



TOWN OF HUDSON

Conservation Commission

12 School Street
Hudson, New Hampshire 03051

Carl Murphy, Chairman David Morin, Selectmen Liaison
Tel: 603-886-6008 - Fax: 603-598-6481

CONSERVATION COMMISSION MEETING AGENDA April 13, 2026

The Town of Hudson Conservation Commission will hold its next meeting on **Monday, April 13, 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. Conditional Use Permit – 12 LeClaire Drive; Map 147, Lot 006-000

II. Old Business:

- a. Conditional Use Permit – 273 Lowell Road; Map 243. Lot 34
b. Conditional Use Permit – 207 Central Street; Map 176, Lots 041, 044, 045; The Meadows

III. Other Business:

- a. Trail Workday
b. Site Walk - 207 Central Street, "The Meadows," with the Planning Board, April 18th, 8:00 AM
c. Addition to Rangers Town Forest of roughly 17 acres with eacement.

IV. Financial Status:

- a. Current Report

V. Correspondence

VI. Approval of Minutes:

- a. March 9, 2026, Meeting Minutes
b. March 19, 2026, Workshop Meeting Minutes
c. March 21, 2026, 273 Lowell Rd, Restaurant Depot site walk minutes

VII. Commissioner's Comments:

**Next Regular Meeting: Monday, May 11, 2026 at 7:00 p.m.*

Carl Murphy

Carl Murphy, Conservation Commission Chairman



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman, 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: April 13, 2026

Case: Restaurant Depot, LLC – Commercial Site Plan and Conditional Use Permit Application
273 Lowell Rd, Hudson, NH
Map 243, Lot 34
Zone: General (G-1) & Conservation District

Description of work to be performed:

The project proposes construction of a 50,000 SQFT Commercial use building with 173 spaces for parking. The lot is accessed by an existing Driveway, sign and utility easement from Mercury Drive. The site is undeveloped and there are wetlands located to the South -West side of the property. A portion of the aboveground infiltration basin and driveway are within the 75' wetland buffer. The site plan if constructed as shown will have a permanent wetland buffer impact of 1,651 +/- square feet and a temporary wetland buffer impact of 9,014 +/- SQFT.

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 243, Lot 34, by representatives of 1 Restaurant Depot, LLC, dated April 13, 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 Restaurant Depot, LLC, reference Tax Map 243, Lot 34, dated April 13, 2026, 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. It is recommended to change the 3 to 1 slope to a 2 to 1 slope where possible along the South westerly portion of the driveway and infiltration basin. 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
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 to have the applicant install approved "Do not cut/Do Not Disturb town conservation markers along the conservation districts boundaries (75' wetland buffer).
7. 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. 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.

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 _____, (Y = yea, N = nay, A = abstain).

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

Carl Murphy, HCC Chairman

Run: 3/30/26
2:50PM

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

Page: 1
edhima
ReportSortedExpenditure
Conservation

Account Number	Budget	Prior Year Encumbered	Budget & PY Adjustments	Net Budget	MTD Exp	YTD Exp	Encumbered	Balance Available	%Used
Conservation Fund									
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	0.00	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	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	1,941.71	56,732.27	101,929.30	-52,676.20	149.701
Total Conservation Fund									
Selected Year	53,544.00	0.00	12,100.00	65,644.00	0.00	103,417.20	101,555.00	-139,328.20	312.248
Prior Year	0.00	46,659.37	-1,400.00	45,259.37	1,941.71	44,885.07	374.30	0.00	100.000
Sort Total	53,544.00	46,659.37	10,700.00	110,903.37	1,941.71	148,302.27	101,929.30	-139,328.20	225.630

Run: 3/30/26
2:50PM

Expenditure Report - Including Carry Forward Activity
Conservation Committee
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Page: 2
 edhima
 ReportSortedExpenditure
 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	12,100.00	65,644.00	0.00	103,417.20	101,555.00	-139,328.20	312.248
Prior Year	0.00	46,659.37	-1,400.00	45,259.37	1,941.71	44,885.07	374.30	0.00	100.000
Grand Total	53,544.00	46,659.37	10,700.00	110,903.37	1,941.71	148,302.27	101,929.30	-139,328.20	225.630

