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Plan Summary

The Town of Hudson's Open Space Plan was first written in 1976, and then updated in 1999 for the period of September 1999 through September 2004. This document is the successor to that plan and is intended to provide the community with a framework for open space and recreation for the next five years.

The focus of this Open Space and Recreation plan is to help the community retain and enhance its natural environment. In preparation for this plan update, we conducted visioning and brainstorming sessions about what an ideal Hudson will look like 5, 10, and 15 years in the future. We then set out goals and steps to help us work towards that vision, especially as it relates to purchasing and protecting key parcels of land. Similarly to earlier planning studies, a good balance between the natural environment and development continues to be essential to the quality of life goals in this community.

Hudson by reputation is perceived as a small, quiet, sleepy suburban community. This perception may have been accurate 15-20 years ago. However, today Hudson is booming, with its central Metrowest location along Interstate 495, and Route 290. It is also just 10 minutes from the Massachusetts Turnpike, and 15 minutes from Route 2. This prime access to major highways, with direct connections to urban areas such as Worcester, Framingham, and Boston, has made it an excellent location for residential, commercial/industrial, and retail development. Because of this growth, raw land-acres are being consumed at an alarming pace. Thus, the urgency and importance of focusing on planning for open space and recreation is paramount.

When traversing Hudson one can still see many old Victorian houses, rolling hills, farms, woodlands and forests that lend Hudson its character and charm. Since 1999 when Hudson last published its Open Space and Recreation Plan, it is evident that the town has lost many open parcels to development. Therefore, conservation and recreation land preservation needs to keep pace with that development to protect and maintain the lands surrounding our public wells, the Assabet River with its many streams and tributaries, and our lakes and ponds. The Town citizens have expressed the desire to preserve parcels and retain features that link Hudson to pastoral roots. The challenge is to do this while also accommodating an appropriate amount of current and future growth.

Although Hudson has been successful in preserving some of the key parcels identified for protection in the 1999 plan, especially those near critical resources, many sites have undergone significant change. Continuing our efforts to make our focus known to the private landowners of parcels we would like to preserve is an extremely important step in attempting to protect the natural environment and retain a healthy balance. Additionally, we must strive to improve communications with neighboring towns to ensure that development plans for lands abutting this community are consistent with Hudson's goals.

From a management standpoint, the Town should develop a process to determine jurisdiction over certain parcels of Town land, identify the entity responsible for the maintenance of these parcels, and to examine the appropriateness of the use for which the property is currently being held. This plan will outline such a process and identify specific actions to achieve that goal.

Introduction

Purpose of the Plan

The Town of Hudson realizes the importance of an up-to-date Open Space Plan to create a balance between the natural, historic, and environmental features of the Town with those that are developed. This plan attempts to create that balance through recommendations for land acquisitions, a focus on maintenance and upkeep of existing town conservation and recreation properties and an identification of areas it hopes to preserve in their natural state for wildlife habitats.

The Town is pleased to report the accomplishments achieved since the 1999 plan was prepared and implemented. Below is a chart that depicts that parcels identified for protection in the 1999 plan that the Town has successfully addressed and identifies the means through which the parcel was protected:

Chart 1 - Land Acquisition and Protection:

Parcel Name	Address	Town Meeting Funding	Other Funding	Explanation	Protection	# of Acres	Year	Priority
Clement Kane	Chestnut & Stoneybrook		Gift	Negotiated by Sudbury Valley Trustees	Conservation restriction	15.61	2000	Adjacent to Marlboro conservation
Loureiro	Port & Riverview Streets	65,000	6,5000	EOEA/DCS Land & Water Conservation Grant	State funded	2.5	2001	Adjacent to Apsley Park & Wood Park
Mayo	Route 85 & Fall Brook Road	50,000	50,000	Donations from Ansari Builders & Hudson Savings Bank	Deed restriction	9.0	2001	Adjacent to Danforth Conservation
Parcel P	Falls Brook Road			Land trade prior to development			2002	Adjacent to Mayo
Warner	Riverview Street		Gift	Donated land	Deed restriction	1.1	2002	Adjacent to Loureiro & Apsley
Thomas Taylor	Cherry Street	5,000		Order through bankruptcy court		1.5	2003	Adjacent to Cherry St Field
Larkin	South & Houghton Streets	75,000	75,000	EOEA/DCS Land & Water Conservation Grant	State funding	1.0	2004	Adjacent to existing South St. Park
Sauta Cornfield	Brook Street		Gift	Permanent easement	Deed restriction	5.6	2005	Across from Sauta Complex
ARRT properties	Marlboro to Wilkins Street					3 miles	2006	
Clement Kane	Main St	\$25,000		Negotiated by SVT	Conservation restriction	4.0	2005	Gospel Hill
Rivers Edge	Brigham Street		Gift	Negotiated with developer	Conservation restriction	12.764	2006	Assabet River Wetland Area

The Town has also made tremendous advances in achieving Recreation goals identified in the 1999 Plan.

Recreation Accomplishments

- The most significant recreation resource was the development of the Assabet River Rail Trail, opened to the public on September 24, 2005;
- Next was the development of the 19 acre Sauta Property parcel into a multi purpose athletic complex in the eastern end of Town where no recreation opportunities existed;
- Additionally numerous improvements to existing facilities through the replacement of backstops, fencing, and the installation of irrigation systems which contributes to the ease of maintenance as well as a cost savings to the Town;
- In May of 2004 the Town entered into an agreement with a developer of a parcel for over 55 housing, to donate over 6+- acres for recreation purposes, also in the eastern end of Hudson, which is slated to be developed into soccer fields;
- Currently through an additional over 55 development, there will be significant renovations to a soccer/football combination field, that will include parking, spectator landscaping and a new playground;
- In the center of town, along the bank of the Assabet River, a new urban park is slated to open this spring with amenities such as a skateboard area, splash pad, playground, and pavilion. A one acre parcel of land was purchased conjunction with EOEA/DCS Land and Water Conservation Funds to expand an existing park. The Town also successfully received a grant through DHCH's Community Development Block Grant funding to develop this park.
- Most recently, a developer of a single family subdivision on the north west shore of the Assabet River in the most western section of Town set aside 3.0+- acres for open space and passive recreation purposes. Prior to issuance of the final occupancy this property must be conveyed to the town.

Conservation Accomplishments

- The acquisition of the 9-acre Mayo Property adjacent to our currently owned Danforth Conservation Property which comprises the water falls and other rock formations of the Danforth Brook.
- Two significant pieces of property were protected from adverse development on the northern shores of the Assabet River, known as the Loureiro property and Warner Properties. Loureiro was purchased through EOEA/DCS Land and Water Conservation Funds and the Warner property was donated by the Warner family.
- Two additional pieces of conservation land were acquired in 2007 through negotiations with developers of housing subdivisions.

The Rivers Edge project on the south-west section end of the Assabet River deeded 12.0+- acres for conservation purposes; and
Westridge Development an over 55 community deeded 10.0+- acres.

Over the past five years, the Town participated in three comprehensive planning programs, the Urban River Visioning Initiative, the Community Development Plan, and the Heritage Landscape Program. The Urban River Visioning Initiative has proved to be a valuable planning tool to assist the Town in exploring ways to revitalize the downtown centered on the Assabet River and with

efforts to reclaim the river as an economic asset, as well as an important environmental resource. The Community Development Plan further reiterates the importance of preservation of our water resources areas, natural habitats for wildlife, agricultural lands, all of which are features that have contributed to the rapid residential and commercial development of this Town. The Heritage Landscape project was invaluable in assisting the Town to identify key natural landscape areas that it holds dear. Copies of all of those plans are available at the Town Hall and the Public Library. Most of the parcels acquired either through negotiations with developers or outright purchase are on the Assabet River or adjacent to that most important body of water.

Administrative Accomplishments

The 1999 Plan indicated a need for better communication between the boards and committees that play an integral part in the permitting process for private development, open space and recreation planning. The Town created a full time Board and Committee Coordinator/Planning Assistant in 1999, to serve the Conservation Commission, Planning Board, Zoning Board of Appeals, Economic Development Committee and Internal Traffic Committee in an effort to bring greater communication to those boards. In 2001 the position was changed to a Land Use Coordinator. In November of 2004 the Town hired a Conservation Agent and changed the responsibilities and description of the Land Use Coordinator position to a full time Town Planner. This was a major step for the Town at a time when we foresaw the need to steer development and rewrite by-laws to change various patterns of local zoning to foster Smart Growth. Unfortunately, the Conservation Agents position has since changed to a split clerical position for both the Conservation Commission and the Board of Health.

The May 7, 2007 Annual Town Meeting adopted several significant zoning by-law changes that will assist in targeting new growth to areas with adequate infrastructure to improve land use, while preserving valuable open space. Those by-laws are Open Space and Residential Development, Adaptive Re-Use Overlay District and Accessory Dwelling Units.

Open Space and Residential Development allows greater flexibility while encouraging the permanent preservation of open space, agricultural land, forestry land, wildlife habitat and other natural resources such as aquifers, water bodies, wetlands and historical and archaeological resources. It provides for efficient, less sprawling development that conforms to the topography and natural features, while minimizing the total amount of land disturbance on a site.

The Accessory Dwelling Unit By-Law allows residents in a single family neighborhood the opportunity to develop moderately priced rental units to meet the needs of smaller households, create units for persons with disabilities and/or provides the appropriate housing for individuals at various stages of their life cycle, while preserving the residential character of a neighborhood.

The Adaptive Re-Use Overlay District will encourage the reuse of existing buildings and allow mixed use development. It is designed to foster housing opportunities closely related where appropriate. It will promote compact design, preservation and enhancement of open space to meet the goal of preserving community character, yet meet the needs of a wide range of household incomes.

Planning Process and Public Participation

The 1999 Plan had a separate committee comprised of Hudson residents and Town officials. Many of these same individuals participated in updating the current plan. Numerous public forums were held during the Urban Rivers Visioning Initiative, the Community Development Plan, and the Heritage Landscape Program discussed above. Smaller breakout groups were utilized to enable individuals to have a high level of input into the process for all of these plans. The Community Development Planning effort also explicitly looked at every parcel in Hudson and made recommendations on their best use for housing, economic development or protection of natural resources and open space.

Town Officials and Community Leaders participating in those plans included:

Michelle Ciccolo, Director of Community Development
Jennifer Burke, Town Planner
Bob Barrell, Director of Hudson Housing Authority
Don Garcia, Economic Development Committee
Dick Gelpke, Planning Board
Linda Ghiloni, Director of Recreation
Barbara Gustafson, Senior Center Director
Tony Marques, Director of Public Works
Martin Moran, Conservation Commission
Joseph Peznola, Zoning Board of Appeals
Dottie Risser, Town Clerk
Lara Simpson, Land Use Coordinator
Jeff Wood, Building Commission-Zoning Enforcement Officer
Sarah Cressy, Assabet Valley Chamber of Commerce
Tony Loureiro, Assabet Valley Chamber of Commerce
Lorean Jean, Hudson Art and Framing
Eric Sonnichsen, Test Devices

The Upper Assabet Riverway Plan (2002), prepared by the Organization of the Assabet River (OAR) and steering committee members from each community, provided Hudson with a comprehensive list of high priority lands for conservation and recommendations for recreation opportunities. Many of those recommendations are referenced in this update.

In addition, public hearings were held recently as part of the Town Meeting process on the three by-law amendments, giving residents the opportunity to voice their opinions on these changes. By law proposals and the Town Meeting Warrant itself were published in the Newspaper and on the Town's Web Site.

This Open Space and Recreation Plan will continue to promote open space and conservation, while recommending enhancements for recreation opportunities to maintain and improve the quality of life in Hudson, as well as raise awareness of the importance of environmental protection to a community.

Community Setting

Regional Context

Location

Hudson is almost equidistant (about 20 miles each way) between the Boston urban complex to the east and Worcester to the west. These two metropolitan areas comprise the largest and densest population clusters in the state. Hudson is clearly in the suburban ring between these two cities and subject to the development pressures attendant to such a location.

Hudson is the westernmost Middlesex County town; the City of Marlborough borders to the south, while Sudbury and Berlin are to the east and west respectively. Both Bolton and Stow are to the north.

Physical Context

Most of Hudson's stormwater and groundwater drains into the Assabet River that, along with the Sudbury River to the east, is a major tributary to the Concord River. These three rivers comprise the SuAsCo Watershed District. Portions of these rivers, comprising a total of twenty-nine miles of river, were designated as Wild and Scenic in April of 1999, and were recognized for their outstanding ecological, historical, scenic and recreational values.

A tiny portion in the extreme east of Hudson (bordering Sudbury & Marlborough) drains to Hop Brook in the Town of Sudbury and then to the Sudbury River. The Concord River in turn flows northeast, joins the Merrimack River at the City of Lowell, and enters the ocean at Newburyport. Hence, even though Hudson lies in the east-west Boston/Worcester population and transportation "orbit," its physical orientation lies more to the northeast. Hudson, like some of its neighbors on the Assabet River, is a town that has always been dominated by water, particularly the Assabet River. The river has physically and culturally shaped the downtown due to the early development of mills on the main stem and its tributaries (Hog Brook and Tripp's Pond, Danforth Brook and Bruce's Pond). Two lakes created by damming streams have encouraged residential development: Fort Meadow Reservoir (partly in Marlborough) and Lake Boon (partly in Stow). In the early 1900's both of these attracted summer cottage development for city dwellers. These cottages have virtually all been converted into year round residential home with 'infill' of vacant parcels now being developed.

