



# TOWN OF HUDSON

## Conservation Commission

William Collins, Chairman

Dave Morin, Selectmen Liaison

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### **Motion to Recommend/Not Recommend the Conditional Use Permit Application**

**Date: January 25, 2021**

**Case:** Hudson Logistics Center-Green Meadow Golf Course  
Hudson, New Hampshire  
Map 234, Lots 5, 34, and 35 and Map 239, Lot 1  
Zone: General (G1) and Business (B)

**Description of work to be performed:** The project proposes construction of two new access roadways, the first, proposed Green Meadows Drive which extends from Lowell Road and the second, proposed Northern Access Road extending from Walmart Boulevard. Three warehouse buildings, driveways and parking areas surrounding the facilities and numerous retention ponds to manage storm-water runoff. The site plan if built will have a permanent wetland impact of 55,525 square feet (1.28 acres) and a permanent wetland buffer impact of 178,344 square feet (4.09 acres). As stated by the applicant a majority of these impacts will occur along the two proposed access driveways.

**Note:** Prior to tonight's meeting representatives of HillWood Development have presented information on wetland and wetland buffer impacts, roadway design and storm water management design. Two site walks of the property have been completed by commission members along with residents of the community. The applicant has responded to numerous public comments and input from conservation commission and through multiple meetings and public input sessions has redesigned the roadway and other parts of the project to reduced overall wetland and buffer impacts by 61,293 square feet.

Members Present: Randy Brownrigg, Ken Dickinson, Paula Hubert and William Collins

Conservation Members Stepping Down: None

Alternates Seated: None

**Motion to “Recommend”**

Mr. Dickinson moved to recommend a favorable acceptance of the Conditional Use Permit application to the Hudson Planning Board for the application filed by representatives of HillWood Logistic Center reference Tax Map 234, Lots 5, 34 & 35 and Map 239, Lot 1 dated April 21, 2020, revised 5/19/20 and 1/18/21 After CUP application review by the Hudson Conservation Commission we find that the uses presented by the applicant for access to the upland portion of the property and for storm water management comply with Town of Hudson Zoning Ordinance 334, Article IX- Wetland Conservation Overlay District, paragraph 334-36(C) 2 through 4 and 334-37. This favorable acceptance is contingent upon Planning Board approval of the proposed plan and with the recommendations of the Hudson Conservation Commission listed below.

Motion second Mr. Brownrigg

This motion is based on the plan(s) submitted by the applicant. It is recommended that if additional wetland and wetland buffer impacts are made the plan be returned to the Conservation Commission for further review.

**Recommendations by the Hudson Conservation Commission to the Planning Board to address potential environmental issue during construction and as part of any Condition of Approval by the Planning Board.**

1. Construction and restoration shall comply with Best Management Practices set forth in New Hampshire Storm Water Manual Volume 3: Erosion and Sediment Control
2. During construction and restoration erosion control barriers shall be installed and maintained to the satisfaction of the Town Engineer and the Hudson Conservation Commission.
3. Conservation Commission members shall be allowed to inspect the boundaries of the wetland and wetland buffer areas during construction and report any finding to the applicant and Town engineer for immediate remediation.

4. A stipulation and or note should be added to the plan that states “Construction vehicles (non-refueling vehicles) shall not be parked within 25 feet of any wetland or wetland buffer boundaries overnight”.
5. A stipulation and or note should be added to the plan that states “Refueling vehicles shall not be parked overnight or left unattended within 50 feet of any wetland or wetland buffer boundaries”.
6. A stipulation and or note should be added to the plan that states “Stockpiling of construction materials is not allowed in the wetland or wetland buffer areas of the site or in areas designated for permanent conservation”.
7. Due to the nature of this project which will create large areas of impervious surfaces the applicant should consider the use of alternate materials such as ~~pervious concrete and or asphalt~~ **pervious pavement** to help with ground water recharge and minimize the need for snow and ice control chemicals i.e. Sidewalks, Handicap Parking and other low use areas are good candidates for this type of surface.
8. A stipulation and or note should be added to the plan that states “Storage sheds for chemicals used to manage snow and ice at the site shall not be placed within 50 feet of the wetland or wetland buffer areas and such storage areas shall be shown on the final plan set.
9. Members of the conservation commission would like to witness the draw down and relocation of wildlife of the manmade ponds listed as impact areas a two day notice should be provided to the Town of Hudson Engineering Department to facilitate this request.