**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>
Conservation												
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	825,246.99	825,246.99	825,246.99
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	-	-	-	-
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	-	-	-	-
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	825,246.99	825,246.99	825,246.99	825,246.99

Conservation Commission Expenditure Report

Account Number	Account Description	Transaction Date	Vendor	Reference Number	Debits		Transaction Description	P.O. #
06-4619-5586-202	FY26 Budget: \$3,091.00							
06-4619-5586-202	Con Comm, Sm. Equip. Mtce.	11/12/2025	Mammoth Lumber	Invc 11/12/25	\$ 280.00		J.Walter-Pine Boards for Musquash Cons. Land	CON26006
					TOTAL	\$ 280.00		
					BAL. AVAILABLE	\$ 2,811.00		
06-4619-5586-217	FY26 Budget: \$1,327.00							
06-4619-5586-217-000	Con Comm, Assoc Dues/Fees	10/16/2025	NH Assoc. of CC	3463	\$ 1,050.00		NH Assoc. of Con.Comms. 2026 Memb. Dues	CON26004
					TOTAL	\$ 1,050.00		
					BAL. AVAILABLE	\$ 277.00		
06-4619-5586-235	FY26 Budget: \$500.00							
06-4619-5586-235	Con Comm, Registration Fees	8/20/2025	NHACC	CC registration	\$ 25.00		C. Cameron - Wetland Funct. Assess. Fld.Training	Ref. Req.
06-4619-5586-235	Con Comm, Registration Fees	9/8/2025	NHACC	CC registration	\$ 35.00		C. Cameron - AMC Trail Skills Registration	Ref. Req.
06-4619-5586-235	Con Comm, Registration Fees	10/7/2025	NHACC	CC registration	\$ 60.00		C. Cameron - Annual Meeting Registration	Ref. Req.
06-4619-5586-235	Con Comm, Registration Fees	11/17/2025	NHACC	KG registration	\$ 60.00		K. Griswold - Annual Meeting Registration	Ref. Req.
06-4619-5586-235	Con Comm, Registration Fees	2/12/2026	NHACC	JW registration	\$ 60.00		J. Walter - Annual Meeting Registration	Ref. Req.
					TOTAL	\$ 240.00		
					BAL. AVAILABLE	\$ 260.00		
06-4619-5586-252	FY26 Budget: \$48,626.00							
						From FY26 Bdgt	From FY25 Encumbd.	
06-4619-5586-252	Con Comm, Prof Services	7/14/2025	VHB, Inc.	480816		\$ 6,019.40		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	8/11/2025	VHB, Inc.	483564		\$ 4,396.94		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	8/13/2025	NH-PHL	209203	\$ 210.00			State - VLAP Testing @ Robinson Pond
06-4619-5586-252	Con Comm, Prof Services	8/19/2025	Aqualogic	2460		\$ 14,000.00		DASH/weed control @ Robinson Pond (50% match - DES)
06-4619-5586-252	Con Comm, Prof Services	9/11/2025	VHB, Inc.	487308		\$ 1,929.17		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	9/18/2025	NH-PHL	210251	\$ 110.00			State - VLAP Testing @ Robinson Pond
06-4619-5586-252	Con Comm, Prof Services	10/3/2025	VHB, Inc.	489063		\$ 188.93		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	10/4/2025	Aqualogic	2481		\$ 10,200.00		DASH/weed control @ Otternic Pond (50% match - DES)
06-4619-5586-252	Con Comm, Prof Services	10/17/2025	NH-PHL	210803	\$ 60.00			State - VLAP Testing @ Robinson Pond
06-4619-5586-252	Con Comm, Prof Services	10/15/2025	Evergreen Forest Mgmt	Invc 10/15/25	\$ 1,500.00			Musquash Conserv. Area- Knotweed treatment
06-4619-5586-252	Con Comm, Prof Services	10/31/2025	VHB, Inc.	491811		\$ 666.37		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	12/1/2025	VHB, Inc.	494604		\$ 188.93		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	9/11/2025	VHB, Inc.	487421		\$ 6,088.20		Permitting for Robinson Pond Improvements
06-4619-5586-252	Con Comm, Prof Services	12/29/2025	VHB, Inc.	497525		\$ 1,732.62		Robinson Pond Improvements - MS4 Permit
06-4619-5586-252	Con Comm, Prof Services	1/21/2026	Aqualogic	2704	\$ 5,000.00			DASH Work Down-paymt/ 50% Cost Match Grant
06-4619-5586-252	Con Comm, Prof Services	2/5/2026	Tarbell & Brodich, PA	Closing Costs	\$ 2,500.00			Land Purchase Closing Costs- 3 Barretts Hill Rd
	Con Comm, Prof Services	2/19/2026	VHB, Inc.	0502526		\$ 1,941.71		Robinson Pond Improvements - MS4 Permit
					TOTAL EACH:	\$ 9,380.00	\$ 47,352.27	
					Actual Total	\$ 56,732.27		
					BAL. AVAILABLE	\$ 37,153.10		
	Net Budget (FY26 & Encumb):					\$ 93,885.37		

