



TOWN OF HUDSON

Conservation Commission



Jim Battis, Chairman

Nancy Brucker, Selectmen Liaison

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DATE: 14 April 2014

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.

A regular meeting of the Hudson Conservation Commission (HCC) was held in the Community Development Conference Room of Town Hall.

Members of the Commission present: J Battis, R Brownrigg, K Dickinson, P Dubay, R Jurewicz

Members of the Commission excused: None

Members of the Commission absent: None

Member of Town Staff present: L Stevens

Board of Selectman Representative excused: N Brucker

Seating of Alternates: None

Called to Order at 7:04 pm.

I. PUBLIC INPUT RELATED TO NON-AGENDA ITEMS

None

II. OLD BUSINESS

None

III. NEW BUSINESS

- A. Request for Site Walk – Proposed Wetland Conservation District Impact
212 Lowell Road
Map 222 Lot 018

Presented by Patrick Colburn, Keach-Nordstrom, Inc representing the owner

Mr Colburn explained that the applicant, Demoulas Super Markets, Inc., is proposing a signal change on Lowell Road to service Market Basket, Haffner's Gas Station, and the new development at Fairview Nursing Home requiring a relocation of their access on Lowell Road. This will require changes to the parking lot layout and they will be seeking a 50 ft addition on the north side of the building, a 3600 SF addition on the east and a new front entrance. The impacted wetland is a conveyance channel that directs storm water beneath Hardy Road and Lowell Road towards the Merrimack River. Parts of the expansion will lie within the wetland buffer requiring buffer impacts and there are potentially two small wetland impacts. The plans presented are in early development and are conceptual for the purposes of requesting a site walk. This plan does not show anticipated grading and storm water treatment improves.

- B. Request for Site Walk – Proposed Wetland Conservation District Impact
300 Webster Street
Map 186 Lot 024; Lot 020-4;

Presented by Patrick Colburn, Keach-Nordstrom, Inc representing the developer

Mr Colburn noted that the property is on the Litchfield line and that the Commission had visited this site in 2008. At the time the proposed project was a nine lot subdivision and discussion primarily involved access to the river and an easement for the Heritage Trail along the river bank. That project included Lot 128-08 and the proposed roadway was completely within Hudson. That lot is now excluded from the project and the roadway will originate in Litchfield, still with nine building lots but partly in Hudson and partly in Litchfield. To access the buildable portion requires a wetland impact at the proposed road crossing.

- C. Request for Site Walk – Proposed Wetland Conservation District Impact
Hawk View Ridge Development
Map 186 Lot 024; Map 186 Lot 020-4; Map 194 Lot 10; Map 195 Lot 001; Map 201 Lot 007.

Presented by Patrick Colburn, Keach-Nordstrom, Inc representing the developer.

Mr Colburn stated that this plan shows a subdivision roadway connecting Bush Hill Road with a new road to Kara's Crossing. The plan shows 63 open space lots and a single conventional lot. The plan show four permanent wetland impacts associated with construction of the roadway. The Conservation Commission has previously seen a plan connecting Bush Hill to Hawkview Road but that has been deemed inaccessible to Gibson Lane because of the widths and side slopes associated with Gibson Lane.

Mr Dickinson asked if there was a priority for these requests. Mr Colburn replied that Market Basket was probably highest priority as a multiphase permitting process. The other two projects are about equal.

Site Walks were scheduled for:

- 21 April 2014 at 6:30 pm at 212 Lowell Road
 - 4 May 2014 at 9:00 am at 300 Webster Street
- and
- 4 May 2014 at 10:00 am at White Service Road off Bush Hill

IV. OTHER BUSINESS

A. Stewardship of Conserved Lands

Mr Dickinson gave a quick summary of the status of trail work in the Town Forest including the rerouting of one trail to avoid making a wetland crossing. This will involve several hundred feet of clearing to reroute the trail. He planned to look into plastic trail markers used in Chelmsford, MA. He also noted that he surveyed a potential trail from Woodlawn Drive connecting to the Hamblett-Nash Trail completely on the Town property. The entire trail would not require a boardwalk as he originally assumed. Finally, he noted that the SPNHF is preparing for a timber harvest at the Ingersoll Property.

Mr Battis noted that during the trail work at the Town Forest, it was clear that there was significant vehicle activity on the logging roads. He suggested that the commission should consider methods to restrict vehicle traffic in the Town Forest.

Mr Dickinson noted that Pelham does restrict vehicle traffic in their property. He also noted that it might be worthwhile to selectively add gravel along the logging roads to reduce further erosion. He also thought there were locations in the Musquash Conservation area where this would be useful.

Mrs Stevens noted that Sparkling River, formerly known as River's Edge and River Walk, on Webster Street, had been found to have issues in handling storm water and safety issues. At the present time they do not have the proper permits and the Town will not do any inspections until their permitting situation is corrected. Over the past week and a half they have been making substantial progress on becoming compliant. She also showed several photos of the excavation, improper disposal of construction debris and the safety issues. Members of the discussion participated in a discussion of the issues and history of the project.

V. Financial Status

Mr Battis noted the financial statement appears to indicate a substantial overrun in expenditures however this is due to the contract for the herbicide treatments at Ottarnic and Robinson Ponds and that the excess expenditure would be recovered from the state grant and use of Conservation Funds as previously authorized by the Commission.

VI. Correspondence

None

VII. Minutes

Motion to approve the 10 March 2014 minutes as amended.

Motion by: K Dickinson

Second by: R Brownrigg

Vote: For 5 Opposed 0 Abstain 0

VIII. Commissioner's Comments

Mrs Dubay noted that the new Musquash Kiosk is essentially complete. Mr Dickinson and Mr Jurewicz discussed work schedules for the Town Forest. Mr Brownrigg made a query about installation of signs for beaver crossings on Musquash Road. He noted that several beavers have been killed on Musquash Road in the past month or so. Mr. Battis noted that the Commission has openings for both full and alternate members.

Motion to adjourn.

Motion: K Dickinson

Seconded: R. Brownrigg

Vote: For 5 Opposed 0 Abstain 0

Meeting Adjourned at 8:26 pm.


James Battis, Chairman