</u>
Patricia Keller Alt. Member <u>X</u>	Makaela Murray Alt. Member <u>X</u>	Dillon Dumont Select Board <u>X</u>	Don Kirkland Engineer <u>X</u>	

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CALL TO ORDER BY CHAIRPERSON AT	7:01 P.M.
PLEDGE OF ALLEGIANCE	Mr. Murphy
ROLL CALL	Mr. Cameron
SEATING OF ALTERNATES:	None seated
PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:	7:02 P.M. – None

I. New Business

a. Conditional Use Permit (CUP) Application: Eversource Energy – 326 Transmission Line Structure Replacement Project

The applicant's representatives, Kurt Nelson of Eversource Energy and Lindsey Tower of GZA, presented the Conditional Use Permit application for the proposed replacement of three (3) utility pole towers in the utility corridor right-of-way extending across Boyd Rd in Hudson into

Londonderry. The proposed permanent wetland buffer impacts of 11,977 +/- square-feet (SF) and temporary wetland buffer impacts of 0 SF, including top-dressing of the existing gravel access road and construction of up to 100 ft by 100 ft compacted-gravel work pads around each pole. It was noted by the applicant's representatives that the size of the gravel pads would be reduced to approximately 30 ft by 60 ft at the end of construction by top-dressing the excess area with existing top soil from the site and then seeding and mulching that same area. Only one of the 3 work pads, the one around utility pole # 76 on the plans, encroaches into a wetland buffer.

Discussion took place on the access route utilizing the existing gravel road previously approved and constructed, which passes through wetland buffer areas. Proposed work on the gravel road is limited to top-dressing with additional gravel only as required to gain access to the site with construction equipment. The applicant indicated that work would take place during the fall/winter months, beginning around October 15 and extending into January, due to environmental concerns and restrictions.

Discussion took place on whether or not any of the impacts were temporary or if all were permanent and on the proposed restoration for the areas of the gravel pads in excess of the final proposed size. Mr. Cameron inquired if the applicant would be amenable to specifying conservation seed mix for the proposed restoration areas and the applicant agreed.

Motion to "Recommend":

Mr. Dickinson moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by GZA, representatives of Eversource Energy, reference 326 Transmission Line Structure Replacement Project, dated May 28, 2026. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, along with the proposed site grading, 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: "Stockpiling of construction materials is not allowed within the wetland or wetland buffer areas of the site, excluding areas of proposed impact."
3. A stipulation and/or note should be added to the plan(s) that states: "Construction and restoration activities shall comply with New Hampshire Department of Environmental Services (NHDES) Best Management Practices Manual for Utilities in and Adjacent to Wetlands and Waterbodies (March 2019)."

4. A stipulation and/or note should be added to the plan(s) that states: “The Applicant and/or their representatives will adhere to the Best Management Practices (BMPs) detailed in the associated Conditional Use Permit application, sheets S2 and S3, as well as the notes on Sheets S1 and S4-S7, dated May 28, 2026.”
5. A stipulation and/or note should be added to the plan(s) that states: “Impacted wetland buffer areas proposed to be restored shall be re-seeded with conservation seed mix to be approved by the Town Engineer or their designee.”

*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:

Mr. Walter

Motion X carried or failed (check one). Vote count: 5 / 0 / 0 (yea / nay / abstain).

b. New Alternate Member

Members welcomed the newly-appointed alternate member, Makaela Murray, to the Commission. Ms. Murray expressed her enthusiasm for joining the Commission and the opportunity to contribute to protecting the natural resources in Hudson.

c. Conservation Commission By-Laws – Review

Discussion took place on sub-committees. Selectman Dumont advised that updating the by-laws would be a great purpose for a sub-committee. Mr. Cameron made a motion, seconded by Ms. Griswold, to form a sub-committee to review and update the by-laws. Mr. Cameron asked if this was different from a workshop and it was indicated that the two terms are sometimes used interchangeably. The motion carried 5/0/0.