Due partly to Hudson's industrial heritage and lack of sufficient fertile land, agriculture plays a relatively smaller role. This part of Massachusetts is typically known as apple county and Hudson had orchards on its hills. Perhaps the best known orchard and farm area in Town is Gospel Hill, located in the geographic center of Town and portions of this area are still active agricultural land. Other major agricultural lands in town have long since been converted to housing and commercial development. For instance, Roundtop was converted to the manufacturing site for Digital (now Intel) and the neighboring area known as Lakeview is now dense single family housing lots.

Resource Relationship with Adjacent Towns

Perhaps the most important physical relationship with adjacent communities is the Assabet River. What occurs upstream in Westborough, Northborough, and Marlborough affects Hudson, just as what occurs in Hudson affects downstream communities like Stow, Maynard, Concord and beyond. Dams are as common a feature on the Assabet as they are absent in the Sudbury River to the east,

and these have had a major effect on the history of the river and the adjacent towns condition and shapes our current view and use of the river.

Several of the more obvious relationships with neighboring communities have been mentioned. Both of the large lakes are shared with abutting towns and their care and management has been the responsibility of inter-municipal commissions. Public access is available and hence these resources become part of the public natural resource base of the Town.

Today, one of the most important recreational resources is the multi-town Assabet River Rail Trail. It is planned to eventually traverse through five communities: Marlborough, Hudson, Stow, Maynard, and Acton. Currently 5.5 miles of trail in Marlborough and Hudson are open for public enjoyment and design is underway in Acton and Maynard for their portions of trail. Stow is working with landowners to assemble the parcels it needs to make the connection between the two segments. Considerable earmarked funding was allocated in the Federal SAFETEA-LU transportation legislation to assist the 5 communities with the next phase of trail development.

Open Space in Hudson

The two largest parcels of open space in Hudson lie in the eastern section of town. The Marlborough-Sudbury State Forest and privately owned farms on Gospel Hill. The state forest is contiguous with open land of adjacent Towns such as the watershed of White Pond (a surface water supply for Maynard), the old Fort Devens Annex land (which in the last few years has been accessed for other purposes). The Sudbury Annex was taken over by the U.S. Fish and Wildlife Service, and other parcels include the Marlborough “desert” and some private conservation land. This collectively is a large area of land that is currently open space. Its future is being formulated in a series of plans by the Federal Government and the Towns of Maynard, Sudbury, and Stow. Disposal of hazardous chemicals on the Army land has been a major concern since nearby residences have private wells for water supply. Some of the other Annex lands were used over the years as “dumping grounds.” But large-scale cleanups have occurred in recent years. Part of this area is now being managed by the Sudbury Valley Trustees with a lot of positive activity going on.

Several significant wetland areas acquired by the Town as water supplies are open space assets as well. At the lower reaches of Fort Meadow Brook, (which drains from Fort Meadow Reservoir north to the Assabet River), lie several of Hudson’s major wells (Kane, Chestnut #1, #2, and #3). These, along with the Cranberry Well in the southeast part of Town, adjacent to the abandoned Central Massachusetts Railroad line, provide the Town’s principal water supply sources

In the northwest section of Hudson, Danforth Brook, which begins in Bolton as Mill Brook, parallels Route 85 and flows into Town over Danforth Falls, through the Town-owned Danforth open space land, and into Bruce’s Pond. An old rail bed in the northern section of town follows the brook at Danforth Falls and comprises some of the most scenic areas in the valley. Hudson was successful in purchasing the actual land on which the Danforth Falls sits. The Town has also had conversations with the neighboring Town of Bolton and it has indicated a desire to attempt to preserve the land above the falls.

Conclusions

Hudson has protected open spaces that are both public and private. Unfortunately, the private lands are rapidly being consumed for development. We are concerned not only with the total acreage of

open space land remaining available, but also with the equally important factors of its accessibility, location in town, and appropriate public uses.

History of the Community

Hudson is one of a number of older “mill towns” along the Assabet River that shared a common set of historical circumstances that shaped their pasts and current patterns. The dams both upstream and downstream of Hudson have given rise to the industrial villages that are the present-day cities and towns. These dams have considerably altered the character of the river and are now considered “natural” in the sense that few of us can envision the river without them. Our present uses of the river are based on these dams.

The current Town of Hudson was established on land that was earlier claimed by surrounding Towns. By the time of the time of the Civil War the section of Marlborough called Feltonville “...was at least three miles from the center of Marlborough. It [had] stores, schools, churches, a post office, an insurance company, and a newspaper. The citizens desired to separate....and do business their own way.”¹ Land was later acquired from Bolton, Berlin and Stow to form the present-day Hudson.

As in all the Towns of the region, the very earliest settlers of Hudson were farmers. Concurrently a gristmill and sawmill were developed in 1698 at (what is now) the crossing of Washington Street and the Assabet. By the early 1800’s much of the housing was centered in and around the downtown which originally housed the mill workers and managers. Today, Hudson’s downtown is still graced with the many historic buildings that were constructed after the great fire of 1894. In 1988 the Hudson Town Meeting unanimously designated areas of the downtown as the Silas Felton Historic District. In November 2007 that map and district was expanded to include other relevant historic buildings not included in the earlier version. Later in this section, a map of that district is provided.

Hudson has always had an industrial component, even before incorporation which occurred in 1866. By the early 1800’s Feltonville was comprised of a cotton mill, a fulling mill, several tanneries and a distillery. “The industry increased steadily, and by 1860 there were 17 factories employing 975 men...”² Because of this industrial development, early Hudson enjoyed good access both by road and rail. Hudson was at the crossing of two rail lines, one from Marlborough to Concord (the Marlborough branch of the Fitchburg Railroad), and the Massachusetts Central Railroad operating from Boston through Hudson and proceeding to the western Massachusetts town of Northampton. Considerable seasonal residential development, e.g., at Lake Boon, was stimulated by train access. Passenger service on these lines ceased in the 1960’s and freight transport was finally ended in the 1970’s and the rail lines were abandoned.

As mentioned above, the Assabet River Rail Trail (ARRT), Marlborough and Hudson sections were opened in the Fall of 2005 along the Marlborough branch and subsequent sections are currently being developed in Stow, Maynard, and Acton. The trail will eventually terminate at the South Acton MBTA station. This multi-use path also intersects with the MassCentral Branch which is being discussed for conversion as a possible future trail known as the Wayside trail. If developed, this trail is hoped to span more than a 25 mile distance beginning in Waltham and passing through

¹ Barbara Belseth et al. Hudson Heritage. College Press, South Lancaster (1966), p 35.

² Ibid, p.50

Belmont, Weston, Wayland, Sudbury, Hudson and Berlin. These two trail links will some day form a major connection between otherwise land-locked open space parcels.

With the development of Interstate 495 (a north south link), and Interstate 290 (carrying traffic west to Worcester, with an interchange on I-495) Hudson has seen a dramatic increase on two segments of roads that intersect in the center of town. These are Route 62 (east to west) and Route 85 (north to south) with a direct extension to I-290. The Route 85 link has contributed to significant commercial and industrial development in the southeast portion of town. This growth was initially concentrated on "Roundtop Hill" as the home of Digital Equipment Corporation and was substantially expanded in the subsequent years as Intel Corporation acquired the site. Since the Digital days, development has been steadily spreading to other areas nearby which now have numerous office buildings and retail shopping destinations. Several small strip malls have been expanded as well as new commercial business development on Washington Street (Route 85) heading north into the center of town just south of the 'old' downtown. Additionally, there are two residential developments comprised of over 300 units currently being permitted for over 55 housing off Technology Drive. Several transportation planning documents including the Route 85 Connector Transportation Study (produced by MassHighway), the Assabet River Rail Trail Implementation Plan, and the MAGIC Sub-regional Area Study identify significant traffic deficiencies. These studies point to the critical need to improve traffic flow as well as identify additional options such as rail trails, commuter bus service and car pooling to relieve congestion in this area.

The other significant industrial development in Hudson lies in the eastern part of town off both sides of Lower Main Street. From the area just east of the Fort Meadow Brook crossing at Lower Main Street manufacturing facilities, along with small industrial parks (Kane Industrial Drive, Brent Drive) and additional industries along Parmenter Road were developed. In April of 2000 an exclusive private golf course the Charter Oak Country Club was developed in this same area.

Conclusions

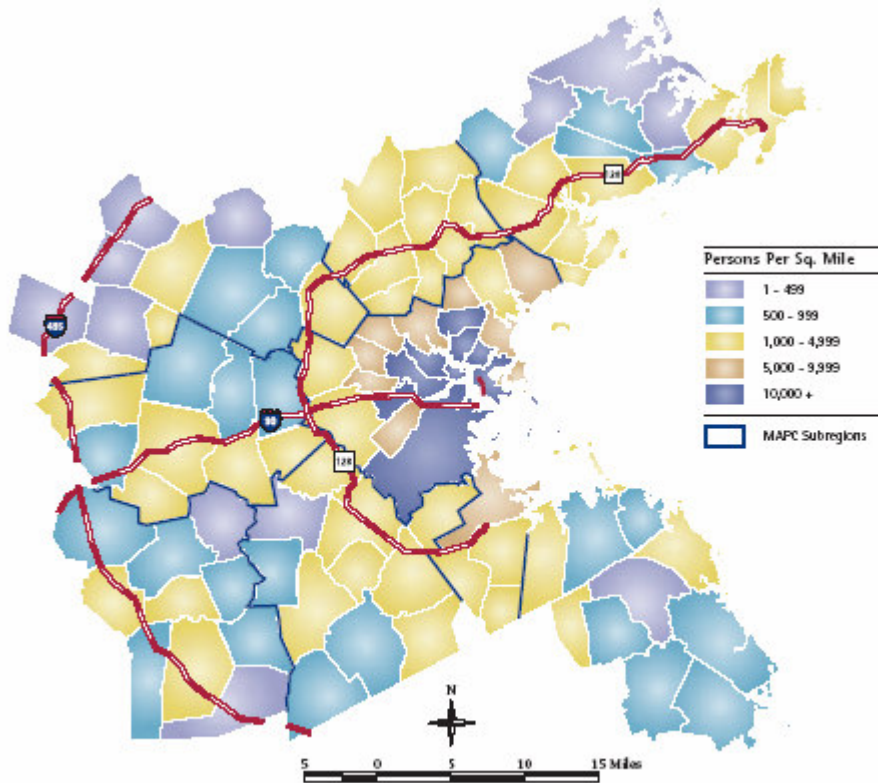
The industrial and residential development has concentrated the Town's population in the west part of town with less open space land located therein. Consequently, the Town needs to focus on acquiring some remaining parcels in order to provide open space and recreation closer to the densest population areas. Further efforts must be made to better connect open space from west to east. As Hudson continues to develop, developers must be encouraged to utilize the new zoning tools adopted recently at Town Meeting which will assist the Town in protecting as much open space and historic landscapes as possible.

Population Characteristics

Hudson's population growth has paralleled that of other suburban Middlesex County towns. It is characteristic of the urban-suburban towns typical in eastern Massachusetts as well as some of the more rural aspects. Hudson's population density, which in 1990 was 495 per square mile, is now 1575, double the state average of 810 people per square mile according to the 2000 Federal Census. Neighboring towns vary widely in population density and consequently the "openness" varies in each community.

Chart 2 - Population Density-2000 Federal Census

Cities and Towns	Number of People Per Square Mile	Square Miles	Population
Sudbury	690	24.63	16,841
Marlboro	1718	22.17	36,155
Bolton	207	20.00	4,159
Stow	326	18.09	5,902
Hudson	1575	11.84	18,113



Source: U.S. Census Bureau; MassGIS

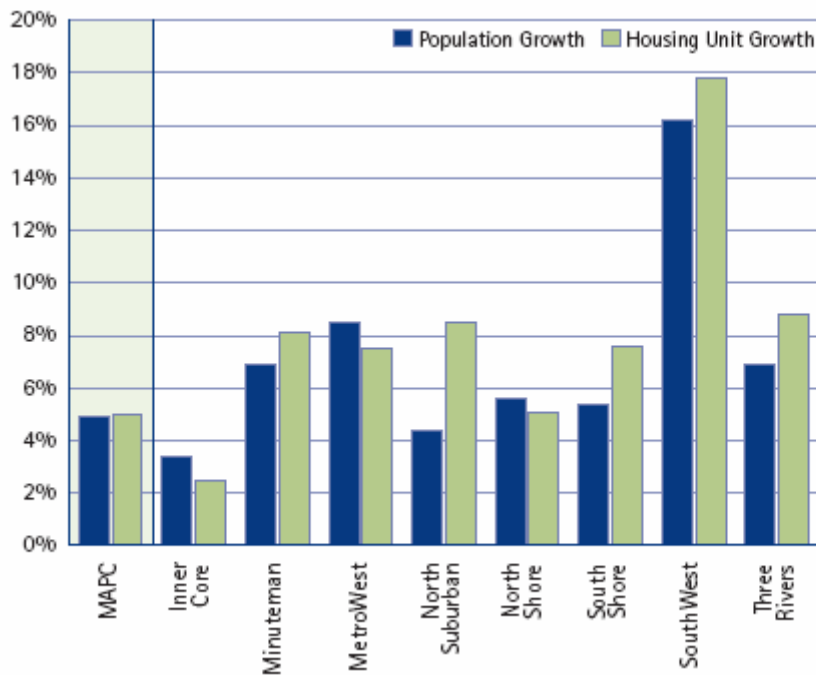
Hudson has the smallest landmass, but one of the highest number of people per square mile, located in MAPC’s Minuteman Subregion which gained in density at a faster pace than other subregions.