This Amt. is -\$1,400.00 for Budget Adjustment/ Invoice paid after Encumbrance Amount set.

Stickney, Doreena

From: Dhima, Elvis
Sent: Friday, March 27, 2026 11:25 AM
To: 'Don Dumont'; Dubowik, Brooke; Malley, Tim; Murphy, Carl
Cc: Stickney, Doreena; Kirkland, Donald
Subject: RE: Meadow's Project 207 Central St
Attachments: 1000034240 (2).jpg

Hi Don,

Staff is not in a position to offer an opinion on this matter. However, you are within your right to raise your concerns directly with the Conservation Commission.

We will include your request in the meeting packet for the April 13, 2026 Conservation Commission meeting. You can also bring this up during the scheduled site walk on Saturday, April 18, 2026.

I hope this is helpful.

E



TOWN OF HUDSON NH

Elvis Dhima, P.E.
Development Services Director
12 School Street
Hudson, NH 03051
(603) 886-6008

From: Don Dumont <derekmanagement@aol.com>
Sent: Thursday, March 26, 2026 4:09 PM
To: Dhima, Elvis <edhima@hudsonnh.gov>; Dubowik, Brooke <bdubowik@hudsonnh.gov>; Malley, Tim <tmalley@hudsonnh.gov>; Murphy, Carl <crmglok@gmail.com>
Subject: Meadow's Project 207 Central St

EXTERNAL: Do not open attachments or click links unless you recognize and trust the sender.

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Town Of Hudson

Kathy Griswold is a member of the Conservation Commission who has clearly prejudged the Meadows property application, which is currently under review by both the Planning Board and the Conservation

Commission. Once I became aware of this, it became my obligation to bring it forward. What is particularly concerning is that I do not know the extent of her influence or how far her communications may have affected other members of the Conservation Commission or the Planning Board. For these reasons, I respectfully request the recusal or removal of Ms. Griswold, as well as any other member who has engaged in conversations with her that demonstrate an intent to disrupt, influence, or undermine the fairness of the hearing process.

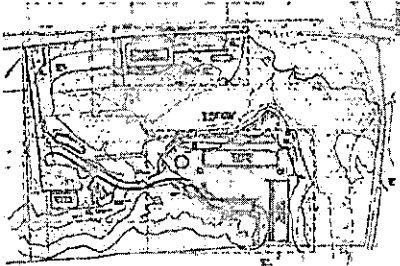
See attached picture. There is no way of knowing how many of these comments are out there but this picture shows two from the same member.