II. Old Business

a. NHDOT Circumferential Hwy Parcels – LCHIP Grant

Discussion took place on the proposed application for the Land & Community Heritage Investment Program (LCHIP) grant program for the potential purchase of one of the abandoned Circumferential Hwy parcels for sale at 121-R Wason Rd. Mr. Kirkland provided an update that Mr. Dhima, Town Engineer/Director of Development Services had completed the full LCHIP grant application himself and filed it with the state, which had been a significant undertaking. The next step would be a decision in November on grant recipients and then, if the project is selected, a request would be made at that time for additional information, including a property survey. Mr. Murphy stated that he had spoken with Mr. Dhima who had indicated that the grant application included additional costs for survey, closing costs, and other related costs to complete

the land purchase. The Commission expressed appreciation to Mr. Dhima and Mr. Kirkland for their assistance with this and to the Select Board for their support.

b. Trail Easement Request: 51 Trigate Rd

No update – defer to next meeting. Selectman Dumont indicated that he had spoken with the land owner and they were anticipating receiving a request letter from the Commission.

III. Other Business

a. Trail Work Day

The most recent trail work day, scheduled for 5/30/2026, was cancelled due to inclement weather.

The next trail work day is scheduled for **Saturday 6/20 at 8:30 a.m. at the Rangers Drive trailhead for Rangers Town Forest**. The plan (same as the previously scheduled work day) is to walk the newly-acquired property adjacent to Rangers Town Forest and evaluate maintenance needs, existing/potential trails, etc. The property boundary may be marked with conservation markers if it is clearly delineated by survey markers.

b. Trail Reports

Mr. Cameron indicated that Rangers Town Forest has 3 primary access points: Rangers Drive, Roy Drive, and the bottom of the hill at the south end of Barretts Hill Rd. The Rangers Drive and Roy Drive locations both have parking at the end of cul-de-sacs and it would make sense to install trailhead signage and/or kiosks at these locations, with Rangers Drive being the primary entrance and priority. The existing trails are un-marked and could be blazed to match the colors on the trail map, which could be updated as needed.

Mr. Walter indicated that the Tiger Road property trails are in reasonably good condition, however trimming/brushing is needed. Mr. Walter also stated that the trolley bed trail needs signage and some additional work at the stream crossing, along with removal of invasive plants near the trailhead on Gibson Rd.

Ms. Murray stated that she had visited the Tiger Road property as well and that it is a very nice forest, although the trails are overgrown and in need of additional blazing.

Mr. Murphy indicated that Kimball Hill Town Forest has a couple fallen trees to be cleared and is in need of some brushing.

Mr. Dickinson observed that there are several trees down at the Colburn Town Forest that would best be cleared with a chainsaw. He also indicated that a kiosk is needed at the Musquash Rd entrance to Colburn. Mr. Cameron asked if there was any signage at the Trigate Rd entrance and commented that all access points to public conservation land trails 23+++++++should be

marked.

IV. Financial Status

a. Current Report

- i. The current remaining balance in the operating budget for FY2026, ending 6/30/2026, is \$14,404.00 as of the latest report. Mr. Kirkland advised that a large expenditure was forthcoming for herbicide treatment at Ottarnic Pond, scheduled for 5/19/2026, to control invasive aquatic plant species at that location, which would likely use up most of those remaining funds. A similar treatment will be completed at Robinson Pond later in the spring/summer that will likely come from the FY2027 budget.
- ii. Conservation Fund: Balance = \$827,559.94 (as of March 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, if it has not already been withdrawn.

V. Correspondence

a. NH Turtle Rescue Fact Sheet

Provided information on turtle crossings and how to assist a turtle in danger of being struck by a vehicle.

b. NH Lakes: Annual Donation Request.

The Commission has historically supported NH Lakes with an annual donation in the amount of \$100.00.

Discussion:

A brief discussion took place on the amount and frequency of the donation.

Motion:

To expend \$100.00 for the annual donation to NH Lakes.

**Motion by: Mr. Walter Second: Mr. Cameron Motion carried/failed:
Carried, 5 / 0 / 0 .**

c. NHDES: Environmental Fact Sheet – Vegetation Management for Water Quality & Waterfront Protection

Mr. Walter briefly summarized the fact sheet and the importance of shorefront vegetation for water quality. He indicated he had made a physical model of a shorefront that he would bring to the next meeting.