Hudson experienced its most significant increase in population between 1960 and 1986. In 1960 the population was 9,666 increasing to 17,523 in 1986. In 1998 the population decreased to 17,270, largely due to the average number of people per household (2.5). More recent data from the 2000 census indicates the population is 18,113, an increase of 5.1% from 1998. This growth increase is similar to cities and towns in close proximity to I- 495 and its expanding job opportunities.

In addition to population growth another important factor for open space planning is the development of housing. Growth in stock of housing parallels population growth and makes major consumptive impacts on the land. Housing in Hudson for the earlier decades was concentrated near the center of Town and scattered elsewhere. A surge of housing development in the 1960’s when the population doubled took the form of tract development and were largely comprised of modest homes on small lots, mostly owner occupied. Larger rental developments were constructed in town

during the 1980's, and over the past decade new single family homes were built on larger lots and are more expensive than those constructed in the past.

Chart 3 – Population and Housing Growth



The housing market in the region has tried to keep pace in providing places to live for the many new workers attracted by business development in the I-495 Technology Corridor area. Housing unit growth actually exceeded population growth in the Minuteman Subregion, generally indicating a decrease in household size. Hudson has seen a combined percentage growth rate for housing units of 7.2%, while the population grew at only 5.1%, suggesting adequate housing to meet the current population numbers, but not necessarily the income levels of its residents. Hudson continues to research housing stock information for seniors and residents with disabilities and affordable housing for low and moderate income levels. Senior housing is addressed by the recent passage of a bylaw for over 55 overlay districts, but there are no assisted living or nursing home facilities within the community to accommodate older residents that can no longer live independently. Hudson's affordable housing inventory currently meets the 10% state requirement, and was recently met with the use of Chapter 40B projects, by private developers. Some information indicates a need to accommodate moderate income first time home buyers in Hudson. These issues are addressed extensively in the Hudson Community Development Plan of May 2004. With the adoption of three significant bylaws at the recent May Town Meeting the issues faced by moderate and low income residents can be addressed. The Accessory Dwelling Unit; Open Space Residential Development and Adaptive Re-Use Overlay District are all designed to assist in creating low and moderate dwellings for that segment of the community. Additionally, the recent passage of the Community Preservation Act serves as a valuable tool for Hudson, along with the state matching funds to continue efforts of keeping the affordable housing stock at 10% as required by the state.

Information from the Metro West Health Data Book and Atlas indicates a rise in the percentage of individuals over the age of 65 by 49.4% by 2020 which mirrors the average for this region. The data also identifies the youth population (age range of 0 to 19) to decrease by close to 50% by 2020.

Conclusions

Hudson recognizes the importance of this segment of the population located in the center of Hudson and is planning appropriately for their needs, through the development of a new urban park and the revitalization of Main Street, with connecting paths to land along the Assabet River. Distribution of open space should be nearer to that population center and the Town should continue to open up views and recreational opportunities along the shores of the river given the mill buildings potential for renovation into housing. In addition, household size, population age groups and family income are three extremely significant demographic characteristics in determining the types of recreation and open space this community will need now and into the future.

Growth and Development Patterns

Growth is a function of several factors, including population size, amount of available land, perceived “attractiveness” of a town and its accessibility. Growth in our surrounding towns has changed open space along our borders. With housing and rental developments in both Bolton and Marlboro corridors of greenspace have disappeared. Water power from the Assabet River and Tannery Brook provided Hudson with an economic opportunity like many other communities. There are still several mill buildings surrounding the downtown and much of Hudson’s housing is clustered around the downtown and its mills, which originally housed mill workers and managers. Hudson’s downtown still possesses a quaint historic feel with Victorian houses and brick buildings from the late 1800’s. Hudson is also at the crossing of two rail lines that contributed to its success as an industrial center.

Patterns and Trends

In the 1960’s Interstate 495 had a major impact on the location and type of development in Hudson. That trend continued with the development of the Argeo Cellucci connector to I 290. These two major highways provide easy access to Worcester and Boston, influencing the development of large residential tracts, shopping plazas and significant corporate development.

The residential developments built between 1960 and 1990 were comprised of mostly moderate ranch and cape type homes. Since that time the housing stock has changed to more expensive single family larger homes on larger lots of land. The following is the growth pattern in Hudson from 2003 to present:

Chart 4 – Housing Growth pattern 2003 to present

Type of Dwelling	Acres	Number of Units
Single Family	167.9	134 units
Over 55	73.26	478 units
Low-Moderate Income	23.6	56 low-moderate units 220 other units

The above chart indicated 167 acres for large single family dwellings with 134 houses. If allowed to continue his type of growth on ½ acre or more lots will eventually deplete land in Hudson, and will not adequately meet projected population trends. The recent changes in zoning will steer development away from depleting land and give developers the opportunity to build on smaller lots leaving more open space, as well as allowing older residents to build in-law type structures onto their homes, where their children could move into the house and they would live in the smaller apartment.

Infrastructure

a.) Transportation:

Hudson has little in the way of public transit services to meet the needs of the community. The closest commuter rail station is the Southborough Station. There are no employer provided transportation modes, despite the number of large employers. However, there is a Park and Ride lot at the intersection of Rt.62 and I495 which is generally not full during most work weeks. The Community Development Plan information regarding workplace locations indicates that 42.2% of Hudson residents are employed in Hudson and Marlborough, a drop of 309 workers in Hudson with an increase of 211 in Marlborough. The very congested roadways leading into Marlborough from Hudson are prime indicators of this factor. Marlborough is the still primary community contributing to Hudson's workforce with Framingham a big contributor. Both of these communities travel to and from Hudson along the Rt. 85 corridor. This corridor is one of the most congested in the MAPC region.

Chart 5 – Locations of Employment

1990			2000		
Location of Residence	No. of Residents	% of Employees	Location of Residence	No. of Residents	% of Employees
Hudson	2,893	30.9%	Hudson	2,584	30.3%
Marlborough	1,146	12.2%	Marlborough	771	9.0%
Worcester	414	4.4%	Worcester	559	6.6%
Clinton	241	2.6%	Clinton	196	2.3%
Leominster	201	2.2%	Leominster	167	2.0%
Framingham	271	2.9%	Framingham	163	1.9%
			Shrewsbury	162	1.9%
			Lowell	144	1.7%
Northborough	164	1.8%	Northborough	139	1.6%
			Stow	136	1.6%
Maynard	164	1.8%			
Total from MAPC Region	5,591	64.0%		5,148	60.4%

Source: 2000 U.S. Census, MAPC produced these tables

Hudson, along with neighboring Marlborough, was fortunate to receive funding from the Massachusetts Highway Department in 2003 for the construction of the Assabet River Rail Trail (ARRT). This multi town alternate transportation includes the towns of Stow, Maynard and Acton, who are currently in various stages of planning and construction. Once completed in its entirety, the ARRT will provide access to three communities' retail centers, close access to several large employers such as Intel in Hudson, Lucent in Marlborough and Clock Tower Place in Maynard and the commuter rail system in South Acton. This multi town system will provide a safe, pleasant alternate means of transportation to residents in the five towns hopefully alleviating traffic congestion, especially for Hudson along the Route 85 corridor.

In addition to the ARRT there are plans in the very early stages for the Wayside Trail on a portion of the Central Mass line that runs east to west through Hudson and is proposed to connect Belmont to the east with Berlin to our west. This rails-to-trails proposal heading west out of Hudson runs parallel to our second most travel road, Route 62. It would also serve as very valuable link to the rural farmland in the eastern section of Hudson.

Conclusion

The shift in Hudson's workforce suggests the need for shuttle services from Hudson and Marlborough to alleviate some of the congestion, while undertaking key road improvements on the Route 85 corridor. Work with developers on this section of the roadway to require construction projects on strip malls to include designs according to recommendations from several planning documents.

b) Public or private water supply systems:

Hudson relies solely on its own water supplies for all drinking water and is not part of any larger water district, such as Wachusett or Quabbin Reservoirs. Protection of land surrounding our rivers, streams and ponds has been a goal of this Open Space Study dating back to 1976, since historically the development activities upstream of these water resources were the source of a great deal of the pollution. Two major factors, the implementation of phosphate reduction in 1995 and the upgrade of Hudson's Waste Water Treatment facility, significantly contribute to the reduction of pollutants in the Assabet River. Intel recently paid for upgrading an intersection where storm water runoff was a problem and installed an infiltration system under a parking area and recreation field to create a recharge system for runoff back to the adjacent Assabet River. Hudson is member of the Assabet River Consortium formed on 2001 to leverage resources on a regional level to improve how municipalities deal with sanitary sewage and maintaining and increasing base flow our rivers and its tributaries.

The Organization for the Assabet River has been monitoring streams in Hudson for the past two years through the "Stream Flow Program". This information is important to the health of streams and gives residents information on fishing in those areas. Hudson is actively investigating new well locations throughout the Town.

Conclusion

Hudson's water bodies provide many different purposes from drinking water to recreation swimming, boating and fishing. Protection of and the acquisition of lands along our rivers, ponds, streams and aquifers are a priority for improving water quality, opening up scenic views, protection of wildlife habitat areas and to enhance recreational opportunities. The Town should continue to work with OAR and other organizations on improvements to the Assabet, while locally scheduling maintenance programs for its tributaries such as Danforth Brook, Hog Brook and Fort Meadow Brook. Removing debris to improve flow is essential to create a healthy environment for fish to breed and live. Dredging may be necessary to curtail eutrophication and improve a particular ponds viability as a recreation area.

Environmental Inventory and Analysis

Geology, Soils and Topography

Geology

Hudson's bedrock geology, like that of the surrounding region, is both complex and mostly hidden by overlaying glacial debris. Prior to the last glaciations a "bedrock surface" existed that is thought to be somewhat different from the topographic surface we see today, particularly affecting drainage patterns.

Hudson lies primarily on what is called the Nashoba Formation. This metamorphic complex of rocks, like most of the region, trends in a northeast-southwest direction. The Nashoba Formation is comprised of rocks and minerals, some of the more common of which carry names familiar to most people. These include mica, quartz and granite. The most important aspects of this formation include a lack of sufficient quantities of economically useful minerals to warrant mining, and a tendency of these rocks to be durable and resistant, eroding only over long periods of time. This was the case with the onset and retreat of the glacier such that the low valleys became filled with glacial sediment virtually to the tops of the preglacial hills. Therefore, bedrock outcrops do not dominate in Hudson.

Evidence indicates a preglacial valley existed from the area of Gleasondale, trending southeast under what is now Lake Boon, White Pond and connecting to the Sudbury Valley. Another buried valley lies under what is now Fort Meadow Brook. The Fort Meadow Brook flows north from the Reservoir to its confluence with the Assabet River near Gleasondale on the Hudson-Stow line. These buried valleys are now the location of significant water resources.

The glacier certainly has been the major landscape modifier in Hudson. Although there is considerable scientific debate about how much the glacier "tore down the hills," there is little question it "filled up the valleys" with significant deposits of sands, gravel and other permeable and porous materials. These "buried valleys" make excellent aquifers; that is water resource areas. These are the primary sources for high-capacity public wells. In many of these areas, the valleys are sufficiently saturated with water that is expressed on the surface in swamps and marshes and occasionally as ponds and lakes. The Town successfully sought funding (Article 4--\$144,000) at the November 2004 Special Town Meeting to continue Phase II and III of the Bedrock Water Exploration Program to identify location(s) for future wells to be used for a public water supply.

Other glacial impacts are also important to Hudson. There are a variety of other surface deposits scattered around and the most prominent are the drumlins—elongated hills trending in a north-south direction—made up of tightly packed and unsorted glacial materials together. These account for the major viewpoints in the area but are poor places for development, since the tight soils do not readily yield much water to shallow wells or accept sewage effluent. Many of the prominent hills in Hudson, excluding Gospel Hill and "Roundtop," however, are drumlins.

On the flatter areas, for example around Lake Boon, outwash plains result where the melting water from the glacier sorted and deposited layered sand and gravels in a horizontal manner. The flat of

topography in the center of Town is a variation of the outwash plain, but there the deposition resulted from slightly different glacial conditions.