I am also respectfully requesting that she and any other member that took part in this does Not attend the property walk on Saturday 4-18-26 at 8am

Don Dumont
603-231-7344

Save Hudson, NH
1d · 🌐

Once again, the Dumont's will be before the planning board tomorrow night at 7 pm to present their plan for The Meadows on Central Street. The agenda can be found here https://www.hudsonnh.gov/sites/default/files/fileattachments/planning_board/meeting/55122/plb-a2026-03-25.pdf Will they have any plans to handle the traffic they will add to Central Street? You can find more at https://www.hudsonnh.gov/system/temporary/filefield_paths/meadows_digital_packet.pdf



👍 3 💬 22 ➦ 6 🌐

All comments ▾

Sean McCarthy · 21h
Holy Wetlands impact batman!!!
Reply 👍 2 🗨️

Kathy Griswold · 17h
Sean McCarthy reminds me of Long Island where they would just fill in all the wetlands and build like crazy and couldn't figure out why the sewer systems kept getting overwhelmed, and we'd have flash floods 📷
Reply 👍 🗨️

sewer systems kept getting overwhelmed, and we'd have flash floods 📷
Reply 👍 🗨️

Sean McCarthy · 17h
Kathy Griswold 😂😂 damn.
Reply 👍 🗨️

Deb Stinson · 1d
Is it just me and my old eyes or can anyone read this map???
Reply 👍 1 🗨️
View 1 reply

Debra Putnam · 23h
If you have concerns then please attend and be ready to speak at the meeting tonight.
Reply 👍 🗨️
View 4 replies

Analise Pappas · 1d
How would this affect the animals within that habitat? Target pushed the animals into surrounding neighborhoods. That area has also flooded numerous times. Is there a plan to move the natural water flow? Ha
Reply 👍 2 🗨️

Sonya Rod · 1d
That is a lot of wetlands underneath all those tall buildings. Sinking/sinkholes? Any protected animals going to be

Sonya Rod · 1d
That is a lot of wetlands underneath all those tall buildings. Sinking/sinkholes? Any protected animals going to be displaced?
Reply 👍 3 🗨️

Sue Bailey · 1d
I believe they need state approval to encroach that much into the wetlands.
Reply 👍 🗨️

Sue Bailey · 18h
See key rules and laws in NH. This will enlighten you about the whole situation. I googled "can a public official use his position to further his business in town he represents".
Reply 👍 🗨️

Anne Dello Mailloux · 1d
But why right there though?? I mean there's a shi+load of other places.
Reply 👍 2 🗨️

Tracy Provencher Gendreau · 18h
If folks cannot make it to ight, a letter to the zoning board would make your thoughts known and help to get appropriate information out to the community. One statement within the paperwork states the variances has been granted and there will be buildings on the site. I cannot believe they can mitigate the wetlands and not affect the rest of the areas surrounding it
Reply 👍 1 🗨️

rest of the areas surrounding it
Reply 👍 1 🗨️

Julie Couillard · 22h
I'd hate to see the Canon be moved or destroyed
Why not flatten BK building and build there
Reply 👍 1 🗨️
View 3 replies

Kathy Griswold · 22h
A developer affiliated with a selectman that votes against properly staffing the firehouses wants to develop more structures in a congested area that also significantly impacts prime wetland and vulnerable species.

sarcasm Sounds like a great idea.



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: March 9, 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 X

Ken Dickinson
Vice-Chair X

Christopher Cameron
Clerk X

John Walter
Member X

Kathy Griswold
Member X

David Morin
Selectman Liaison X

Don Kirkland
Engineer X

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

None

II. Old Business

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

Site Walk: Rescheduled for Sat 3/21/2026 at 9:00am at 273 Lowell Rd.

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

On the agenda for the Planning Board meeting on 3/11/2026.

Site Walk: None scheduled. A combined site walk with the Planning Board is desired at a future date, which will be coordinated and scheduled by the Planning Board.