VI. Approval of Minutes: April 13, 2026 Regular Meeting Minutes; April 27, 2026 Site Walk Meeting Minutes

Discussion:

Mr. Cameron: Correction on page 1 of the 4/13/2026 Regular Meeting Minutes: Replace instances of “LeClaire” with “LeClair”.

Motion:

To accept the meeting minutes, as amended, from the April 13, 2026 Regular Meeting and April 27, 2026 Site Walk Meeting.

Motion by: Mr. Dickinson Second: Ms. Griswold Motion carried/failed: Carried, 5 / 0 / 0 .

VII. Commissioners’ Comments

Mr. Kirkland mentioned that Mr. Dhima has advised the Commission to revisit the by-laws, last updated in 2019, to ensure they are current and consistent.

Mr. Dickinson mentioned a broken footbridge at the Robinson Pond Recreation Area, in the southwestern portion of the property, closer to Robinson Drive, that is not needed in that location and could be removed or relocated and modified for re-use at another location. He also mentioned that there are a number of blowdowns at Colburn Town Forest, one of which is large and likely warrants a short trail re-route.

Mr. Walter re-capped a presentation given the previous month at the Hudson Senior Center, along with a guided hike at the Tiger Road conservation property. He mentioned that there was an individual uncovering artifacts near one of the old foundations on the property. Discussion took place on regulations regarding digging/archaeological exploration on town conservation land and appropriate treatment of those activities. Selectman Dumont indicated he would research existing town regulations on the topic. Ms. Keller cautioned about liability concerns along with potential site disturbance and destruction of artifacts (intentional or otherwise).

VIII. Adjournment

Motion:

To adjourn the meeting.

Motion by: Mr. Dickinson Second: Mr. Cameron

Discussion: None

Motion carried/failed: Carried, 5 / 0 / 0.

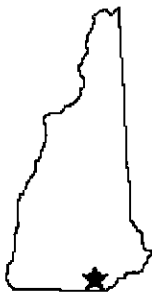
Meeting adjourned at 9:09 p.m.

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

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Chris Cameron", with a long horizontal flourish extending to the right.

Christopher Cameron, Clerk



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chair

Dillon Dumont, Select Board Liaison

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

DATE: July 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.).

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In attendance = X Alternates Seated = S Partial Attendance = P Excused Absence = E

Carl Murphy Chair <u>X</u>	Ken Dickinson Vice-Chair <u>X</u>	Christopher Cameron Secretary <u>X</u>	John Walter Member <u>X</u>	Kathy Griswold Member <u>P</u>
Patricia Keller Alt. Member <u>X</u>	Makaela Murray Alt. Member <u>X</u>	Dillon Dumont Select Board <u>P</u>	Don Kirkland Engineer <u>E</u>	Elvis Dhima Town Eng. <u>X</u>

CALL TO ORDER BY CHAIRPERSON AT

7:05 P.M.

PLEDGE OF ALLEGIANCE

Mr. Murphy

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

None seated*

PUBLIC INPUT RELATED TO NON-AGENDA ITEMS:

7:06 P.M. – None

I. New Business

a. Land Donation – 56-R Ledge Rd

Discussion on access to the land-locked parcel. Mr. Dhima to reach out to the owner of the adjacent cemetery to verify/request access. Members collectively agreed to accept the parcel, pending the ability to gain access to the site through adjacent parcel(s). Site walk tentatively scheduled for after the site walk for 207 Central Street, which is to be held on Monday, July 20,

2026 at 6:00 p.m. local time.

II. Old Business

a. Conditional Use Permit (CUP) Application: 207 Central St (“The Meadows”)

*Ms. Griswold recused herself – Ms. Keller seated for Ms. Griswold at 7:10 p.m.

The applicant’s representative, Brian Walsh of Verdantas, presented updates to the Conditional Use Permit application for the proposed mixed-use and multi-family development. One of the significant changes was the wetland buffer impact calculations as the wetland flags were updated and the locations of the wetland edges changes slightly, particularly near building A along Central Street. Additionally, it was noted that a large portion of the wetland buffer near building A was found to contain old pavement underneath much of the soil and vegetation, including underneath some sizeable trees. It was noted that since portions of the wetland buffer are already impacted, the proposed development would likely improve some of those areas by restoring their natural function.