The area east of Manning Street, the broad stretch of “Roundtop,” Gospel Hill, Whitney Hill, and much of the old Goodale property are covered with “ground moraine.” This is a thin veneer of glacial debris overlying bedrock. It is generally of poorer development potential since not only is it shallow to bedrock but (since it is unsorted till) presents development limitations.

Conclusion

The geology has been very important to Hudson’s development as a community. It has conditioned where settlement originally occurred, where some of the resources are found, and some of the opportunities and limitations are. The bedrock provides water but at a cost. It is generally deep, often in the range of 50 to 100 feet down (or more) and in places is sufficiently fractured to allow the collection of water in small quantities. Currently there is no public water that is obtained from bedrock. The Intel Corporation is permitted to withdraw approximately 350,000 gallons per day from an onsite well, however due to the high levels of iron it has chosen not to utilize this source. The Town is currently undertaking a bedrock well exploration program that has identified a number of sites for future consideration. Test drilling will commence in the fall of 2005. Approximately 10% of the town’s population obtain its water from onsite wells, many of which are bedrock or artesian.

Most of the landscape results from glacial activity. This is particularly true of the hills. These are not particularly suited for development without allowance for soil limitations. The steeper slopes need to be avoided since erosion is a serious problem on such slopes.

Soils

The soils of Hudson like those in surrounding communities reflect the broad geological activities noted previously and are based on the composition of the underlying bedrock and the glacially transported debris left by the last glaciation some 10,000 years ago.

The soils map shows the detailed classification as mapped by the National Resource Conservation Service (NRCS). Each soil has slightly different characteristics regarding based on depth, ability to shed or accept precipitation, (thereby influencing runoff or infiltration rates) and ability to pass moisture through the soils (important in septic-Title V situations).

One way to conceptualize the soils of the Town is to view the detailed classification by grouping into association of similar soils. In an earlier NRCS soil reclassification the following appears:

Chart 6 - Soils

<i>Association</i>	<i>% of the Town</i>
1. Windsow-Hinckley-Deerfield	37
2. Paxton-Woodbridge-Hollis	36
3. Muck-Scarboro-Whitman	11
4. Canton-Hollis-Scituate	11
5. Other (minor associations & water)	5

The broad generalized characteristics of these associations are:

1. level to rolling, scattered throughout the town, well drained, fluctuating water table, fewest limitations for development
2. deep, well drained, developed on glacial soils and shallow bedrock areas, often a hardpan 2-3' below surface
3. poorly drained, along the rivers and swamps, high water table
4. gently sloping to rolling hills, western part of town well drained, does not have impermeable layer within 4-5' of surface
5. Variable

The soil assessment shown on the Soils Reclassified are grouped rather differently. This is a functional or (almost) land classification which is partly based on soil suitability, e.g. IV-Prime Farmland

Topography

Hudson lies in a region of hilly land characteristic of the area between the lower elevation Boston Basin to the east and the broad north-south Worcester uplands to the west. Most of the wetland, occupying the lower elevations are around 200 feet (Lake Boon 186; Ft. Meadow Reservoir 262; Bruce's Pond 215; Chapin Road Bridge 215; Cox Street Bridge 200) while a significant number of hills reach to over 400 feet (Potash Hill 451; Phillips Hill 455 in the western end of town). As you go east in Hudson the general hilltop elevations decline somewhat to around 300 feet or so. The local relief in Hudson is therefore around 200 to 250 feet.

Little land in town can be considered level and almost all land is in slope. This is classic "apple country" as noted earlier under "community character" and is a reflection of the topography.

Conclusions

The geology and the resulting topography yield hilltops with attractive and distant views that contribute a special character to the Town of Hudson. It is one of the important aspects of the physical environment of the Town. The soils present various limitations for development as in the recent housing development in the northwest section of town that presented monumental problems for the residents when large rain storms caused those slopes to erode. Developers must be made to ensure that proper control measures are taken in those situations and the new site review process by the Planning Board must be implemented.

Landscape Characteristics

Hudson's landscape character is shaped by the Assabet River, which crosses the center of the town from southwest to northeast. There are numerous drumlins, lowlands, streams, wetlands, ponds, and lakes in town. The hills provide excellent views, and the water features are a major wildlife and recreational resource.

Several important projects took place over the past five years to bring out the beauty and potential of the Assabet River, including:

- ❖ The Assabet River Rail Trail that skirts sections of the river;
- ❖ the expansion and redevelopment of the South Street Park on the river in the center of Town;
- ❖ a walkway along Tannery Brook from Main Street to South Street affording easier access;

- ❖ and a design concept for improvements to the Loureiro Property, acquired in 2001, in the western section of the river.

These projects will open up views to the river that have been blocked by overgrown vegetation and revitalize these riverfront areas. The Organization of the Assabet River has made significant progress in their annual river clean up efforts to remove trash in various sections of the river, but opening up access to the shoreline will curtail dumping of debris and trash.

The center of Hudson has always represented the industrial history of the town, with historic retail and mill buildings all along the river. Hudson appears as a densely settled town with an active industrial history.

Coming in from the east, views imply a wooded retreat along sections of lower Main Street and the State Forest, then an industrial district leading to the main concentration of agricultural properties on Gospel Hill that are still privately owned and operated farms. The views are spectacular in this particular section of Hudson and efforts to keep these properties viable are discussed in various sections of this plan. This area gives Hudson its link to a more pastoral past and that history should be preserved.

Conclusion

The landscape of Hudson presents opportunities to preserve and enhance the natural beauty of the community. The river and the adjacent hills are important landscape features that can be a significant part of the natural environment. Many of these sites are identified on the Historic Sites and Scenic Views Map contained within this section. Efforts to preserve these features through acquisition, conservation restrictions, purchasing development rights and open space zoning must be implemented in going forward to ensure their natural beauty is not undermined.

Water Resources

Three tributaries of the Assabet River--Hog Brook, Danforth Brook and Fort Meadow Brook—form the major drainage of the town. The southeastern portion of Hudson is within the watershed for the Sudbury River. The Assabet River and its sub-basins join with the Sudbury River in Concord to form the Concord River. Included in this tributary system are a number of ponds that provide wildlife habitat, recreational opportunities, and flood control.

The Assabet River, with its headwaters in Westborough, travels 31 miles in a northeasterly direction through the center of Hudson towards the town of Stow to meet with the Concord and Sudbury Rivers. The Washington Street dam in the center of town allows the upstream section to become gentle, meandering, and creates a wide floodplain, while downstream the river is restrained by concrete walls along the adjacent property before widening into floodplains below the Forest Avenue Bridge.

Hog Brook which begins in Berlin, is joined by Fosgate Brook at Crystal Springs, travels easterly into Hudson and is dammed at Tripp's Pond before entering the Assabet River. The brook, once highly polluted by failing septic systems in the Brown's Corner area, has recently seen a dramatic increase in brook trout. Restocked by the Department of Fish and Wildlife the brook flows into Tripp's Pond, the former site of a vibrant swimming facility until the mid 1960's that has been neglected and drastically underused as a recreation area for many years. The pond is in dire need of dredging, with silt filling in many deeper areas where fish would normally breed. The silt is also a catalyst for invasive vegetation to over grow, such as purple lustrife. A very strong neighborhood group has undertaken an enhancement project on the eastern shore, once known as the "beach side".

It now has various plantings, benches and flowering trees. In order for fishing to be continued in this pond, it is necessary to dredge the silt for the larger basin and maintain the silt retention area on an annual basis.

Danforth Brook flows southeasterly into Hudson from Bolton. It is a steady flowing stream that passes through a sixty acre parcel of conservation land located off of Lincoln Street, Route 85. This brook is also stocked with trout and has been a highly-regarded fishing area for many years. Another important feature of the brook is it's "falls" located on the former Mayo Property, acquired by the Town in 2001. Danforth Brook enters another dammed pond, known as Bruce's Pond, which is privately owned by Larkin Lumber Company and was once used to generate power for their mill. The stream continues under Main Street and becomes Tannery Brook running north to south bisecting a newly created park, ending its journey at the Assabet River. A grant from the Department of Housing and Community Development created a walkway along Tannery Brook while two additional grants, one from the Executive Office of Environmental Affairs, Division of Conservation Services assisted with purchasing parcel on the river to expand an existing park, and the second from DHCD to renovate and develop, made a significant difference to open up views of the brook and the river, while creating active recreation areas. This redevelopment has helped enormously in connecting our urban center with the river..

Fort Meadow Brook begins as the outfall of Fort Meadow Reservoir formerly meadowlands created to provide additional water to the Assabet River during periods of low flow that was once owned by Digital Equipment Corporation. This brook zigzags through gravelly land and fine marshes before entering the Assabet. Land adjacent to this brook was a former gravel operation and is now the location of three of the Town's extremely important wells. Fort Meadow Reservoir is currently used as a bathing area by both the public at its beach and private landowners bordering the lake. It is a significant boating, fishing and skating resource for both Hudson and Marlborough.

The Organization of the Assabet River (OAR) recently instituted a StreamWatch program to monitor the health of many of these important tributaries. They take into consideration flow and its effect on the river and ultimately the overall health for both fish and local drinking water sources. Charts have been placed near various streams as well as new signs. Along with monitoring the water, they also identify and measure aquatic plants in areas behind dams. This eutrophication that has taken place over many years, especially in dam impoundment areas needs to be drastically reduced before the river can be fishable. In this area of the state OAR along with the Army Corp of Engineers is investigating dam removal and will be holding workshops and community training sessions. Hudson should participate since there will be a significant impact with the removal of the Washington Street Dam.

Lake Boon, another former meadowland, is home to many summer cottages now converted to full time residences. This recreational jewel, located in both Hudson and Stow, has many private beaches and boat launches. Stow has a public beach in the northeastern corner of the lake, but Hudson has no public access, with the exception of some residents having beach rights written into their property deeds. Recreational activities include bathing, boating, fishing, skating and snowmobiling.

White Pond, located in both Hudson and Stow, serves as a part of the Town of Maynard's water supply. This body of water is adjacent to two very large parcels of land one owned by the Department of Environmental Management, of over 100 acres and the second by the Division of Fisheries and Wildlife another 100 acres. Formerly much of this land was owned by the Federal

Government, known as the Fort Devens Annex housing munitions sheds and army personnel. With rights to the property changed in recent year's trails for walking and hiking are available to the public, with some restricted areas being posted in various locations.

Pickle's Pond located on land belonging to the Farley Elementary School, is part of an unnamed drainage brook entering Hudson from Bolton running through the Falls Brook Development to Plante Ave creating the pond, then ending in the Danforth Brook on Lincoln Street. It had previously provided the Town with an area for winter skating and hockey games. Neglected in recent years, it abuts a conservation parcel and has significant potential for both active and passive recreation. The Town recently purchased another 9 acres northwest of the previously existing conservation parcel. This recent purchase included the actual waterfall of Danforth Brook to make over 61 acres of densely wooded conservation property.

Surface water and marshes, flood boundaries and floodways, and soils-reclassified are shown on the attached maps. These indicate areas where soil conditions are prone to be seasonally wet or subject to possible flooding. The Town of Hudson has adopted under Protective Zoning By-Laws, a Floodplain or Floodplain/Wetland District and a Watershed Protection District.

The Town of Hudson obtains its drinking water from six active sources, five gravel packed wells and one surface reservoir. These sources are: Cranberry Well, Kane Well, Chestnut Wells #1, 2, 3 and Gates Pond. Another source, Rimkus Well, is an emergency backup. The three Chestnut Wells and the Kane Well are located within the same aquifer which underlies the land between the Assabet River and Fort Meadow Brook. The Town has an approved Zone II from the Department of Environmental Protection for this aquifer and it also lies within the Watershed Protection District. The Cranberry Well, located off of Parmenter Road, also has an approved Zone II. This area has been included in the Town's Watershed Protection District. Gates Pond, located in the Town of Berlin, has been filtered under the requirements of the Federal Safe Drinking Water Act. Rimkus Well, closed due to high levels of iron and manganese, is currently undergoing an evaluation to determine the feasibility of returning it to a reliable drinking water source and expanding its output. There is an interim well-head protection radius of ½ mile for the Zone II for this well also. For all wells, the Town owns or controls the Zone I's (a radius of 400 feet around each source).

Vegetation

Agricultural Areas

It is clear that the vegetation of an area such as Hudson, settled for several hundred years, has been significantly modified not only by recent suburbanization but very early by land uses such as agriculture and industry. During the later 1800's, New England, and Massachusetts in particular, reached its peak of land clearing for crops and dairy. Unfortunately, most of the land originally used for agriculture in the western and central sections of the town has been converted to residential use. This is due in large part to the dry condition of the soil and the low costs for development.

Hudson's only remaining agricultural area is on "Gospel Hill" which consists of approximately 200 acres of undeveloped land. Entering town from the east, Hudson's rural character is enhanced by Gospel Hill's panoramic view of stone walls lining the roadway, rolling hills and fields. This picturesque area should be protected through conservation restriction or acquired by the Town .

