



## CONSERVATION COMMISSION

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

*Paul Byrne, Chairman*

*Joseph Rodrigues*

*Marianne Iarossi*

*David Mercer*

*Emilie Schuler*

*Brandon Parker*

*Jason Weksner*

### **Meeting Minutes January 18, 2018**

**Meeting was called to order at 7:00 PM by chair Paul Byrne**

**Roll Call: Paul Byrne, David Mercer, Joe Rodrigues (left at 7:30), Marianne Iarossi, Brandon Parker, Jason Weksner**

**Staff: Pam Helinek (Conservation Agent)**

### **Public Hearings**

**1 Houghton Street, NOI, 190-0613**

**Present: Rob Gemma, Metrowest Engineering; Keith Sullivan, Medusa Brewing Company; Tom Chalmers, Austin Design; Joan Rockwell, JSR & Assoc**

#### **Documents:**

- Notice of Intent for 1 Houghton Street, Hudson, MA; Prepared by MetroWest Engineering, Inc.; dated December 2017
- Houghton Street Production Brewery, pages 1-9; Prepared by Metrowest Engineering, Inc.; dated 11/30/17; signed and stamped by Robert A Gemma, PE# 31967, PLS #37046; scale 1"=20'
- Stormwater Report, Medusa Brewing Company; Prepared by MetroWest Engineering, Inc.; dated December 2017

The applicant proposes to build a two-story building with outside deck and patio areas, a raingarden for stormwater management, and landscaping. The site is a vacant lot along Danforth Brook, a perennial stream. It was formerly occupied by a historic mill building and therefore is exempt from the requirements of Riverfront Area; however, the project meets Riverfront re-development criteria. The site also contains Bordering Land Subject to Flooding (BLSF). Compensatory flood storage for work in BLSF is provided under the deck and in the rain garden. The project includes a long-term O&M plan that includes removing invasive plants that grow in the brook.

Paul Byrne asked how they will guarantee the stability of the stone retaining wall that holds up the side of Danforth Brook. Rob Gemma said that the project is independent of the wall and that the wall will be monitored during construction and repaired as necessary. He said they want to replace the soil behind the wall with soil that will support the growth of herbaceous plantings. Joe Rodrigues said if the soil behind the wall is removed, the wall will collapse. Rob Gemma

said they will use pilings to support the wall. Joe Rodrigues expressed concern that the wall would collapse into the brook. Rob Gemma said they will use sheeting to support the wall on the brook side. Paul Byrne requested that the deck be supported by helical pilings, which will minimize disturbance during installation. Paul Byrne also requested that a Condition in Perpetuity require any future owners of the property to maintain the rain garden. Marianne Iarossi requested that educational signage be placed by the rain garden and pervious walkway.

Brandon Parker asked about contaminated soils. Keith Sullivan had a full LSP review conducted and the site was determined to be clean and stable. Brandon Parker also asked about the maintenance plan for the brook. There will be weekly inspections with cleanup of any debris or trash in the brook or rain garden. In addition at least twice during the growing season invasive weeds shall be removed from the brook. Paul Byrne requested that the railing around the deck be designed to contain trash. The final railing design shall be submitted to the Commission for approval. Joe Rodrigues requested that a screen be placed downstream in the brook to trap any trash on-site.

Paul Byrne moved to close the hearing. Second by Joe Rodrigues, vote 6-0-0. Paul Byrne moved to issue an Order of Conditions with Special Conditions:

1. Helical pilings for deck supports
2. Final railing design to be submitted for approval
3. Educational signage near rain garden
4. Condition in Perpetuity for rain garden to be maintained
5. Screen in brook to trap trash on-site

Second by Marianne Iarossi, vote 6-0-0.

### **Certificate of Compliance Request – 6 Karen Circle (Lot B), 190-0029**

#### **Present: Mike and Dina Haines**

The property is part of a subdivision that was permitted in 1977. A Certificate of Compliance was never obtained and now is required for a sale of the property. The property was almost entirely a wetland, and enough fill was allowed for the house to be built. The rest of the property was to be left in a natural state. Pam Helinek has inspected the property and reported that the wetland behind the house remains intact and undisturbed and that the lot appears to conform to the approved plans. Paul Byrne moved to issue a Partial Certificate of Compliance for Lot B of the subdivision (6 Karen Circle), second by Joe Rodrigues, vote 6-0-0.

### **Information Session – Wetlands Protection Bylaw**

A number of Hudson residents attended the information session. Pam Helinek gave a PowerPoint presentation. Residents asked a number of questions and expressed opinions ranging from strong opposition against any new restrictions on their properties to enthusiastic support for protecting Hudson's natural resources. A few corrections to typographical errors were pointed out.

### **Administrative Business**

**Minutes** – Paul Byrne moved to accept the minutes of December 7, 2017. Second by David Mercer., vote 5-0-0.

**Minor Plan Change – 74 Cox Street, 190-0601**

The applicant has submitted a new plan with slight variations to the building dimensions. Paul Byrne moved to accept the new plans as a Minor Plan Change, contingent upon the plans being labeled with a date and revision number. Second by Jason Weksner, vote 4-1-0.

**Certificate of Compliance Request– 29 Lake Street, 190-0593**

The applicant has submitted an as-built plan with notes from the engineer. Pam Helinek has done an inspection and the project has been completed in compliance with approved plans. Paul Byrne moved to issue a Certificate of Compliance, second by Marianne Iarossi, vote 5-0-0.

**Wetlands Protection Bylaw**

Paul Byrne moved to submit the current draft of the proposed Wetlands Protection Bylaw, with typographical corrections, for the Spring Town Meeting Warrant. Second by Brandon Parker, vote 5-0-0.

**Extension Request – Fort Meadow Weed Control, 190-0582**

Paul Byrne moved to extend the Order of Conditions, second by Jason Weksner, vote 5-0-0.

**Discussion – Highland Commons mitigation payment - 190-0481**

VHB has reviewed the calculations which resulted in the sum of \$142,231.80 being offered as a payment in lieu of the mitigation work in the approved plans. Paul Byrne moved to accept the money along with a letter stating that the money is intended for the use of the Conservation Commission. Second by Marianne Iarossi, vote 4-1-0.

**Adjournment**

Brandon Parker moved to adjourn the meeting. Second by Marianne Iarossi, vote 5-0-0. The meeting was adjourned at 9:30 PM.