Extensive discussion took place on the plan revisions and remaining concerns related to the wetland and wetland buffer impacts. Specific topics of concern and discussion included parking requirements and justification for overall impervious area, drainage paths and catchment areas, the drive-through being proposed within the wetland buffer, and the locations of the stormwater basins where they are shown encroaching into the wetland buffers. The Applicants provided explanations and justification for the proposed design while also highlighting the changes from the previous design, which included a significant reduction in impervious surface and a reduction in wetland buffer impacts.

Concern was also expressed with the timing of the revised application submittal and that members received it less than a week prior to the meeting. The Applicants indicated that they had submitted the revised materials on June 3 and June 19, however it was noted that some of the third party review comments were dated in July and the entire packet was submitted to the Commission at once, leaving little time to review all of the revised materials.

The Commission requested a site walk since the previous site walk was hosted by the Planning Board and did not have a quorum as it was scheduled when some members were away and also prior to the two alternate members joining the Commission. The Applicants reluctantly agreed, provided that the Commission would have prepared prior to, and would vote on, a recommendation to the Planning Board on the Conditional Use Permit application at the site walk, as the application is on the agenda for the Planning Board meeting on July 22, 2026 and the Applicants are seeking a decision on the CUP and Site Plan applications at that meeting.

Motion:

To continue the review of the CUP application for 207 Central Street to date certain July 20, 2026 at 6:00p.m. on-site.

Motion by: Mr. Cameron Second: Mr. Walter

Discussion:

None

Motion carried/failed: Carried, 5 / 0 / 0 .

Ms. Griswold re-seated at 9:10 p.m. Selectman Dumont joined the liaison seat at 9:10 p.m.

b. NHDOT Circumferential Hwy Parcels – LCHIP Grant

Discussion took place on the application for the Land & Community Heritage Investment Program (LCHIP) grant program for the potential purchase of one of the abandoned Circumferential Hwy parcels for sale at 121-R Wason Rd. Mr. Murphy provided an update that a site walk has been scheduled with LCHIP staff for Thursday, September 24, 2026, with time to be determined. It was also discussed that the Commission had expressed interest in several of the highway parcels during the recent workshop and that three (3) had been prioritized with one (1) additional for consideration with existing funds. A few other parcels were also of interest if grants or other funding could become available. It was noted that the 121-R Wason Rd parcel was indicated by Piscataquog Land Conservancy to be a good candidate for Aquatic Resource Mitigation (ARM) grant funding and that an application could be submitted for the current year for the Merrimack River watershed at any time as applications are being considered on a rolling basis. It was also noted that ARM funds can be used as matching funds for other grants, meaning (a) qualifying parcel(s) could potentially be purchased at no cost to the town.

c. By-Laws: Review & Update

The Sub-Committee met on June 22, 2026 to review and draft updates to the by-laws – no review or vote on the draft revisions – deferred to the next regular meeting.

III. Other Business

a. Shirts

Town staff provided an estimate for custom-printed polo shirts with the Conservation Commission logo. The required sizes for each member had already been provided previously.

Motion:

To expend up to \$300.00 for the purchase of the shirts shown in the provided document.

Motion by: Mr. Cameron Second: Mr. Walter

Discussion:

None

Motion carried/failed: Carried, 5 / 0 / 0 .

b. ZORC Sub-committee or Workshop

Selectman Dumont indicated that no ZORC committee would be formed for the current year so it was generally agreed not to form a Sub-Committee or schedule a workshop at this time.

c. Trail Work Day

The most recent trail work day, scheduled for June 20, 2026, took place at the newly-acquired conservation land property on Barretts Hill Rd, adjacent to Rangers Town Forest. A significant amount of trash and junk, including a car hood and refrigerator, was hauled out and removed from the site to the roadside where it was later collected by the Department of Public Works (DPW).

The next trail work day is scheduled for **Thursday July 23, 2026 at 5:30 p.m. at the Robinson Pond Recreation Area**. The plan is to dismantle and remove a deteriorated bridge in the western part of the property that is no longer serving its purpose. Afterward, depending on time, work may include trimming vegetation and marking the trails at the Tiger Road property.

d. Old Home Day

Discussion took place on the cost of a booth and the possibility of sharing with other groups/departments. It was generally agreed that the Commission would gather more information on cost/availability and make a decision at the site walk on July 20, 2026.

