



Town of Hudson

CONSERVATION COMMISSION

78 Main Street, Hudson, MA 01749
(978) 562-2948

Meeting Minutes **September 7, 2023**

Meeting was called to order at 7:02 PM by Chair James Martin

Roll Call: James Martin, Brandon Parker, Paul Osborne, Debbi Edelstein, Brooke Warrington, Jacob Millette

Staff: Pam Helinek, Conservation Agent

Public Hearings

Brigham Street, continued ANRAD, #190-06xx

James Martin moved to continue the hearing to September 21, 2023 at 7:00PM, second by Paul Osborne, vote 6-0-0

Coolidge Street, continued NOI #190-0683

James Martin moved to continue the hearing to September 21, 2023 at 7:00PM, second by Paul Osborne, vote 6-0-0

Lot 1 Washington Street, NOI, 190-0684

Documents:

- Notice of Intent Plan: Lot 1 Washington Street; prepared by Foresite Engineering; dated 7/18/2023; signed and stamped by Scott P. Hayes PE#41017; scale 1"=20'

Lot 2 Washington Street, NOI, 190-0685

Documents:

- Notice of Intent Plan: Lot 2 Washington Street; prepared by Foresite Engineering; dated 7/18/2023; signed and stamped by Scott P. Hayes PE#41017; scale 1"=20'

Lot 3 Washington Street, NOI, 190-0686

Documents:

- Notice of Intent Plan: Lot 1 Washington Street; prepared by Foresite Engineering; dated 7/18/2023; signed and stamped by Scott P. Hayes PE#41017; scale 1"=20'

Present: Scott Hayes, Foresite Engineering; Michael Norris

The applicant proposes three single family houses in Buffer Zone to Bordering Vegetated Wetlands, in wooded lots on the Washington Street rotary. A large number of mature trees, mostly large pines, will need to be cut. Substantial regrading will be required in areas. Proposed building envelopes on Lots 1 and 2 are outside the 25-foot No Disturb Zone, although only by a

few feet in spots. The building envelope for Lot 3 intrudes significantly into the 25-foot No Disturb Zone, and the Limit of Work is only 3-4 feet from the wetland edge in places.

Commissioners expressed concern about excavators and other large equipment having access to the back of Lot 1 and 2 without causing disturbance to the No Disturb Zone, and questioned the practicality of the proposed Limit of Work. Debbi Edelstein expressed concern over the large number of mature trees being cut and said that where trees are cut in the No Disturb Zone, compliance with the Commission's Tree Cutting Policy would be required. She also said that the houses could be smaller, particularly the house on Lot 3. Brandon Parker suggested rotating the orientation of the Lot 3 house as well as shrinking its size.

Pam Helinek pointed out that disturbance so close to the edge of the wetland was likely to eventually result in alterations of the wetland itself. James Martin said the Commission would require permanent markers to delineate the edge of allowed disturbance and prevent further encroachment. Brandon Parker suggested large boulders with 8-foot spacing, and some signage. Pam Helinek will check what's been required on other lots for consistency.

James Martin requested a peer review for the delineation of Lot 3, given the tight envelope and the close proximity of the proposed house to the wetland line. Pam Helinek will solicit quotes from wetland scientists.

Scott Hayes said he would work on revising the house envelopes for less encroachment in to the 25-foot No Disturb Zone, and will show permanent markers on the plan. Debbi Edelstein requested he also provide a planting plan for all three lots. James Martin moved to continue the hearing to September 21, 2023 at 7:00 PM, second by Brandon Parker, vote 6-0-0.

Administrative Business

Extension Request – 34 Tower Street, 190-0656

Present: Joe Peznola

The applicant requested a 3-year extension for the project, which has not been started yet. Brandon Parker said he would prefer issuing a shorter extension. James Martin moved to issue an 18-month extension, second by Debbi Edelstein, vote 6-0-0.

Associate Member Application

Present: Patrick Thayer

Patrick Thayer explained that he is a scientist with an interest in inventorying invasive species, with the intention of applying for grants and organizing invasive controls projects. He is also interested in trail maintenance activities. The Commission requested that he submit a Board Interest Card and his resume and they can continue the discussion at the next meeting.

Minutes – Brooke Warrington moved to approve the minutes from August 17, 2023, second by Paul Osborne, vote 4-0-2.

Bylaw Outreach – The Commission scheduled an information session for Wednesday October 25 at 7PM. Current plan is to have a hybrid meeting.

Adjournment

James Martin moved to adjourn the meeting, second by Debbi Edelstein, vote 6-0-0. The meeting was adjourned at 9:17 PM.