Wooded Areas

The current vegetation is clearly multi-generation growth with a few stands that may well reflect undisturbed growth for perhaps most of the 20th century. This growth, whatever its nature, does give important variety to the land and despite the population densities in a community like Hudson (noted earlier under community character) there is still the dominant feeling of a “treed landscape,” particularly in the central and eastern end of Town. Hudson is in the zone of forest vegetation between what is termed the “oak-hickory” and “transition,” most dominated by pine and deciduous softwood with a significant amount of oak.

Wetlands

Wetland zones have remained constant throughout Hudson’s history. Species of flora situated in wetland areas include cedar, hemlock, white pine, red maple, and even cranberries and blueberries. In the early days the wetlands were areas to avoid due to flooding and their potential for limited agriculture. Since these areas are less developed they are now considered ‘available’ land. The increased growth in the latter half of the 20th century utilized these areas for housing with adverse consequences. Many have recognized these problems and Massachusetts was the leader in passing legislation in an attempt to minimize these problems. Hudson has been vigilant through its Conservation Commission in reviewing projects proposed for such places. In many cases moving the developments out of the wetland areas makes more sense for the developer, owner and the community.

Fisheries and Wildlife

Natural Heritage and Endangered Species Program

This information is taken from the NHESP website (T-Threatened; SC-Special Concern)

Town	Taxonomic Group	Scientific Name	Common Name	State Rank	Federal Rank	Most Recent Obs
HUDSON	Vascular Plant	Adlumia fungosa	Climbing Fumitory	T		1978

The Climbing Fumitory, is a herbaceous biennial vine that inhabits moist ledges and rocky woods. It grows in association with Sugar Maple, Basswood, Black Birch, Maidenhair Fern, Maidenhair Spleewort, Bottlebush Grass, Round leafed Dogwood and Wild Columbine. The Climbing Fumitory is considered a “threatened” species in Massachusetts, having currently (since 1978) 5 known sites. Prior to 1978, it was sighted in 17 locations, but there is no location information to support this, making it difficult to revisit and determined the presence and absence of plants.

Additional information from the NHESP Bio Map and Living Waters *Core Habitats of Hudson* proves the following list:

Town	Taxonomic Group	Scientific Name	Common Name	State Rank	Federal Rank	Most Recent Observation
HUDSON	*	Emydoides blandingii	Blanding;s Turtle	T		
HUDSON	*	Ambystoma laterale	Blue-spotted Salamander	SC		
HUDSON		Ambystoma opacum	Marbled Salamander	T		
HUDSON		Clemmys guttata	Spotted Turtle	SC		1967-94

Core Habitat BM687- Vertebrates

This Core Habitat contains significant habitat for spotted turtles and blue spotted salamanders in wetland, uplands and vernal pools adjacent to Mill Brook (Bolton) and the lower mile of Danforth Brook. Significant habitat for blanding's turtle occurs along nearly three miles of Mill Brook (Bolton) and its tributaries, although I-495 and other nearby roads have likely cause significant turtle mortality in recent decades. Marbled salamanders are likely present in seasonal pools and shallow wetlands adjacent to dry, rocky woodlands and four-toed salamanders may be present in forested wetlands with shallow channels, pools and abundant sphagnum moss. These habitats are largely unprotected, and development is beginning to cause habitat fragmentation along secondary roads immediately west of I-495.³

This information is crucial for the Conservation Commission in implementing regulations of the Wetlands Protection Act (310CMR 10.37 and 10.59). The area of Hudson where these species have been sighted are in the eastern end of town, just east of Gospel Hill (Wilkins and Lewis Streets) in the vicinity of the Assabet Marshes and National Wildlife Refuge.

The Massachusetts Division of Fisheries and Wildlife has traditionally stocked trout in Hog Brook off Route 62 that runs down behind a mobile home park and an older development into Tripp's Pond. The Division of Recreation in conjunction with the Hudson Odd Fellows organization sponsored a fishing derby at Tripp's for several years in the mid 1990's. While fishing still takes place, there have been no organized events held due to the renovation of the land surrounding the pond and the spillway under River Street leading to the Assabet River. A walking path was installed in 1999 through funding from the Department of Environmental Management, Division of Resource Conservation, Lakes and Ponds Grant Program. A very dedicated group of neighbors have been volunteering countless hours to plant flowers, shrubs and trees and assist in replacing fencing and installing stonewalls, which has vastly improved the "beach" side (Green Street) of this recreation area. It is now necessary to continue the revitalization of this recreation area to include the dredging of the pond and installation of a walking bridge over the brook area. This will be a natural habitat for wildlife as well as an area for enjoyment of the natural environment once completed.

Hudson also has Fort Meadow Reservoir and Lake Boon additional natural resources which offer a variety of recreational opportunities such as fishing, sail and motor boating, and swimming. Pickles Pond was the site of a winter skating facility, but in recent years, liability issues with skating on ponds has deterred any organized skating. The neighbors still clear the ice and use the pond which is also sometimes used as a fishing area.

Corridors for Wildlife Migration

Hudson's wildlife corridors follow the town's water features—the Assabet River, its streams and wetlands systems that cross and re-cross the town. The kinds of animals found in the wooded areas differ considerably from those that inhabit wetter areas. Hudson's limited open space, although rather sporadic does provide some support to common regional species. Deer and coyote have been observed, as well as fox, and the occasional moose. The goal of preserving continuous open space would open up more opportunities for wildlife habitat areas.

On the 2000 Biodiversity Protection and Stewardship Plan for the SuAsCo Watershed three biodiversity sites were listed for Hudson that includes the Assabet Marshes, the Assabet River National Wildlife Refuge and the Desert Natural Area.

³ Com Of Mass, EOEa, Div of Fisheries and Wildlife, NHESP, 2004.

The Assabet River National Wildlife Refuge is made up of wetlands, upland and glacial outwash. In the north east corner of Town these 2600 acres are identified as protected habitat by the National Heritage and Endangered Species Program (NHESP) and provides a home to grassland and interior forest birds.

The Assabet Marshes located primarily in the Town of Stow, provides habitat for migrating waterfowl, swallows, sparrows and otter. Poor water quality from upriver has caused intense eutrophication in the 900 acres of marsh. There is currently no protection on this property.

The Desert Natural Area (Memorial Forest/Hop Brook Marsh) in the eastern corner of Hudson also considered protected habitat for endangered species by the NHESP, is the only significant location of pitch pine/scrub oak in the SuAsCo watershed. It also provides a corridor connection with the Assabet National Wildlife Refuge to the north and is home to important species including whip-poor-will and goshawks.

Two parcels of town owned land, the Chestnut Street and Kane Wells comprise over 70 acres of open space that have significant wildlife potential and are located as well in the eastern section of town. Currently, the Chestnut Street property is home to the great blue heron and their nests (rookery) can be seen off lower Main Street.

In addition to the above mentioned parcels, the Division of Fisheries and Wildlife and the Department of Environmental Management own over 200 acres of property in the eastern section of Hudson near the Sudbury, Stow and Marlborough boundaries. The DFW property was the former location of a “ammo dump”, owned by the federal government. There are some restrictions in certain areas of the property regarding public access, but most is available for walking, biking and cross country skiing. Also, in the same general vicinity is White Pond a 133 acre parcel that is the town of Maynards water supply.

Recreational Opportunities

With the Assabet River running through the center of Hudson, its shores offer individuals many opportunities for fishing, bird watching, nature study and outdoor education, as well as canoeing or kayaking and walking along the shores. There are several boat ramps or access points on the River including Wood Park, Rimkus Well area, Chapin Road, and behind the Main Street Fire Station.

The small ponds, streams, trails, wetlands, forests and open space areas throughout the Town offer an abundance of plants and birdlife.

Hudson also has the Fort Meadow Reservoir and Lake Boon as additional natural resources, which offer a variety of recreational opportunities such as ice fishing, sail and motor boating, and swimming. Fishing is allowed in the Gates Pond Reservoir by special permit from the Department of Public Works.

The building boom has affected hunting in Hudson over the past ten years. There are limited hunting opportunities. Only three areas remain that afford safe hunting:

- ❖ Gates Pond, which offers white tailed deer, ruffed grouse and cottontail rabbit. Access to this area is off Route 62, in Berlin, from the end of Taylor Road
- ❖ The State Forest off of White Pond Road, which offers white tailed deer and ruffed grouse.

- ❖ The Assabet River at Fort Meadow Brook (Kane's Marsh), located off of Chestnut Street and Lower Main Street is good for duck hunting. Ducks (mallard, black, wood, blue and green teal), Canadian geese and woodcock can be hunted.

Scenic Resources and Unique Environments

Assabet River

The Assabet River Hudson's most valuable natural and scenic resource enters town in the southwestern corner from Marlboro/Northboro/Berlin. A canoe trip from this western entrance meanders by many wooded areas, reed grass borders, public parks and private residences. Four bridges offer a small waterfall area, which is easy to maneuver through, and the River passes by the Rimkus Well land. Continuing downriver passing the private Rolling Lane residences and arriving at the Chapin Road Bridge, one sees many natural areas for birds and wildlife along the riverbanks. After the bridge is a canoe access built by the State in 1994 with a small parking area. Riverside Park, Hudson High School and O'Donnell Soccer Fields are on the shores to the right (in a narrow flood plain). A 6 acre parcel of land with a pond and wetlands cuts through from Brigham Street to the river, with the Lodge of Elks just beyond. This brings you to one of the most scenic bridges spanning the river in Hudson, the Taylor Memorial Bridge, which connects several pieces of municipal property—Wood Park with Apsley Park, Loureiro and Warner Conservation properties. Wood Park has a music shell and is the site of a summer concert series. The river now leads into the center of Hudson, where in history it served the textile industries located along its shores. Portage is required behind the Fire Station to avoid the Washington Street waterfalls. From the waterfall the river runs one street over parallel to Main Street along the municipal parking lot (soon to be renovated through funding from DHCD), then to South Street Park where a new urban park has been expanded and developed. A train trestle is visible just beyond the center spanning the river near Houghton and Board Streets which one of the most scenic sections of the Assabet River Rail Trail. You then return to less populated areas of town as the river winds down past Wheeler Road and Forest Avenue. The river then flows by Cherry Street Ballfields, crosses Main Street again adjacent to the AART, on towards Cox Street with the Department of Public Works building to the right where the sewage treatment plant discharges (not scenic; but important). The next section of the river is very scenic from Cox Street to Gleasondale in the area known as the Assabet Marshes. It passes through peaceful woods and wetlands in Hudson and Stow with no sign of man's presence. It gives a real feeling of wilderness after leaving a very built up area.

This is an excellent educational experience to be taken in from a canoe or kayak for individuals of all ages to view the unique environments that a river can offer.

Ponds and Streams

Hudson has many ponds and streams throughout the town, which offer various wetland areas, and wooded habitats to hike and walk through.

Hog Brook and Tripp's Pond offer fishing and scenic vistas from a major road, especially in the fall foliage months. The walking trail created along the shores of the pond as well as the natural plantings have made significant positive changes to an area that was in disrepair for many years. It is now used by many local residents as a peaceful retreat.

Danforth Brook runs through the Mayo Conservation Property a 9 acre parcel that includes a waterfall and rock outcroppings then continues through the Danforth Conservation Lot a 50 acre

wooded parcel with trails throughout for hiking and mountain biking. The falls is a great fishing spot that was acquired by the Town in 1999 through private donations and public funding. This 60+- acre parcel has become much more populated with walkers and hikers over the past five years, due in large part to its natural beauty and a lack of other large open space area in town.

Fort Meadow Reservoir, located between Hudson and Marlboro, has municipally operated beaches in both communities. Marlboro and Hudson recently pooled their resources to acquire the St. Mark's Boat Ramp on Red Spring Road for residents of both communities to gain access for various watercrafts. Private non-profit beach properties include Fort Meadow Association with three access points. Others are located on Paquin Drive, Western View Drive, Spring Lane, Cullinane Drive and Lakeshore Drive. It is also host to private non-profit buildings along the waterfront, operated by organizations such as the Moose Lodge and Inter-colonial Club. A large section of the shoreline on the Marlboro side of the lake is owned by one landowner, with individuals leasing the land, but owning the buildings. Fort Meadow had numerous summer cottages that have been converted to full time residences over the past several years. The two smaller basins of Fort Meadow contain very little development along the shoreline. Both are beautiful natural habitat areas. The City of Marlboro acquired a large parcel of land on one of those basins on the Hudson Town line. It is an ideal location for canoe access, hiking trails and fishing.

Hudson and Stow share Lake Boon, which is in the eastern most section of Hudson. Stow has a municipally operated beachfront, but Hudson does not. This lake is not without problems as a recreational resource. The constant weed growth, now only serious in the third and fourth basins, is a great habitat for many birds, but causes problems for swimming and boating. Hudson does not have any publicly owned shorefront making access difficult.