IV. Financial Status

a. Current Report

- i. The current remaining balance in the operating budget for FY2027, ending June 30, 2027, is \$53,544.00 as of the latest report.
- ii. Conservation Fund: Balance = \$742,613.28 (as of June 2026, FY 2026). The \$91,774.00 purchase price for the property at 3 Barretts Hill Rd is shown as pending but has been reflected in the updated total.

V. Correspondence

VI. Approval of Minutes

a. June 8, 2026 Regular Meeting – Minutes

b. June 22, 2026 Sub-Committee/Workshop – By-Laws – Minutes

Deferred to the next regular meeting.

VII. Commissioners' Comments

None

VIII. Adjournment

Motion:

To adjourn the meeting

Motion by: Ms. Griswold Second: Mr. Cameron

Discussion: None

Motion carried/failed: Carried, 5 / 0 / 0 .

Meeting adjourned at 11:00 p.m.

**Site Walk: Monday, July 20, 2026 at 6:00 p.m. at 207 Central Street*
**Trail Work Day: Thursday, July 23, 2026 at 5:30 p.m. at Robinson Pond Rec Area*
**Next Regular Meeting: Monday, August 10, 2026 at 7:00 p.m.*

Respectfully submitted,



Christopher Cameron, Secretary



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chair

Dillon Dumont, Select Board Liaison

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

DATE: July 20, 2026

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In attendance = X Alternates Seated = S Partial Attendance = P Excused Absence = E

Carl Murphy Chair <u>X</u>	Ken Dickinson Vice-Chair <u>X</u>	Christopher Cameron Secretary <u>X</u>	John Walter Member <u>X</u>	Kathy Griswold Member <u>E</u>
Patricia Keller Alt. Member <u>E</u>	Makaela Murray Alt. Member <u>S</u>	Dillon Dumont Select Board <u>E</u>	Don Kirkland Engineer <u>E</u>	Elvis Dhima Town Eng. <u>X</u>

CALL TO ORDER BY CHAIRPERSON AT

6:02 P.M.

ROLL CALL

Mr. Cameron

SEATING OF ALTERNATES:

Ms. Murray seated for Ms. Griswold

I. Site Walk

a. Conditional Use Permit (CUP) Application: "The Meadows", 207 Central Street, Tax Map 176, Lots 41 & 44

The applicants, Donald Dumont and Dillon Dumont, guided Commission members through the site, showing marked locations of the proposed access road, buildings, parking areas, and stormwater treatment areas. Discussion took place on observations related to marked versus observed wetland boundaries as well as the proposed wetland crossing location. A number of invasive plant species were observed throughout the site, including oriental bittersweet and buckthorn.

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

Date:

July 20, 2026

Case:

The Meadows – Mixed-Use Development – Conditional Use Permit Application

207 Central St, Hudson, NH; Map 176, Lots 41 & 44

Zone: Business (B), General (G) & Wetland Conservation Overlay District

Description of work to be performed:

The project proposes construction of a 6,600 square-foot (SF) 2-story mixed-use building along Central Street with 8 residential units and retail space, along with a food truck area and 47 spaces for parking. The project also proposes three 3-story multi-family residential buildings in the southern portion of the property, with 13,200 SF, 20,592 SF, and 13,200 SF footprints, along with 185 parking spaces for residents and guests. The lot is accessed by a proposed access road from Central Street at the northwest corner of the site that passes into the southern portion of the site along the western boundary then accesses the southeastern portion of the site via a proposed crossing of the adjacent wetlands at their narrowest point. The northern portion of the site was formerly developed by previous owners as a restaurant facility and no longer contains any permanent building structures but is largely paved, including within the wetland buffer area, and the pavement is in poor condition. Much of the pavement in the northern portion of the site is covered with soil and vegetation, including sizeable trees. The remainder of the site is undeveloped and there are wetlands surrounding and within the property. In addition to the proposed wetland crossing and associated impacts for the access roadway, portions of the proposed driveway, parking areas, access roads, and stormwater basins are located within the wetland buffers. The site plan, if constructed as shown, will have a permanent wetland buffer impact of 46,841 +/- SF and a temporary wetland buffer impact of 11,704 +/- SF.