III. Other Business

a. NHDES – Town Forest Management

Mr. Cameron presented some correspondence received from NHDES requesting information from NH municipalities on their municipal forests, forest management plans, conservation plans, master plans, etc. Mr. Cameron will coordinate with the Engineering Department to compile and provide the requested information to DES.

It was indicated that the current municipal forests are Kimball Hill, Rangers Drive, and Colburn, of which Kimball Hill and Rangers Drive have forest management plans. Colburn Town Forest was indicated not to be a good candidate for a forest management plan currently due to the relatively young age and overall good health of the forest.

Musquash Conservation Area, although not officially a town forest, was previously evaluated for a forest management plan and the Commission at the time decided against it due to concerns with recreation access being limited during any timber harvesting activities, along with the relatively young age of the forest. It was noted that Musquash could be re-evaluated in the future for a potential forest management plan.

Mr. Murphy mentioned that the Tiger Road property had been evaluated and was found to have limited opportunity for timber harvest, however it could be a good candidate for a timber stand improvement (TSI) forest management plan, which would remove certain trees (and possibly plants, such as invasive species) to improve the overall health of the forest.

Reference was made to the current Open Space Plan, which the Commission is in the process of working to update, along with the Town Master Plan. It was unclear if there were any other town resources available, such as a sustainability plan, however anything relevant could be provided to NHDES.

b. Trail Work Day

The most recent trail work day took place on Sat 3/7/2026. Members Murphy, Dickinson, Griswold, and Cameron walked the Hudson portion of the trolley bed trail east to the Pelham town line and cleared some branches and saplings along the way that had grown across the path.

Afterward, members Murphy and Cameron snowshoed to the recently-cleared eastern segment of

the Gumpas Pond Loop Trail at Musquash Conservation Area. Several large blowdowns were cleared from the trail and the trail was observed to be in good shape but in need of signage and blazing.

The next trail work day is tentatively scheduled for **Saturday 3/21, immediately following the site walk at 273 Lowell Rd, which is tentatively scheduled for 9:00 a.m.**

c. Workshop – Open Space Plan

A Conservation Commission workshop is re-scheduled for **Thursday 3/19/2026 at 7:00 p.m.** to work on updating the Hudson Open Space Plan; location TBD. It was mentioned that discussion would take place at the workshop about the Circumferential Highway parcels, which NHDOT is presenting at an upcoming public hearing on 3/26/2026.

d. MS4 Stormwater Permit

Mr. Kirkland provided a brief overview of the permit process and criteria. He indicated that the Municipal Separate Storm Sewer System (MS4) permit process was established by the state of NH in 2017 to regulate pollutants in surface waters. The applicability for Hudson was determined to be Robinson Pond and the regulated pollutant is phosphorus (K). Phosphorus can enter watersheds from a variety of sources, including animal waste, fertilizers, surface water runoff, etc. It was indicated that the current phosphorus level in Robinson Pond is around 170 mg/L and the targets for the MS4 permit are a 20% reduction in phosphorus within Robinson Pond by 2026, 40% reduction by 2028, 70% by 2031, and 100% by 2033. Credits for reduction can be gained by various activities, including both “structural” and “non-structural” best management practices (BMPs). Non-structural BMPs include education and other resources to help reduce sources of phosphorus pollution (pet waste cleanup, alternative fertilizers, leave cleanup/disposal, etc.). Structural BMPs include physical measures that treat surface water runoff before it enters watersheds, such as stormwater retention and treatment systems, increased wetland buffers, etc., as well as measures, such as addition of alum, that treat the surface water to remove, consolidate, and/or deactivate phosphorus.

IV. Financial Status

a. Current Report

- i. Conservation Commission Operating Budget, available balance = \$39,094.81 (as of 3/3/2026, FY 2026). \$2,500 was withdrawn for closing costs on the land purchase at 3 Barretts Hill Rd. The approximately \$90,000 purchase price for the property will be withdrawn soon from the Conservation Fund.
- ii. Conservation Fund: Update provided but no change shown. Balance = \$823,163.15 (as of January 2026, FY 2026).

b. Request from Engineering for Additional Funds

The Engineering Department submitted a request for an additional \$9,000 to be expended by the

Commission to cover outstanding tasks for the permitting and design of the Robinson Pond boat launch improvements. Mr. Kirkland indicated the Commission had spent around \$120,000 to date for this effort. The original contract with VHB was for the amount of \$108,750.