Historic Features - Mass Historical Commission- State Register of Historical Places

- ❖ The Felton Street School, formerly a high school and now a private condominium.
- ❖ The Goodale Homestead
- ❖ The Col. Adelbert Mossman House
- ❖ Silas Felton Historic District

The Silas Felton Historic District is located in the center of Hudson and contains many brick and wooden structures built many years ago and restored as Hudson's downtown business area. Town Hall, the Unitarian Church, Hudson Public Library and most recently the Hudson Senior Center are a few of the most unique structures. This district stretches up Lincoln and Washington Streets where many old Victorian houses can be seen. The reconstruction of the Main Street over the past decade submerged utilities underground and also created streetscapes with period lighting, flowering trees and brick sidewalks, giving you a sense of Hudson in its earlier years. This is also listed in the Mass Historical Commission State Register.

Scenic Vistas

In addition to the Assabet River, all of Hudson's hill tops offer beautiful scenery but with limited access to the general public due to development of those hills.

Gospel Hill is one of the only places in Hudson that has not changed since the early years of working farms. This area offers a view of apple orchards, fields of flowers, old homes and barns

that resemble the country sides in Vermont. A horse farm (Pompositicut) complete with training areas still exists at the bottom of the hill, along with a family farm stand selling produce and plants grown on the property.

Roundtop Hill (now Intel and Westridge Condo Complex) provides views many other hilltops while looking down you will see the buildings on Main Street, such as church steeples and the Town Hall. Fort Meadow Reservoir is to the south of this hill and portions of the most undeveloped sections can be seen from this hilltop.

In addition Hudson has designated “Scenic Roads” that are listed as such because of their aesthetic beauty, lined with older trees and stone walls that are spectacular. Approved by Town Meeting in 1976 they include: Forest Ave – from Marlboro Street to Grove Street; Chestnut Street; Main Street from Forest Avenue to Stow Town Line; Shay Road; Murphy Road; Central Street – from Coolidge Street to the Berlin Line; Park Street; Brigham Street; Brook Street; Hosmer Street; Parmenter Road; Stoneybrook Road, formerly Marlboro Road; Lewis Street and White Pond Road. The article reads “to preserve the natural character and physical appearance of said road”, and requests that the Planning Board in exercising its responsibility to use sound planning considering the preservation of the natural resources, without hindering public safety.

Planning Board efforts in the past to keep these tree lined vistas have been met with safety issues for site distances and road widths. On at least one occasion where they felt the need to allow the developer to cut some trees for electrical lines, they also mandated that the developer/electric company buy trees to be planted on other town property.

Inventory of Land Of Conservation and Recreation Interest

Protected and Unprotected Lands

Parcels are divided into two main categories, protected and unprotected. Protected lands include all federal, state, local, non-profit and private lands that are legally protected by state or federal statutes, by the vote of Town Meeting at the time of acquisition or by restrictions in their deed. Unprotected lands are town-owned lands uncommitted for conservation purposes such as schools and other municipal property; land enrolled in MA General Law CH. 61; 61A & B; and other private lands that due to low intensity of use add to the quality of open space in the town.

Private Parcels

Agricultural Properties, Forested Land and Private Recreation

Hudson has 264.3 acres of land in Chapter 61, 61A or 61B. A large portion of Hudson's oldest agricultural community still remains in the eastern end of town. Combined with other large parcels such as the town owned wells, the Riverside Rod and Gun, a private golf course, and private residences not under the special tax program, this section is extremely important in lending Hudson its rural charm. These properties encompass the rolling hills and farms of Gospel Hill which are reminders of a more pastoral past. This open space in close proximity to the Assabet Marshes and Assabet River Natural Wildlife Refuge plays a vital role in providing habitat for wildlife populations. There is a mixture of wetlands areas, cleared pastures, cropland and upland as well as mixed forests.

Significantly more important is the fact that these large agricultural and forested parcels surround our Watershed Protection District and are immediately adjacent to two of Hudson's major wells – Kane and Chestnut, two important wetland areas in and of themselves are open space assets of the community.

The Charter Oak Country Club is also located in the eastern end of Hudson and has 208 acres of open space within the golf course boundaries. Original plans were for a very large housing subdivision back in the middle 1980's which fell short due to the economy at that time. The Goodale Farms project did split off two parcels for preservation, one is the Goodale Farmhouse.

With the increase in land values and development pressures, many Massachusetts towns are losing their rural environments. Hudson's eastern end agricultural lands are prime locations for large subdivisions due to the number of acres still undeveloped. This eastern section does not have public water or sewer hookup and is not slated to in the near future, requiring developers to build using wells and septic systems. Development of this sort could impact water supplies if these systems fail.

In preparing Hudson's Community Development Plan many of these larger parcels were identified for preservation and it was the general consensus of individuals attending public visioning sessions that major development in that area would adversely change Hudson's character. Preservation or conservation restrictions on these parcels would be an enormous benefit where development could adversely impact them due to improper drainage or overdevelopment.

Hudson is extremely fortunate to have the Assabet River running through our urban center. Unfortunately, most of the surrounding lands in the western section are developed and very little remains true open space. The protection of several small private parcels on the shoreline of the river, in the central and western section of town, are high priorities for both conservation and recreation opportunities to improve public access to the river. Just this year a large parcel along the river (Jenkins) was sold to a developer, but the town did receive approximately 2.4 acres with a 15' wide strip for access from the subdivision. A second parcel in eminent danger of development, with an approved Order of Conditions from the Conservation Commission for a single house lot, has been approved for funding from the Community Preservation Committee for recreation and conservation purposes. This parcel is wedged between Hudson High School and the Elks Lodge property with 1/3 a pond, 1/3 wetlands and the other third upland. The CPC is recommending the acquisition of this property to the May 2008 Town Meeting.

Public and Non-Profit Parcels

Park and Recreation Lands

Hudson's park and recreation property consists of 16 sites throughout the Town, for a total of approximately 122+ acres. Many of those sites are comprised of more than one parcel, but are considered to be one continuous recreation space. The Hudson parks are classified onto four categories: 1) Athletic Complexes comprised of over 20 acres with heavy use; 2) Community Parks that are both active and passive areas of under 10 acres that preserve unique landscapes; 3) Neighborhood Parks "remain the basic unit of the park system and serve as the recreation and social focus of the neighborhood"⁴ and 4) Mini Parks consisting of one or two acres offering unique, limited or isolated recreation opportunities.

Hudson's two athletic complexes afford residents a variety of recreational opportunities in both the eastern and western ends of town with baseball, soccer and football fields, as well as playground systems and wooded picnic areas. Our Community Parks include a public beach, and a pristine passive park area along the shores of the Assabet River offering an annual summer concert series for residents of all ages. Neighborhood and MiniParks consist of 15 parcels with 45⁺ acres scattered throughout the town.

The public schools also play a vital role in providing recreation opportunities throughout town. The three elementary schools have playground systems and ballfields that are used by the public after school hours, weekends and summers. The total school property is 119.7 acres.

With a trend in society towards fitness, recreation opportunities become a necessity and are no longer a luxury to be enjoyed by more prosperous communities. Hudson has made great strides over the past 10 years in renovating existing facilities for multi purpose use and developing a nineteen-acre parcel for recreation. Unfortunately, with increased development (over 203 acres over the last five years), we are not able to keep up with the ever growing demand for fields for youth and adult sports programs. Additional land surrounding existing fields and schools is important necessary to attempt to provide the community with adequate sports programming. Vacant school land should be investigated for sports field development in the very near future.

⁴ *Park, Recreation, Open Space and Greenway Guidelines*. National Recreation and Park Association and the American Academy for Park and Recreation Administration, p 98

The completion of the Assabet River Rail Trail in Hudson is one of the most exciting new recreational resources. Only open for two years it is used heavily for hiking, biking and walking in good weather, with cross country skiing and snowshoeing in the winter. This resource has been an enormous benefit to our residents. Traveling along in some locations the banks of the river are now open to scenic views that were blocked for many years by overgrown vegetation. It is hoped that this will be used as an alternate means of transportation into Marlborough and visa versa. The eventual completion of the trail through the towns of Stow, Maynard and Acton will ultimately connect to the South Acton commuter rail station.

Conservation Land

Town owned conservation land in Hudson consists of five large parcels and several smaller for a total of 150⁺ acres. This conservation property is primarily wetlands and forested woodlands not necessarily accessible to the public. Administration of this land lies with the Conservation Commission and some maintenance is provided by the Department of Public Works. In November of 2004 the Town hired a part time Conservation agent to assist the volunteer commission with administration of their agency. The position was then changed and a full time secretary was hired to assist Conservation and the Board of Health. The Conservation Commission needs a full time agent who is responsible for site visits as well as paperwork necessary when applicants file for development of a parcel. The Wetlands Protection Act has created more paperwork and the restrictions are complicated and a part time board is unable to effectively administer without a full time staff member.

This conservation land does not include the 328.4+- acres of water resource areas, well fields, water tanks and water bodies under the administration of the Department of Public Works.

State, Federal and Non-Profit Lands

Hudson is extremely fortunate to have over 407 acres of land owned by state, federal and land trust organizations such as Sudbury Valley Trustees, the New England Forestry Foundation, the Division of Fisheries and Wildlife, and the Department of Environmental Management (State Forest) and the Town of Maynard. It is unclear if any of these properties have any conservation restrictions or protection, and this will be a focus for the future to seek information and protection since three of the parcels are over 100 acres. The majority of this property is located in the eastern section of Hudson.

Non-profit organizations with property in Hudson include the Hudson Elks Lodge, Riverside Rod and Gun Club, the Hudson Portuguese Club and Yankee Golden Retriever Rescue. These three parcels of ten acres or more do not have any protection. The Town should meet with their individual Boards and Trustees to seek their input for future plans they may have for the property to ensure that they remain open or seek conservation restrictions on those parcels.

The attached spreadsheets detail these properties.

Plate/Parcel	Hudson Board of Assessors Plate and Parcel Number
Property	This is the name used for identification purposes.
Location	Address or street location of the parcel.
Acreage	Several parks and conservation areas consist of more than one parcel and are contained in a block for information purposes.
Accessibility	Public Accessibility.

Community Vision

Description of Process

In reviewing the recommendations made in the previous Open Space and Recreation Plan as well as during Hudson's Community Development Planning Process, and the Urban River Visioning charets, the Town compiled a comprehensive list of properties that would be best suited as natural resource areas, while making recommendations on Housing, Economic Development and Transportation. The vacant land list titled "Open Space – Identified for preservation through CDP and other", is attached with Potential Use identified.

As stated in Section 2 these significant planning projects held over the past three years served as extremely valuable tools in our efforts to update the Open Space and Recreation Plan. In both of those Town wide planning processes broad public outreach was achieved through postings in the Town Clerks Office, legal advertisements, news releases to local media such as newspapers and cable television, posting on the Town's Web Site and community bulletin boards outside of Town Hall as well as mailings through the Assabet Valley Chamber of Commerce members, information in the Senior Center Newsletter and lastly fliers produced in both English and Portuguese and posted in various offices throughout the Town.

The Urban River Visioning Initiative focused on redefining the Assabet River waterfront in the center of town. Hudson was selected by the Commonwealth of Massachusetts, Executive Office of Environmental Affairs to be one of seven towns in the state to receive grant funding to use our most valuable natural resource as an asset to bolster economic revitalization of our downtown. Public visioning sessions were conducted to seek input from Hudson residents on enhancing the relationship between the river, adjacent neighborhoods and the downtown. As a direct result of the Urban River Visioning, the Town with 50% grant funding from EOEA purchased a one acre parcel on the shores of the Assabet River and its tributary Tannery Brook to expand an existing public park. Shortly after that the Town applied and received grant funding from DHCD to develop the 1.8 acres into an active recreation site with a skateboard area, splashpad water feature, playground and gazebo. This park is slated to open in the spring of 2008.

The second and most valuable planning document is Hudson's Community Development Plan. This consists of a very detailed look at every parcel within the town to determine its best use for four keys elements: housing, economic development or redevelopment, natural resource protection and transportation enhancement. The Ad Hoc Committee for this strategic planning process also included local board and committee members, and individuals within the community. The first evening's public session formed four break-out groups to discuss the core elements of the plan. Using town maps, the second public hearing divided the town into four regions to closely examine parcel and brainstorm on the issues within each section of town. The groups identified parcels suitable for development of housing, areas appropriate for commercial development, lands to be preserved for open space, resource protection and recreation and finally transportation infrastructure needs. A draft of this study was available on the Town's Website as well as copies in the public library for residents to view prior to the public hearing.

The Hudson Youth Athletic Association formed to assist the Division of Recreation with information on the needs of local sports programs is comprised of one member from the Park

Commission, Hudson Youth Baseball/Softball Association, Hudson Youth Soccer, Pop Warner Football, Hudson High School and Hudson Catholic High's Athletic Departments. This organization fundraises for maintenance, and field improvements, as well as working together to provide field space for each of their programs.

Statement of Open Space and Recreation Goals

The overall goals and objectives of the plan are relatively the same as those identified in the 1999 Open Space and Recreation Plan - to preserve and protect our valuable natural resources, provide our citizens with adequate recreational opportunities and continue to educate residents of the importance of both to a community.