Members Present:

Chair, Mr. Murphy X, Vice-Chair, Mr. Dickinson X, Secretary, Mr. Cameron X, Mr. Walter X, Ms. Griswold E, Ms. Keller E, Ms. Murray S.

Conservation Members Stepping Down: Ms. Griswold

Alternates Seated: Ms. Murray

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 176, Lot 41 & 44, by representatives of Meadows Property, LLC, dated January 14, 2026, revised July 6, 2026.

Motion seconded by:

_____.

Discussion:

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

Motion to "Recommend":

Mr. Cameron moved to recommend a favorable acceptance by the Hudson Planning Board of the Conditional Use Permit application filed by representatives of Meadows Property, LLC, reference Tax Map 176, Lot 41 & 44, dated January 14, 2026, revised July 6, 2026. After application review, the Hudson Conservation Commission finds that the uses presented by the applicant, along with the associated grading and site work, 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 along with the recommendations and stipulations listed below:

General recommendations by the Hudson Conservation Commission to the Planning Board:

1. Wetland Buffer Impact Limitations & Plan Revisions

This motion is based on the plan(s) and documentation submitted by the applicant. Permanent disturbance within the wetland buffer(s) shall not exceed 47,000 square-feet (SF) and total disturbance within the wetland buffer(s) shall not exceed 59,000 SF. It is required that if changes are made to the plan(s) that result in an increase to the amount of total or permanent wetland buffer impacts or materially changes the stormwater, snow-storage, grading, lighting, or restoration plans, the plan(s) and Conditional Use Permit application shall be resubmitted to the Conservation Commission for further review and recommendation prior to final Planning Board approval.

2. Wetland & Wetland Buffer Delineation

A stipulation and/or note should be added to the plan(s) that states: "Prior to any construction activities, all wetlands and wetland buffers within the site shall be clearly delineated with appropriate markers, to the satisfaction of the Town Engineer, at intervals no greater than fifty (50) feet."

3. Disturbance Limits Delineation

A stipulation and/or note should be added to the plan(s) that states: "Prior to any site clearing, approved "Do Not Cut" / "Do Not Disturb" town conservation markers shall be installed along the approved limits of disturbance at intervals no greater than one-hundred (100) feet and at changes in direction wherever practicable."

4. Mowing Limits Delineation

A stipulation and/or note should be added to the plan(s) that states: "'Do Not Mow" or equivalent markers, approved by the Town Engineer, shall be installed along the limits of proposed native seed mix areas where these areas abut lawn areas or other areas intended to be mowed, at fifty (50) foot intervals."

5. Erosion Control

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)."

6. Construction Vehicle Parking

A stipulation and/or note should be added to the plan(s) that states: "Construction vehicles (non-refueling vehicles) shall not be parked within wetland buffers overnight".

7. Refueling Vehicle Parking

A stipulation and/or note should be added to the plan(s) that states: "Refueling, fuel storage, and equipment maintenance shall not occur within wetland buffers or on any unpaved surface. Refueling vehicles shall not be parked overnight or left unattended within wetland buffers".

8. Material Storage/Stockpiling

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".

9. Snow/Ice Storage

The final plan set shall clearly label all designated snow-storage areas. A stipulation and/or note should be added to the plans that states: "Stockpiling or temporary storage of snow, ice, and associated treatment chemicals shall not be permitted outside of paved areas without adequate sediment control measures, approved by the Town Engineer, to fully capture and direct any runoff to the on-site stormwater treatment facilities. The property owner(s) shall provide and implement best management practices (BMPs) around all designated snow-storage areas to control sediment, de-icing materials, pollutants, and snowmelt runoff. The proposed measures shall be shown or described on the final approved plan set and maintained by the property owner(s) to prevent adverse impacts to wetlands, wetland buffers, stormwater facilities, and receiving waters. Snow, ice, and associated treatment chemicals shall not be stored within wetlands, wetland buffers, drainage facilities, emergency-access areas, or locations where snowmelt/icemelt may discharge directly into any wetland or surface water."

10. Snow/Ice Chemical Storage

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 any wetland or wetland buffer areas and such storage areas shall be shown on the approved site plan(s)."

