



Town of Hudson

CONSERVATION COMMISSION

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

Meeting Minutes **September 21, 2023**

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

Roll Call: James Martin, Heidi Graf, Brandon Parker, Paul Osborne, 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 October 4, 2023 at 7:00PM, second by Heidi Graf, vote 6-0-0

Coolidge Street, continued NOI #190-0683

James Martin moved to continue the hearing to October 4, 2023 at 7:00PM, second by Brooke Warrington, vote 6-0-0

Lot 1 Washington Street, NOI, 190-0684

Present: Scott Hayes (Foresite Engineering); Michael Norris (attorney)

Documents:

- Notice of Intent Plan: Lot 1 Washington Street; prepared by Foresite Engineering; dated 7/18/2023; revised 9/18/23; signed and stamped by Scott P. Hayes PE#41017; scale 1"=20'

Revised plans have been submitted that reduce the house box footprint and adjust it further from BVW as well as adjust the erosion control barrier line. In addition boulders at 20-foot intervals have been added along the 25' Buffer Zone.

Paul Osborne requested that the boulders be closer together. Brandon Parker said he thought that 10-foot intervals had been required on the River Street lots. Scott Hayes said that 10-foot spacing would be too many boulders. The Commission and applicant agreed on 15-foot spacing. Brandon Parker requested 2 or 3 signs saying "Protected Conservation Area" similar to those required on River Street and noted that a condition in perpetuity would be required to ensure that the boulders and signs weren't moved. Scott Hayes agreed to 2 signs. Brooke Warrington mentioned that plantings in the Buffer Zone should be native plants and referenced the Commission's Native Plant Guide.

James Martin moved to close the hearing and issue an Order of Conditions, second by Paul Osborne, vote 5-0-1. Special Conditions: large boulders to be placed around the edge of the 25' NDZ at 15' intervals, starting and ending as shown on the plans, with 2 signs at either end of the boulder line. Boulders and signs to be maintained in perpetuity with no disturbance beyond the line, final house footprint to be within the limits of the envelope shown on the plan.

Lot 2 Washington Street, NOI, 190-0685

Present: Scott Hayes (Foresite Engineering); Michael Norris (attorney)

Documents:

- Notice of Intent Plan: Lot 2 Washington Street; prepared by Foresite Engineering; dated 7/18/2023; revised 9/18/23; signed and stamped by Scott P. Hayes PE#41017; scale 1"=20'

Revised plans have been submitted that reduce the house box footprint and adjust it further from BVW as well as adjust the erosion control barrier line. The proposed driveway has been relocated and regraded to avoid substantial fill, two retaining walls and a culvert and removal of mature trees. In addition, boulders at 20-foot intervals have been added along the 25' Buffer Zone.

James Martin requested that native grasses be planted along the driveway on the down-sloping edge to help filter runoff. Paul Osborne asked if the area marked for stockpiling would eventually be lawn or shrubs. Scott Hayes said it would probably be landscaped. Brooke Warrington requested that the final planting plan be approved by the Commission and that it consist of native plants. Paul Osborne expressed concern that the boulders and signage did not go far enough to protect the area under discussion. James Martin requested that the area was demarcated either with a boulder or sign, and if it was not landscaped with native plants, that it be planted with a native seed mix rather than lawn. The Commission specified that the boulders be spaced at 15-foot intervals and that 4 signs be placed at the endpoints of the boulders and at the two corners of the back yard.

James Martin moved to close the hearing and issue an Order of Conditions, second by Paul Osborne, vote 5-0-1. Special Conditions: large boulders to be placed around the edge of the 25' NDZ at 15' intervals, starting and ending as shown on the plans, with 2 signs at either end of the boulder line and 2 signs at the corners of the backyard. Boulders and signs to be maintained in perpetuity with no disturbance beyond the line, final house footprint to be within the limits of the envelope shown on the plan. Native landscaping or native seed mix to be planted in the stockpile area, final planting plan to be approved by the Commission. Native grasses planted by the driveway to catch runoff.

Lot 3 Washington Street, NOI, 190-0686

Documents:

James Martin moved to continue the hearing to October 4, 2023 at 7:00 PM, second by Paul Osborne, vote 5-0-1

136 Main Street, RDA #587

Present: Manual Santos (property owner); Russell Tedford, Kristan Farr (Hancock Associates)

Documents:

- Request for Determination of Applicability: Proposed Duplex, 136 Main Street, Hudson, MA; prepared by Hancock Associates; dated September 2023
- Permit Site Plan: 136 Main Street, Hudson, MA; prepared by Hancock Associates; dated 9/7/23; signed and stamped by Joseph D. Peznola PE#38117

The applicant proposes constructing a duplex in the location of an existing building. The site is a Historic Mill Complex and therefore exempt from Riverfront regulations, but is not exempt from regulations for Bordering Land Subject to Flooding. Wattles will be placed along Danforth Brook, which is channelized through the property. The building will be 2 stories on a slab, with some landscaped areas reducing the current impervious surface.

James Martin asked about infiltration on the site. Russel Tedford said that the soils aren't great and the ground water is high. Brooke Warrington asked for a planting plan showing native shrubs in the landscaped area. Brandon Parker said it seemed like the new building will displace flood storage. Russell Tedford said that the building footprint did not count in flood storage calculations and the Commission questioned why this would be true. James Martin said that the Commission needed to see calculations proving that no flood storage would be displaced.

James Martin moved to continue the hearing to October 4, 2023, second by Brandon Parker, vote 6-0-0.

Administrative Business**Associate Member Application****Present: Patrick Thayer**

James Martin moved to request that the Select Board appoint Patrick Thayer as Associate Commissioner, second by Brandon Parker, vote 5-0-1.

COC Request – 10 Bigelow Road, 190-0668

Pam Helinek reported that the project is in compliance with the approved plans, the area is stable, and erosion controls have been removed. James Martin moved to issue a Certificate of Compliance, second by Heidi Graf, vote 6-0-0.

Bylaw Revisions

Town Counsel has suggested changing the fine structure to: \$100 first offense, \$200 second offense, \$300 third and subsequent offenses. James Martin moved to revise the fines as suggested, vote 6-0-0.

DPW has requested a number of exemptions from the Wetlands Protection Act regarding work on roads and public utilities be included in the Bylaw. The Commission agreed to include the exemptions.

Fort Meadow Drawdown

The Fort Meadow Commission has voted on a drawdown date of November 1, 2023. James Martin moved to accept the proposed drawdown, second by Brandon Parker, vote 6-0-0.

Minutes – Brandon Parker moved to approve the minutes from September 7, 2023, second by James Martin, vote 6-0-0.

Adjournment

James Martin moved to adjourn the meeting, vote 6-0-0. The meeting was adjourned at 9:31 PM.