Discussion:

Mr. Dickinson expressed concern that the Engineering Department is coming back to the Commission to request additional funds. The concern was raised that the budget for MS4 permit compliance should be increased within the annual town budget, either as part of the Conservation Commission operating budget or separate.

Motion: To expend \$9,000 for the completion of outstanding tasks related to the boat launch improvements at Robinson Pond related to the MS4 stormwater permit compliance.

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

V. Correspondence

NHDES provided a notice of a grant award for 50% matching funds to cover invasive aquatic plant species control and removal. It was indicated that the Board of Selectman had voted to accept the grant award at one of their recent meetings so no action was required by the Commission.

VI. Approval of Minutes: February 9, 2026 Regular Meeting Minutes

Discussion:

None

Motion: To accept the February 9, 2026 regular meeting minutes.

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

VII. Commissioners' Comments

Mr. Walter presented a three-dimensional (3-D) topographic map/model he had created of Robinson Pond, showing the watershed and various terrain features around the pond. He then presented a 3-D model of a vernal pool that he had created, along with a poster containing various photos and facts about vernal pools. Mr. Walter indicated he planned to share these materials at the upcoming "Protect Our Ponds" conference in Pelham, along with an upcoming presentation at the Hudson Senior Center, scheduled for 4/14/2026 at 10:00 a.m.

Mr. Cameron again reminded members of the discussion at the previous meeting around members taking inventory of trail sign and marking needs at conservation properties. He added that in addition to trail signs and markings, members could look for vernal pools and identify the locations of any observed so that they could potentially be added to the maps.

VIII. Adjournment

Discussion:

None

Motion: To adjourn the meeting.

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

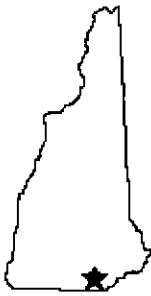
Meeting adjourned at 9:09 p.m.

**Next Regular Meeting: Monday, April 13, 2026 at 7:00 p.m.*

Respectfully submitted,



Christopher Cameron, Clerk



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: March 19, 2026

WORKSHOP 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.

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The workshop commenced at approximately 7:06 p.m., with all members in attendance. The workshop was not recorded or televised.

I. New Business

a. Open Space Plan – Circumferential Highway Parcels

Discussion took place on the State of New Hampshire Department of Transportation (NHDOT)'s intent to sell off the property obtained for the construction of the Circumferential Highway through Hudson, Litchfield, and Merrimack. NHDOT announced at the Hudson Select Board meeting on 1/27/2026 their intent to abandon the project and sell off the land that had been purchased decades ago for the project. A table was compiled, prior to the workshop, containing information about each of the parcels, both developed and undeveloped, including their fair-market-value, as presented to the Board of Selectmen. The parcels were evaluated using the scoring criteria in the Open Space Plan and each was given an overall score representing the objective priority for conservation.

The Commission discussed the undeveloped parcels and considered the value of each with respect to a number of factors, including wildlife habitat connectivity, wetland/water resource protection, continuity with other open space, vulnerability to development, and cost per acre. The parcels were prioritized in order of interest by general consensus. Some of the parcels were de-prioritized due to high cost. Focus was placed on those parcels that could be obtained with existing Conservation Funds. Other funding opportunities were discussed, including potential grant opportunities and working with land trusts. It was indicated that the Society for the