11. Snow/Ice Removal Certification

A stipulation and/or note should be added to the plan(s) that states: "All snow and ice management services for the property shall be performed by a contractor certified through the New Hampshire Department of Environmental Services Green SnowPro Certification Program. Snow plowing, snow stockpiling, and the application and storage of snow removal/deicing materials shall be conducted in accordance with applicable Green SnowPro practices and guidelines. The property owner and/or property-management company shall maintain a current copy of the snow-removal contractor's Green SnowPro certification and provide it to the Town upon request and whenever the snow-removal contractor changes."

12. Fertilizer/Herbicide/Pesticide Restrictions

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 phosphorus-free, except where a soil test demonstrates that phosphorus is necessary. Fertilizers shall be applied in a manner that minimizes impacts to wetlands, wetland buffers, stormwater facilities, and receiving streams and shall not be used within wetland buffer areas. Pesticides and herbicides shall not be used within wetland buffer areas."

13. Restoration of Vegetated Wetland Buffers

A stipulation and/or note should be added to the plan(s) that states: "All disturbed areas within the limits of temporary wetland buffer impacts shall be restored to a natural state with native topsoil wherever possible, along with wetland conservation seed mix, or an equivalent seed mix approved by the Town Engineer."

14. Tree & Shrub Restoration

A stipulation and/or note should be added to the plan(s) that states: "Native shrub and tree plantings shall be provided along proposed slopes and disturbed areas within the wetland buffers in sufficient quantity to restore the area to a naturally vegetated state (e.g. forest). Size and type of vegetation to be provided shall be determined by a NH state-licensed landscape architect and/or wetland scientist. Species to be selected shall be salt-tolerant and appropriate for the respective slopes."

15. Establishment of Vegetation

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 areas, 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."

16. Lighting

The applicant shall evaluate and incorporate wildlife-friendly lighting practices wherever practicable, including fully shielded, downward-directed fixtures, warm-colored lighting, and

the minimum illumination necessary for safety and security. Lighting shall be designed to minimize glare, light trespass, and impacts to wetlands, wetland buffers, wildlife habitat, and adjacent properties.

17. Additional Tree & Shrub Plantings

It is strongly recommended to add sufficient quantities of native shrubs and trees to the planting plan to restore to a naturally vegetated state any disturbed areas outside of the wetland buffer which are not reserved for other uses, with the exception that consideration be given to minimizing the amount of maintained lawn area proposed, instead restoring such areas to a natural state in order to mitigate for some of the loss of forest within the wetland buffer due to the proposed disturbance. Fertilizer and pesticide/herbicide restrictions should be noted as they may impact lawn maintenance in applicable areas.

18. Additional Landscaping

It is recommended to add landscape islands containing shade trees, plants/shrubs, and other landscape features, within the interior of parking areas in any locations that are not specifically part of a drive aisle or parking bay and in large unshaded areas, particularly where said parking areas contain more than one (1) parking aisle and/or more than ten (10) parking spaces in a single row. The purpose of this recommendation is to reduce the "heat island" effect of large unshaded pavement areas, to reduce the disruption to wildlife habitat, improve aesthetic quality, and improve comfort for anyone using the facilities. While these areas may not be directly within the wetland buffer they are generally nearby, given that this site is largely surrounded by wetlands, and this recommendation will also help to mitigate for some of the loss of tree canopy cover within the wetland buffer due to the proposed disturbance.

19. Tree Protection

The applicant shall evaluate, and implement wherever feasible, tree preservation and protection of four (4) large mature willow trees/willow tree clumps, two (2) of which are located approximately adjacent to the proposed outfall to the east of building A, one (1) of which is located in the vicinity of the proposed stormwater basin just south of the proposed food court location to the east of building A, and one (1) of which is located just north/northeast of building C. Said trees shall be identified on the final plan set with size, type, and location and shall be clearly called out for protection prior to final site plan approval. Prior to any site clearing any trees identified for protection shall be marked on-site with approved "Do Not Cut" / "Do Not Disturb" town conservation markers. Construction personnel responsible for site clearing shall consult with town staff prior to and during construction regarding the limits of clearing and any tree protection requirements, as well as to evaluate any feasible modifications to work activities that may be required to avoid or minimize impacts to any trees identified for protection, including root zones where feasible.