Ideally, the Open Space and Recreation Plan for Hudson would include the following:

- Preservation of natural features that lend Hudson its character, identity and link to a more pastoral past;
Open space plays a vital role in providing habitat for local and transient wildlife populations, defining neighborhoods, integrating land uses or acting as a buffer between non-compatible land uses. Open space allows the natural environment to exist alongside the built environment. Passive recreation opportunities abound in conservations areas. Maintenance programs for foresting should be considered to make access easier, clean up of dead and rotted trees, and make way for new plantings where necessary.
- Protection of water supplies, wells and aquifers and land surrounding these areas;
Our water bodies serve many different purposes from drinking to recreational swimming, boating and fishing. Historically, pollution of ponds and streams can be directly related to development of areas upstream, improper drainage and runoff of developed areas, or overdevelopment. These are all elements that contribute to unhealthy ponds, lakes, streams and rivers.
- Expansion and enhancement of recreation facilities and opportunities;
Recreational sites accommodate a community's ever-growing need to engage in leisure time activities, whether it be organized sports, individual physical fitness or passive recreational activities. With a definite trend in society toward health and fitness, recreation opportunities in a community become a necessity not a luxury.
- Accessibility for all residents to town resources;
Over the past ten years the Town has made a concerted effort to make many town buildings and parks accessible to all residents. Many of our buildings (Sr. Center, Library, Main Street Fire Station) and public spaces (Liberty Park) are older and are not totally accessible due to their ages and overall land configuration (hills), etc.
- Adequate funding for acquisition, renovation and development of areas;
The Town passed the Community Preservation Act in 2007. This will significantly help with funding for historic preservation, open space and affordable housing, but the Town should continue to apply for grant funding, private donations and gifts to offset the CPA as well as other municipal funding.
- Steering Development toward existing infrastructure;
With the recent by-law changes for Accessory Dwelling Units, Open Space and Residential Development, and Adaptive Re-Use Overlay District the town is now in a better position to negotiate with developers.

Sections 7, 8 and 9 of this study will go into greater detail to identify specific needs to be addressed.

Analysis of Needs

Summary of Resource Protection Needs

1. The Assabet River, streams, lakes and ponds

The majority of Hudson's developed land is in the western end of Town. This is due in large part to the Assabet River and the resource it provided to industry in the 1800's. Three of Hudson's major drainage basins are located in this densely populated section of town, which also has limited open space. Continued protection of land along the Assabet, its tributaries and watershed areas are a high priority, whether through acquisition, limited development, conservation zoning, and/or conservation restrictions. As our community becomes more urbanized from the increase in development, runoff from impervious surfaces and residential lawn maintenance becomes a great concern to these natural resource areas.

The Conservation Commission drafted a local Wetlands Protection Bylaw that would control activities deemed to have a significant or cumulative effect upon resource value areas such as public or private water supply, water quality, control of soil and water pollution, fisheries, shellfisheries, wildlife habitat, rare species habitat, agriculture, aquaculture and recreation. This Bylaw was defeated and efforts to revisit this should be undertaken.

Hudson's sources of drinking water are from six active supplies: Gates Pond surface water supply, as well as five water wells (Kane, Cranberry and Chestnut 1, 2, and 3). The Town is currently investigating additional water sources, to keep up with the demand brought on by development.

Continued involvement with the SuAsCo Watershed Community Council, Assabet Consortium and with the Organization of the Assabet River to study measures to be taken to improve water quality is imperative. As these organizations study ways to achieve improved water quality, the Town needs to keep the residents informed of the potential effectiveness of these various alternatives that will also improve wildlife habitat areas. Those organizations along with the Town have been involved in numerous plans in past years, but the state and federal government officials must be lobbied to allocate grant funding to implement actions of those studies.

The eastern section of Town has protected lands, as well as many acres of Town-owned well protection property, and state and federal forests. There is little or no town sewer in this section of town, therefore development using septic systems could adversely affect water supplies if there is failure in the systems

The town should continue to link parcels to encourage their use for nature trails. Presently, some are not connected making continuous trails impossible. The Wayside Trail on the Central Mass line would be a good plan for connecting the population with the open space resources in the eastern end of Town. Additionally, many of the Chapter 61 and 61A are located in the eastern section. The Town does have first right to refusal for purchasing these properties however, time limitations and financial constraints can make those situations unattainable. Hudson should continue to vigorously pursue discussions with the present landowners, creating positive relationships, so that when they are considering the sale of property, we are contacted prior to an actual developer.

Coordination of efforts with surrounding communities, regarding their intentions for land use and development along our borders, could affect our actions on acquisition of properties in those locations. There is the potential for regional projects with surrounding communities.

The Town must encourage the Open Space Residential Design by-law regulating development and setting aside a certain amount of property for recreation and open space purposes, especially when these would link with other conservation/recreation properties which lie along the Assabet or are located in a watershed area.

Summary of Community Needs

The following are actions that should be taken over the next five years.

- ◆ Protect natural habitat areas for wildlife, since there is little land where this exists (map attached);
 - acquisition of property along Assabet River on Brigham Street adjacent to high school will accomplish this as well as adding athletic field space.
 - conservation restriction on River Street land to protect the shores of the river.
- ◆ Deter development on slopes where erosion will become a problem;
- ◆ Water resource protection;
 - protection of agricultural properties in eastern end of Town.
 - Sewer section along Assabet – specifically Rolling Lane.
- ◆ Additional open athletic field space;
 - acquisition of Brigham Street land would accomplish this while preserving over two acres along the river.
 - Investigate Mulready School land.
- ◆ Sports field maintenance programs:
 - Rotating use of fields to regenerate periodically;
 - replacement of old fencing, playground equipment and renovations to existing field and courts.
 - additional staff necessary to keep up with ever growing maintenance needs.
- ◆ Management programs for conservation properties:
 - to include forestry programs, which could generate funding for future conservation programs.
 - clear existing trails and development of new trails.
- ◆ Weed and sedimentation control programs for ponds and streams;
 - Tripp's Pond needs immediate action to prevent eutrophication.
 - Pickle's Pond needs cleanup of debris near outflowing stream.
 - The continued lowering of Fort Meadow Reservoir to freeze non-native weed infestation, that has recently provided very good results.
 - Support of the SuAsCo Watershed Community Council
- ◆ Development of biking, hiking and walking trails throughout the Town
 - link newly constructed Assabet River Rail Trail to other recreation areas.
 - Work with the Department of Transportation on the Wayside Trail project.
 - Assabet River Greenway from south side on Brigham St (behind HHS) around to north side on River (Yankee Golden Retrieve Rescue land).
 - Coordinate efforts with Marlboro for trails on Chestnut (Clement Kane conservation land).
 - Coordination with Bolton for trails above the Danforth Brook property.

- ◆ Restrictions for motorboats on lakes and ponds for safety reasons;
 - Fort Meadow Commission should set up stipulations for use and monitor boaters.
- ◆ Protect riverfront land through gifts, purchase, conservation restriction, limited development or perpetual easements;
 - Jenkins, Fossile and Sarno north side of the Assabet River and easements through Portuguese Club and Yankee Golden Retriever Rescue land along the south side for a walkway (drawing attached).
 - Gay property east of Wood Park.
- ◆ Improve access to the river, to include canoe access and scenic views;
- ◆ Permanently protect existing agricultural land by outright purchase of the land, development right purchase or agricultural restriction;
 - large parcels in eastern section on Gospel Hill.
- ◆ Maintain a balance between recreation and open space lands, when acquiring and/or developing;

Finally, the Town must protect resources that are publicly owned from pollution and activities that adversely impact their recreation value such as stream bank erosion, lake and pond eutrophication, facility overuse and activities that conflict with resource protection needs.

Management Needs, Potential Change in Use

The Division of Recreation recently started the process of researching deeds and town meeting articles for information regarding ownership, management and protection levels of town owned parcels. Many parcels are designated as “Town of Hudson” only, with no clearly defined manager. There needs to be a process-in-place by which the various players can communicate and assign responsibility for specific land management. In this way, a comprehensive strategy can be developed to protect open space and address recreational needs in the future. We should also seek, as with the rail trail projects, to communicate well with abutting towns.

Some parcels (such as much of the land at the eastern end of Hudson) have already been identified as priorities for protection. Others, such as parcels along the Assabet River, are in areas of particular interest to environmentalists and other who wish to preserve the natural beauty of the area. Many of the privately-held lands of interest abut town resources that are candidates for protection. Land taxed under Chapter 61 (forestry) and 61A (agriculture) are not permanently protected, although the town has the right of first refusal if it should come up for sale.

Hudson will, as we move forward, also give priority to optimizing use of current protected sites. By emphasizing new uses for existing properties, or by fine-tuning the use of a property for a specific population, the Town can continue to take pressure off acquisitions schedules. In designing and renovating existing lands, we will continue to make decisions (such as fencing and landscaping) that insure the multi-use aspect of these properties.

Hudson has a number of very important Town projects to handle over the next several years, as well as a very aggressive and comprehensive list of goals and objectives identified in this plan. It is necessary to hire additional professional staff to administer and carry these projects forward into the future. The additional staff should include:

- Recreation staff to assist the Director and Assistant Director in facilitating more programs and services for the town;
- Clerical assistance to the Town Planner for better oversight for major projects, encouraging conversation with developers to use the new by-laws,

- Conservation Commission Agent for site visits, meetings, interpretation of Wetlands Protection By-law, etc.;
- Administrative clerical assistance to help with paperwork by staff that is now overburdened;
- Maintenance personnel for the Department of Public Works Grounds Department to continue constructive maintenance of all public areas.

The town has acquired through capital outlay and grant funding over 45 acres of land. In developing or renovating some of that acreage, there are amenities such as a 3 mile rail trail, playground system, skateboard area, splashpad and pavilion. These require maintenance, programming and services that the current staff will be hard pressed to handle. The rail trail alone has paved areas, fencing, benches, kiosks, etc. that will need some attention throughout the course of the year. Additionally, projects such as the Senior Center renovation and addition, the South St. Parking Lot renovation, bridge replacement projects, the redevelopment of Route 85 are all items that necessitate input from the Planning Department and Conservation Commission. Those are Town projects, but the private ventures such as the Hillside Over 55 housing development, the Mall development and RK plaza projects also require a number of hours of meetings and input from those departments. It is imperative that the town staffing is adequate to handle issues so that going forward we are able to meet the needs of this community.

Goals and Objectives

Goal A – Preserve, Protect and Enhance Hudson’s Natural Resources

Objective

1. Preserve, protect and enhance land around water supplies, wells and aquifers.
2. Identify future sites for water wells.
3. Acquire, expand and enhance areas for open space and recreation.
4. Improve water quality of stream, ponds, and the Assabet River.
5. Educate the public of the importance of 1, 2, and 3 to the quality of life of Hudson, through workshops, information brochures and signage.

Goal B – Establish a Healthy Balance Between Development and Open Space

Objective

1. Create maintenance programs for existing conservation land to enhance scenic and natural areas.
2. Create buffers and connect parcels of open space.
3. Establish areas for enjoyment and recreational access to the natural environment.
4. Acquire scenic, linkage or threaten parcels through partnerships with other organizations and private funding sources.

Goal C – Provide a Wide Range of Recreation Opportunities for all Residents of the Community.

Objective

1. Continue to upgrade existing equipment at present recreation facilities.
2. Encourage multi purpose use of facilities.
3. Expand facilities by acquiring lands adjacent to schools, recreation and conservation properties and/or easements over property to increase public accessibility.
4. Increase the number of facilities that are accessible to individuals with disabilities.
5. Improve open space areas for recreation purposes.
6. Expand programs offerings by using privately owned lands and buildings.

Goal D – Recreation and/or Open Space

Objective

1. Create linkages for multi purpose use; recreation land with conservation, school land with recreation or conservation, other non-profit conservation with town conservation or recreation, etc.
2. Enhance urban design to foster economic development through recreation opportunities.
3. Minimize use of tax rate.

4. Involve volunteers, probation/criminal justice program personnel and private corporation community service programs to assist with seasonal maintenance and facility development.
5. Work cooperatively with other Towns to link adjacent projects and property.

Goal E – Management and Administration

Objective

1. Use newly adopted zoning by-laws to encourage preservation of open spaces and reuse of existing infrastructure.
2. Investigate property owned by state, federal, non-profit to seek protection status.
3. Use Community Preservation Act to further the goals and objectives of this plan.
4. Enhance administrative capacity by adding the following staff:
 - Recreation – full time program coordinator;
 - Planning Department – clerical position;
 - Conservation Commission – full time agent;
 - Administration – clerical position;
 - Department of Public Works – full time maintenance personnel.