Protection of New Hampshire Forest (SPNHF or “Forest Society”) had not expressed interest in any land conservation projects in Hudson. Piscataquog Land Conservancy, the land trust covering Hudson and many other towns in the area, had expressed a willingness to meet with the Commission and discuss their needs and priorities. Mr. Murphy indicated he would follow up to see if a member of Piscataquog would be available to attend the next regularly-scheduled meeting of the Commission. It was mentioned that many grant deadlines were approaching for 2026 and more information should be sought on the available opportunities. The Circumferential Highway parcels might be a good candidate for grant funding because they will be for sale shortly at a known cost, would allow a large swath of somewhat continuous land to be conserved (depending on which parcel(s) were conserved), and were to be sold by a public entity with no expressed desire to retain any interest in any of the parcels, which would hopefully allow the land transfer to progress smoothly.

It was generally agreed that the prioritized parcels are “Trigate Rd”, “121 R Wason Rd”, and “Bush Hill Rd”, followed by “Speare Rd” if funds would allow. This would allow for a continuous stretch of conservation land, broken only by a few road crossings, stretching from Musquash Rd to Speare Rd, crossing Trigate Rd and Bush Hill Rd, and potentially extending all the way to Kimball Hill Rd. The Trigate Rd parcel abuts Colburn Town Forest and would allow this conservation area to be greatly expanded. Interest in other parcels, including “Central St”, “261 Central St”, and “Old Derry Rd”, among others, was expressed, provided additional funding was obtained.

Interest in “232 Lowell Rd” was expressed, however there were concerns raised with the high cost. It was suggested that subdivision of this parcel be investigated, allowing for the more valuable portion of the land for commercial development, the western portion abutting Lowell Rd, to be developed while protecting the more environmentally-sensitive areas in the central and eastern portions of the parcel. If the central and/or eastern portion of the 232 Lowell Rd parcel were to be conserved, there would be added conservation value and interest in the “Musquash” parcel adjacent to Musquash Rd and Copper Ln. Certain parcels were deprioritized due to high cost per acre, discontinuity, lack of development vulnerability, and/or other factors limiting their conservation value compared with the prioritized parcels.

The workshop adjourned at 9:00 p.m.

****Next Regular Meeting: Monday, April 13, 2026 at 7:00 p.m.***

Respectfully submitted,



Christopher Cameron, Clerk



TOWN OF HUDSON

Conservation Commission



Carl Murphy, Chairman

Selectman Liaison

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

DATE: March 21, 2026

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: Restaurant Depot, LLC, 273 Lowell Rd, Hudson, NH

Start: 9:09 A.M. **End:** 10:30 A.M.

Attendance:

- Members: Carl Murphy, John Walter, Kathy Griswold, and Ken Dickinson.
- Applicant Representative: Mike Ward, Engineer from Bohler.
- Public: None

Summary:

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

Observations:

- Access into lot is from an existing driveway easement from the Hudson logistics center access. Proposed driveway width is 30'.
- The proposed impact area is wooded with a gentle slope to the Southwest. The impact area was spongy to walk on and the soil seemed sandy and has the ability to drain well.
- Only the wetland border was marked and the access easement.
- Mr Ward was able to point out the limits of disturbance using a wheel measure, handheld GPS unit and marked wetland flagging as a reference point.

Discussions:

- A discussion ensued to whether or not the slope can be changed to a 2 to 1 slope from a 3 to 1 slope where possible along the South westerly part of the driveway and the storm water management basin to lessen the wetland buffer impact. Mr Ward indicated he would look into it.
- A discussion was made to whether alternate native plantings can made along the driveway that would require no maintenance.
- The Commission discussed if the driveway can be narrowed to 24' from 30'. Thus, limiting the wetland buffer impact Mr. Ward indicated that he would look into and provide the necessary documentation pertaining to the driveway width.
- The applicant indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting on 4/13/26.
- It was discussed that the Conservation Commission would compile a motion for a recommendation, with comments, to the Planning Board regarding the Conditional Use Permit application, which would be voted on at the upcoming monthly meeting of the Conservation Commission.

No decision or motions were made during this site walk.

Carl Murphy

Carl Murphy
Conservation Commission Chairman