Motion seconded by:

Mr. Walter

Discussion:

Mr. Dillon Dumont clarified that the motion should reference both lots 41 & 44.

Ms. Murray inquired about wildlife protections and it was advised that the state has regulations and protections in place for wildlife and that such questions should be directed to NHDES as part of the required alteration of terrain (AOT) and/or wetland dredge and fill permit.

Ms. Murray inquired about the use of cold-tone pavement to reduce heat island effects and warming of the surrounding area. The applicant indicated they were receptive to this and would evaluate it but that it would depend on the local availability of materials and may not be feasible.

Motion X carried or ___ failed (check one). Vote count: 5 / 0 / 0 (yea / nay / abstain).

Motion to continue:

_____ moved to continue the Conditional Use Permit application filed by representatives of Meadows Property, LLC, reference Tax Map 176, Lot 41 & 44, dated January 14, 2026, revised July 6, 2026, to date certain: _____.

Motion seconded by:

_____.

Discussion:

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

Meeting adjourned at approximately 9:00 p.m.

****Next Regular Meeting: Monday, August 10, 2026 at 7:00 p.m.****

Respectfully submitted,



Christopher Cameron, Secretary

Run: 8/03/26
1:18PM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: July 2026, GL Year 2027

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dstickney
Report Sorted Expenditure
Conservation

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Conservation Fund									
06-4619-5586-202-000	Conserv Comm, Sm. Equipment Mtce								
	3,091.00	0.00	0.00	3,091.00	280.00	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	0.00	0.00	0.00	1,327.00	0.000
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								
	49,964.00	0.00	0.00	49,964.00	10,580.00	10,580.00	-10,460.00	49,844.00	0.240
Total Conservation Fund									
Selected Year	54,882.00	0.00	0.00	54,882.00	400.00	400.00	0.00	54,482.00	0.729
Prior Year	0.00	0.00	0.00	0.00	10,460.00	10,460.00	-10,460.00	0.00	0.000
Sort Total	54,882.00	0.00	0.00	54,882.00	10,860.00	10,860.00	-10,460.00	54,482.00	0.729

Run: 8/03/26
1:18PM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
Town of Hudson, NH
As Of: July 2026, GL Year 2027

Page: 2
dstickney
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	54,882.00	0.00	0.00	54,882.00	400.00	400.00	0.00	54,482.00	0.729
Prior Year	0.00	0.00	0.00	0.00	10,460.00	10,460.00	-10,460.00	0.00	0.000
Grand Total	54,882.00	0.00	0.00	54,882.00	10,860.00	10,860.00	-10,460.00	54,482.00	0.729

Transaction Date	Vendor	Reference/Invoice Number	Debits		Transaction Description	P.O. #
ACCT #: 06-4619-5586-202 - Small Equipment						
		FY27 Budget:	\$ 3,091.00			
7/20/2026	Red Brick Clothing Co.	63019	\$ 280.00		(7) Polo shirts for Con Comm members @\$40 each	CON27001
		TOTAL SPENT	\$ 280.00			
		BAL. AVAILABLE	\$ 2,811.00			
ACCT #: 06-4619-5586-217 - Association Dues and Fees						
		FY27 Budget:	\$ 1,327.00			
		TOTAL SPENT	\$ -			
		BAL. AVAILABLE	\$ 1,327.00			
ACCT #: 06-4619-5586-235 - Registration Fees						
		FY27 Budget:	\$ 500.00			
		TOTAL SPENT	\$ -			
		BAL. AVAILABLE	\$ 500.00			
ACCT #: 06-4619-5586-252 - Other Professional Services						
		Budget:	\$ 49,964.00	\$ 70,850.00	* Need to verify	
			From FY27 Budget	From FY26 Encumbd.		
7/7/2026	Solitude Lake Management	PSI285584		\$ 10,460.00	Robinson Pond - Herbicide Treatment done 7/7/26	CON26007
		Tot Each-Budgt/Enc:	\$ -	\$ 10,460.00		
		TOTAL SPENT	\$	10,460.00		
		BAL. AVAILABLE				

Net Budget (FY27 & Encumb): \$ 120,814.00