Five Year Action Plan

Goal A – Preserve, Protect and Enhance Hudson’s Natural Resources

Objective 1 - Preserve, protect and enhance land around water supplies, wells and aquifers:

ACTIONS	Schedule
Work with Town of Berlin to increase protected land at Gates Pond Water Supply and abutting properties in Hudson a. River Road land abutting Fosgate Town Property – Saaristo, Rykbost, DRS Electric.	2010
Lands near Cranberry Well and Maynard Reservoir could be protected by restricting development a. Seek information on the protection of: - State Forest under control of the Department of Environmental Management; - Sudbury Annex under the control of the Division of Fisheries and Wildlife; - Maynard Water Supply lands; and - N.E. Forestry Foundation property.	2009
Agricultural properties in the eastern end of Town should be considered for acquisition, conservation restrictions or purchase of development rights since they lie in the aquifer protection district. a. Work with landowners to seek conservation restrictions on the larger parcels utilizing Sudbury Valley Trustees representatives. b. Community Preservation Act would assist in funding acquisitions, and purchase of development rights.	Process ongoing since 2003

Objective 2 - Identify future sites for water wells

Actions	Schedule
Existing Town owned land where impact would not significantly alter the intended use	Ongoing since 2005

Objective 3 - Acquire, expand and enhance areas for open space and recreation

Action	Schedule
Kane and Chestnut Street wells land improvement through forestry programs, recreation use with trails, etc.	2012
Clement Kane land on Stoney Brook link to Marlboro’s trails on abutting parcel	Ongoing since 2006
Acquire 43 Brigham Street property adjacent to HHS	2008
Yankee Golden Retriever and Portuguese Club easements for path	2009

Objective 4 – Improve water quality of stream, ponds and the Assabet River

Action	Schedule
Restrictions on overdevelopment and stringent controls for run off and drainage. a. Encourage developers of subdivision to design including open space.	ongoing
Continue cleanup efforts with OAR, SuAsCo Watershed Community Council and other conservation and civic groups. a. Work with OAR on Earthday cleanup projects	ongoing ongoing
Acquisition of property along the Assabet River and it’s tributaries. a. Brigham Street land acquisition	2008
Work with local fishing groups to restock ponds	ongoing
Permanent protection of riverfront areas: a. Off Chapin Road behind Pheasant Run subdivision – Sarno land. b. Behind Hudson High to Wood Park over bridge and up to Yankee Golden Retriever Rescue c. Next to Wood Park 2.4 acres – Gay land d. From Forest Avenue (Stow Court side) to Cherry Street Fields; e. Priest Street western shore – two parcels of total 10 acres; f. Cox Street – 10 acres across from Department of Public Works; g. DPW and land across river to the Stow line including Riverside Rod and Gun club.	2009 2010
Pond dredging to prevent eutrophication; Tripp’s Pickles	2010 Capital Plan

Objective 5 - Educate public of the importance of 1, 2 and 3 to the quality of life in Hudson, through workshops, information brochures and signage.

Action	Schedule
SuAsCo Watershed Community Council brochures “Keeping Stormwater Clean” should be distributed annually. Copies in public places such as Town Hall and the Library.	ongoing
Signage along streams by OAR indicating stream health and flow information	ongoing

Goal B - Establish a Healthy Balance Between Development and Open Space

Objective 1 – Create maintenance programs for existing conservation land to enhance scenic and natural areas.

Action	Schedule
Danforth Conservation: Trails need cleanup of old fallen trees Drainage from hills along “cart path” needs attention New entry from Falls Brook Road – stone dust path, tree lined entry to meet existing trails once inside wooded area.	Ongoing through Boys Scout organization
Loureiro Land: Flag wetlands	2009

Address drainage issue (undermined culvert to river) Develop plan for removal of brush and old pine trees Grade, loam, seed and plant new trees	
Constant and continued enhancements along the shoreline of the Assabet River a. walking loop from south side of Chapin bridge to north side of Chapin bridge. b. open up views to the River.	2010
Reforestation programs for conservation and recreation lands to include two areas on the Stow border, and the dump site on Old Stow Road.	2010

Objective 2 – Create buffers and connect parcels of open space

Action	Schedule
Acquire Brigham Street parcel adjacent to HHS	2008
Acquire easement over River Road property – Portuguese Club and Yankee Golden Retriever.	2009
Urban center acquire vacant parcels that link AART to river and recently developed park land	2010
Eastern end of Town some agricultural properties should be protected and landowners contacted for conservation restrictions or limited development	Ongoing since 2004
Conversations with private organizations and representatives of other government owned lands to connect parcels through conservation restrictions or permanent easement on lands surrounding or abutting their property (Elks, Portuguese Club, Rod and Gun, N.E. Forestry Foundation, Sudbury Annes, Maynard Reservoir, State Forest, etc).	2008

Objective 3 – Establish areas for enjoyment and recreational access to the natural environment

Action	Schedule
Lands along the Assabet River, scenic and historic views	2008
Preservation of Gospel Hill for scenic and historic views	Ongoing since 2003
Greenway along selected portions of the river bank through town	2010
Written brochures listing the natural resource areas and their appropriate use for distribution to residents (i.e. Danforth, State Forest, Div of Fisheries and Wildlife land, Maynard Reservoir, etc)	2009

Objective 4 – Acquire scenic, linkage or threaten parcels through partnerships with other organizations and private funding sources.

Action	Schedule
Request private landowners to participate in greenway linkage for the Chapin Road to Wood Park area on both north and south side of River through permanent easements	2008
Work with Wayside Rail Trail Group (Central Mass Line) for future rail and trail through Hudson	ongoing
In the eastern end strengthen link between State Forest and Maynard Reservoir land; connect with Sudbury Annex and State Forest into Marlboro	
Acquire connections on River Road for better access to the Town Forest (Fosgate Property) and Gates Pond Reservoir; with easement to Assabet River over private property	2010

Goal C – Provide a Wide Range of Recreation Opportunities for all Residents of the Community

Objective 1 – Continue to upgrade existing equipment at present recreation facilities

Action	Schedule
Cherry Street Playground equipment replacement with new playground systems and swings, ballfield renovation with new fencing and backstop, install spectator seating, irrigation and improvement to parking area. Use newly acquired parcel adjacent to field for playground area.	2009 Capital Plan
Repair tennis and basketball courts at Moulton’s Field	2012
Semi annual sand replacement program for Centennial Beach	2010
Inside construction of the Sauta Field comfort/storage/concession building	ongoing
Repair lighting at Wood Park and extend over to Apsley Park	ongoing

Objective 2 – Encourage multi purpose use of facilities

Action	Schedule
When developing new fields consider large open areas for multi purpose use and/or develop for spring baseball/softball and fall use of outfields for soccer/football	ongoing

Objective 3 – Expand facilities by acquiring lands adjacent to schools, recreation and conservation properties and/or easements over property to increase public accessibility

Action	Schedule
Define boundaries between different land uses by plantings and trees	ongoing
Acquire parcel adjacent to Hudson High School	2008
Acquire parcel north of Danforth Lot	2009
Investigate development of Mulready School land for recreation purposes	2009

Objective 4 – Increase the number of facilities that are accessible to individuals with disabilities

Action	Schedule
Evaluation of public recreation and conservation areas to determine handicap accessibilities needs	ongoing
Install adequate parking sign	2009
Install level pathways where applicable	2011

Objective 5 – Improve open space areas for recreation purposes

Action	Schedule
Improve access to the Assabet River canoe ramps and add additional ramps in other renovation projects (i.e. municipal lot renovation project)	2009
Clear brush on trails at Danforth and add access from Fall Brook Subdivision for mountain biking, cross country skiing and hiking	ongoing
Investigate improvements to the Riffle Range for hiking trails	

Objective 6 – Expand program offerings by using privately owned lands and buildings, and hiring additional staff.

Action	Schedule
Use church halls, private recreation facilities, parking lots and cleared field properties	Ongoing since 2004
Hire additional recreation personnel to increase programs and services	2010

Goal D – Recreation and/or Open Space

Objective 1 – Create linkages for multi purpose use; recreation land with conservation, school land with recreation or conservation, other non-profit conservation or recreation, etc.

Action	Schedule
Develop a plan to link lands for hiking/cross country skiing; walking; nature observation and hunting.	2010
River Street/Road properties with Gates Pond and Assabet River	2010
Gospel Hill lands with wellfields and existing recreation facilities	2011
Cox Street/Wilkins Street properties with Mulready School	2009
Parcel adjacent to Danforth	2010
Renovate Loureio property with Apsley/Wood Park property for passive recreation purposes and greenway	2009

Objective 2 – Enhance urban design to foster economic development through recreation opportunities

Action	Schedule
Acquisition of vacant parcels in close proximity to South St Park and along the AART	2010
Actions addressed in Urban River Visioning Initiative	ongoing

Objective 3 – Minimize Use of Tax Rate

Action	Schedule
Use of Community Preservation Act to fund projects	2008
Continue to design facilities with thoughts of little maintenance	ongoing
Use State, Federal and Private Funding sources	ongoing
Schedule Capital Outlay requests and expenditures so they do not impact the tax rate	ongoing

Objective 4 – Involve volunteers, probation/criminal justice program personnel private citizens, corporate community service programs to assist with seasonal maintenance and facility development

Action	Schedule
Billerica House of Correction Work Program and Intel Corporation Community Service volunteers for routine seasonal maintenance and installation of playground systems.	ongoing since 1996
Use of INTEL Corporation volunteers, boys scouts, municipal union employees	ongoing

Objective 5 – Work cooperatively with other Towns to link projects and property

Action	Schedule
Continued cooperation with Marlboro, Maynard, Stow and Acton for the completion of the AART	ongoing
Continue conversations with Bolton for lands north of Danforth Lot	ongoing
Encourage and support acquisition of properties surrounding Gates Pond in Berlin	2010

Goal E – Management and Administration

Objective 1 – Steer Development using newly adopted zoning by-laws to preserve open space and reuse existing infrastructure.

Action	Schedule
Encourage developers to build by conservation bylaw	Since 2007
Encourage owners of parcels in mill overlay district to renovate existing buildings for mixed residential and commercial use.	Since 2007

Objective 2 – Investigate property owned by state, federal and non-profit for protection status

Action	Schedule
State, federal properties in eastern end of town	2009
Non-profit – Elks, Rod and Gun, Yankee Golden, etc.	2009

Objective 3 – Use the Community Preservation Act for open space, recreation, affordable housing and historic preservation

Action	Schedule
Identify projects from existing Town Plans	2008
Accept applications for first round of CPA funding a. Prepare Town Meeting warrant article	2008
Hold Public Hearing to seek additional input for CPA funded projects	2008

Objective 4 – Enhance administrative capacity by adding staff:

Action	Schedule
Recreation full time staff position to: -program coordination to free up Director and Assistant to manage planning, maintenance, projects, renovations, etc.	2009
Planning Department – part time to full time clerical position to assist the Town Planner	2009
Conservation Commission – full time agent (With a volunteer board it is difficult to meet during the day for site visits, development meetings, emergency situations, etc.	2010
Administration – part time clerical position	2008
DPW – additional park maintenance personnel to manage recreation, school field areas and conservation property.	2009

	Goal A					Goal B				Goal C						Goal D					Goal E			
	1	2	3	4	5	1	2	3	4	1	2	3	4	5	6	1	2	3	4	5	1	2	3	4
Acquisition, Conservation Restrictions, Purchase of Development Rights, etc.																								
Southwest Section	X	X	X	X		X	X	X	X	X	X	X	X			X	X							X
Northern Section	X	X		X		X		X	X	X	X	X	X	X		X								
Eastern Section	X	X	X	X			X	X	X	X	X	X		X		X								X
Administration																								
Education/Maps/Brochures					X			X																
Management					X							X		X		X	X	X			X	X	X	X
Funding																	X	X						X
Outside Sources															X	X		X	X					X

Open Space Acquisition Priorities

The Fossile Property – 43 Brigham Street is a 6.6 parcel of land along our most valuable natural resource, the Assabet River. The riverfront is approximately 300' long. The current landowner has an Order of Conditions from the Conservation Commission to build one house lot. The land lies between Hudson High School and the quasi public property of the Elks Lodge. This parcel consists of a 1.5 acre pond, 2.5 acres of wetland with the remaining 2.6 a grass field. It is considered environmentally sensitive due to it's location along the river and even more importantly the amount of wetland that would be disturbed in order to develop the upland and access the property from Brigham Street. This land would be a part of the Assabet River loop that would contain a recreation component.

Gospel Hill Properties – this area of Hudson has over 161 acres of woods or active farmland. It also lies above the town's watershed protection district and two significant well fields. Development of this area would seriously impact those wells. The Town must continue conversations with those land owners to make them aware of the town's position on the effect of development of those properties.

Jenkins Land – This property lies along the Assabet River and will be developed into housing, but there is an Order of Conditions that requires leaving a 100' wide strip along the river with a 15' access from the cul-de-sac for open space and passive recreation purposes. This will be conveyed at the final occupancy, but someone must watch to make sure that the property is not disturbed in the development process. This will also be a parcel that is integral in the Assabet River loop.

ATTACHMENTS

- 1. *Urban River Visioning Charette Information and Attendance List***
- 2. *Community Development Plan Attendance List and Natural Resource Summary***
- 3. *Heritage Landscape Program Attendees and Recommendations***
- 4. *Upper Assabet Riverway Plan Recommendations***
- 5. *Hudson By-Laws***
 - a) *Open Space and Residential Development***
 - b) *Adaptive Re-Use Overlay District***
 - c) *Accessory Dwelling Units***
- 6. *Mass Area Planning Council (MAPC) Demographic Information***
- 7. *Assabet River Stream Watch Information***
- 8. *Mass Division of Fisheries and Wildlife***