**Recommendations by the Hudson Conservation Commission to the Planning Board to address Restoration and Landscaping of areas that were presented by the applicant and as part of any Condition of Approval by the Planning Board.**

10. Add third party monitor for plantings, i.e. Professional Landscape Architect and/or Professional Wetland Scientist to perform monthly visits during the growing season for a 3 year period and submit maintenance logs to the Town Engineer and Commission on a quarterly basis.
11. Any vegetation associated with post-construction BMP’s to be suitably established to withstand erosion.
12. Provide maintenance paths for planting areas within the conservation easement to be constructed of pervious material wide enough to accommodate a mini-excavator and skid steer capable of transplanting a 6” caliper tree (8 foot minimum width). Provide similar sufficient maintenance access between sound wall and southern property line.

**Landscaping specific stipulations**

13. Any proposed landscaping within jurisdictional resource areas shall consist of species native to northeastern USA region. Prior to implementation, a final landscape plan with plant schedule, shall be submitted to the Town for review and approval.
14. Invoices for the purchase of native New England Seed Mixes/plantings referenced in Condition #4 above shall be provided to the Engineering Department upon availability and before install/ seed application in the field.
15. Prior to final seeding, an invasive species inventory shall be performed to provide Baseline documentation of invasive species that are either within restored areas or Adjacent thereto.
16. Under the supervision of a qualified Wetland Scientist or Landscape Architect the restored areas within jurisdictional areas shall be monitored for 5 years post installation (during the height of the growing season) and reports shall be submitted to the Commission no later than November 18th of each year. Upon observation, dead or dying plantings or seeded areas shall be replanted, as seasonal conditions allow. Invasive species shall be monitored and removed manually upon observation. Detection of invasive species, an estimation of their coverage and management of same shall be included in said reports.
17. Methods for more involved management of invasive species (such as root barriers for Phragmites or herbicide application) shall be discussed with the Engineering Department and implementation of any proposed non-manual methods shall be reviewed and approved by the Town Engineer, Conservation Commission, or Administrator depending on type of methods proposed.
18. The planting areas shall exhibit an overall survivorship of at least 75% after three full growing seasons.
19. Upon beginning work, the applicant shall submit written progress reports every month detailing what work has been done in or near resource areas, and what work is anticipated to be done over the next period. This will update the construction sequence and can be a part of the weekly erosion control reports.
20. Fertilizers utilized for landscaping and lawn care shall be slow release, low-nitrogen types (<5%), and shall not be used within 50 feet of a wetland resource area. Pesticides and herbicides shall not be used within 50 feet of a wetland resource area

**Recommendations by the Hudson Conservation Commission to the Planning Board to address recreational aspects of the property as a Final Conditions of approval by the Planning Board.**

21. Pedestrian access shall be granted along the Steele Road extension in the form of an easement to allow for access to any agreed upon river trail recreation area. This easement should be shown on the final Site Plan of Record.
22. Proposed conservation easements discussed by the applicant for areas along the eastern and western portions of the property should be solidified in writing and legal agreements drawn up in tandem with the Site Plan approval process as part of any final condition of approval set forth by the Planning Board.
23. As this property abuts the Merrimack River, one of Hudson's biggest potential recreational asset. The Applicant, Planning Department, Engineering Department and the Conservation Commission should work together to establish a public river boat access location and launch facility, either on sight or at a location best suited for such a facility, that will provide the most accessible point for residents of Hudson as part of any final condition of approval set forth by the Planning Board. Funding for said site could be in the form of a financial contribution by the applicant in lieu of any other mitigation requirements proposed by the planning board.
24. A stipulation and or note should be added to the plan that states "Conservation Wetland Overlay District Markers shall be placed at 50 foot intervals along the wetland boundaries, post construction to clearly identify the conservation easements areas".

**Roll Call Vote:** Mr. Brownrigg Yes, Mr. Dickinson Yes, Mrs. Hubert No,  
Mr. Collins Yes

Reason for Dissenting Vote: Mrs. Hubert Stated that her No vote was related to her inability to attend meetings in person and that it was difficult for her to provide direct and substantial input on this application.

*William Collins*

William Collins  
HCC Chairman

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**A copy of this recommendation shall be stapled to the CUP application and forward it to the Town Planning Office for inclusion in the Planning Board Member Packets.**