



# TOWN OF HUDSON

## Conservation Commission



Carl Murphy, Chairman

Dave Morin, Selectman Liaison

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**DATE: February 12, 2025**

**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.).

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**Location:** T-Bones, 256 Lowell Rd (Area of Proposed Development, adjacent to Walmart)

**Start:** 4:51 P.M.      **End:** 5:45 P.M.

**Attendance:**

- Members: Carl Murphy, Linda Krisciunas, Christopher Cameron, and Ken Dickinson.
- Applicant Representative(s): Sam Foisie, Engineer, Meridian Land Consultants.
- Public: Frank Maglio of 14 Rita Ave, Kathy Galloway of 11 Rega Ave.

**Summary:**

The purpose of the site walk was to view the proposed impact areas, including the wetland buffer area in the southern part of the site. We discussed the following concerns:

**Observations:**

- Relatively low quality trees and vegetation observed in much of the proposed impact area. Significant amount of apparent invasive species shrubs and vines throughout the northern (impacted) part of the site. Higher quality and more mature trees were found on the fringes of the proposed development area, some of which could likely be avoided if the overall developed site were able to be reduced in size. Many tall pines and some mature hardwoods were observed, both within the proposed limits of clearing and beyond. Young growth balsam and/or fir trees observed in the northeastern part of the site (relatively rare in this area), some within the proposed developed area. Higher quality and mature trees were observed throughout the proposed 100 foot property line buffer area adjacent to the residential properties along the east and southeast side of the site, as well as throughout the wetland and wetland buffer areas in the southern portion of the site.

- Very tall (20-30 foot) berm/upward backslope observed along the back (east side) and southeast side of the Walmart site, extending almost to the main driveway (from Walmart Drive) access to the site, and topped with a wooden fence.
- The site is relatively flat overall, gradually sloping towards the southwest corner at Lowell Rd.
- Much of the proposed developed area appears to have been previously cleared. Logging road/trail observed through the center of the site, running approximately northeast to southwest.
- Adjacent houses to the east/southeast of the site can be easily seen from the center of the site and along the proposed limits of clearing. Likely some more visual buffer provided by the trees/vegetation during growing season. Lowell Road is not easily visible from within the proposed area of development, nor is Walmart Drive, the Walmart store, the existing parking lots, or the parking lot/store lighting. The residents in attendance indicated that Walmart is largely hidden from view and the noise mitigated by the existing berm.

### **Discussions:**

- Stormwater basin size, location, slope, and backslope were all discussed, along with potential retaining wall materials. The Commission asked about the feasibility of removing or relocating some of the proposed parking spaces adjacent to the stormwater basins in order to provide a buffer area, ideally including shrubs/vegetation, and shift the basins to reduce impact to the wetland buffer area. It was indicated there would likely need to be guardrail at the edge of the parking area adjacent to the ponds. The applicant indicated they would look into the feasibility of putting some of the stormwater storage beneath the parking area, along with the feasibility of shifting the stormwater storage to the east/northeast to reduce impacts to the wetland buffer.
- They also indicated they would evaluate the feasibility of making the outside slopes of the basins steeper to limit the area of disturbance. There was some discussion on retaining wall type and materials for the stormwater basins and anywhere else they might be needed. The Commission asked if permeable pavement would be considered for the driveways and/or parking areas and the applicant indicated that it is not preferred because it typically does not get properly maintained so it gets clogged with sand and salt, significantly reducing infiltration, and then commonly gets paved over eventually with non-porous pavement.
- Tree type and quality on the site. The applicant indicated that many of the trees along Walmart Drive were outside of the property line and/or outside of the limits of clearing. The applicant expressed desire that the type of trees to be planted be specified by the Conservation Commission. The Commission expressed the desire to retain as many mature trees as feasible and the desire for native tree species to be planted.
- Wetlands - The applicant indicated that the wetland area on the property is fed by surface water only, rather than groundwater recharge, meaning it is not persistently wet and

contains a variety of trees not typically found in more commonly recognizable wetland areas.

- Lowell Rd driveway location (directly adjacent to travel lane with narrow shoulder and no deceleration lane, very close to start of taper for right turn lane, difficulty of exiting traffic to get into left turn lane(s)). Impacts of driveway to wetland buffer. Need for this driveway and its location have been dictated by Walmart as part of their agreement to allow use of their driveway as the main entrance. Walmart stipulated the Lowell Rd driveway needs to be located outside of the NB right turn lane into their driveway and the associated taper. The applicant indicated a preference to locate the driveway further north to provide a shorter, straighter path that would reduce impacts to the wetland buffer. The final location of the driveway will be determined after review, and approval if granted, of the driveway permit application by NHDOT, as well as review, and approval if granted, of the driveway location by the Hudson Planning Board.
- There was some discussion on the type and size of lighting being proposed and the applicant indicated that standard 25 foot lighting poles with directional filters were being proposed to limit visual impacts to the adjacent residences. It was observed that the Walmart parking lot lighting appeared to be much taller (perhaps in the 35-40 foot range) and not directional. It was mentioned that the Planning Board may ask for some type of fencing or other measures to mitigate visual and sound impacts.
- The applicant indicated that they were hoping to follow up with the Hudson Conservation Commission at the next meeting in two weeks, prior to their scheduled presentation with the Hudson Planning Board on 2/26/2025, however the members informed them that the Commission meetings are monthly, not bi-weekly, and that the next meeting is on 3/10/2025, after the Planning Board meeting.
- It was discussed that the Conservation Commission would send a recommendation, with comments, to the Planning Board regarding the site plan application **at some point**.

No decision or motions were made during this site walk.



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Christopher Cameron, Secretary