



## CONSERVATION COMMISSION

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

*David Mercer, Chair*

*Emilie Wilder, Vice Chair*

*Brandon Parker*

*Heidi Graf*

*James Martin*

*Debbi Edelstein*

*Paul Osborne*

### Meeting Minutes

August 6, 2020

*Pursuant to Governor Baker's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law, G.L. c. 30A, §18, and the Governor's March 15, 2020 Order imposing strict limitation on the number of people that may gather in one place, this meeting of the Hudson Conservation Commission was conducted via remote participation.*

**Meeting was called to order at 7:00 PM by chair David Mercer**

**Roll Call: David Mercer, Emilie Wilder, Brandon Parker, Heidi Graf, James Martin, Debbi Edelstein, Paul Osborne, Joseph Mullin (Assoc), Frank Caserta (Assoc), Brooke Warrington (Assoc)**

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

### Public Hearings

**South Street Riverwalk, NOI, 190-0650**

**Present: Ingeborg Hegemann, Casey-Lee Bastien (BSC Group), Arthur Redding (Hudson Business Improvement District), Pam Helinek (Town of Hudson)**

#### **Documents:**

- **Hudson Riverwalk Project, DEP File No. 190-0650, Notice of Intent Response to Comments; prepared by BSC Group; dated 8/3/20**

Ingeborg Hegemann reviewed responses to the DEP comments. Casey-Lee described a revision to the plans to pull back the observation deck to avoid Chapter 91 licensing requirements.

Ingeborg Hegemann recommended issuing a 5-year OOC in order to allow more time for the Town to acquire financing and perform the work in phases.

Emilie Wilder asked why the overlook was being pulled back, as it had been a key feature to allow the public an opportunity to look up and down the river. Brandon Parker asked how onerous the process was to obtain a Chapter 91 license. Ingeborg Hegemann said it could be a lengthy wait, taking up to 6 months, since it requires the governor's signature. Arthur Redding, said that the BID was planning to help finance the project and considered the overlook to be a critical feature. Pam Helinek agreed that the original overlook should be left in the plans.

Debbie Edelstein asked about the removal of invasive tree species and asked about the sequencing of invasive plant removal. Ingeborg Hegemann recommended starting with

knotweed, and them possibly removing ailanthus and Norway maples a few at a time, so as not to dramatically change the shading of the area and the public perception. Arthur Redding said he preferred to do as much as possible up front to move the project along.

James Martin asked about long term maintenance of the project area. Ingeborg Hegemann said the possibility of a volunteer “friends” group had been discussed, that maybe DPW or the BID could be involved, but that it was the responsibility of the Town to figure that out. Casey-Lee Bastien suggested a condition in perpetuity that all invasive species management be managed as part of a succession plan by the Town.

Emilie Wilder asked if the sequencing of invasive removal, in particular trees which will change the light and temperature conditions, might impact restoration attempts. Casey-Lee Bastien said it should not, but that soil erosion could be an issue, and recommended that stumps be left in the ground for stability.

James Martin moved to close the hearing and continue to August 20, 2020 to issue the OOC, second by Emilie Wilder, vote 5-0-2 by roll call:

In favor: Emilie Wilder, Brandon Parker, Debbi Edelstein, James Martin, Paul Osborne

Abstentions: David Mercer, Heidi Graf

#### **17 Woodrow Street, continued NOI, 190-0644**

**Present: Arthur Redding, Paul Gianetti (attorney), Steve Poole (Lakeview Engineering Associates), Scott Morrison (EcoTec)**

#### **Documents:**

- Letter Re: 17 Woodrow Street, Hudson MA; prepared by EcoTec Inc; dated 3/16/20

Dave Mercer asked where the soils for the wetland replication area would come from. Steve Poole said there should be plenty of wetland soil available on site and that they should not have to bring in other soil. Debbie Edelstein asked about the timeframe for managing invasives. Scott Morrison said it would be the same as the monitoring period for the replication area. Emilie Wilder said that she wanted the same Condition in Perpetuity on all three properties prohibiting any further wetland disturbance that was in the previous OOC. Scott Morrison said that wasn't necessary and could preclude invasive species management. Emilie Wilder said that it could be worded so that it allowed invasive species management. Paul Gianetti said that the new property owner at 15 Woodrow did not know about the Condition in Perpetuity but would accept it if the Commission required.

Emilie Wilder said that she would like to have a peer reviewer determine if the applicant had minimized impacts to the wetlands as requested by DEP. Steve Poole said the design was almost identical to those that had been approved in the past and that the lot was very tight and there was very little room to change anything and still have the storm water management. David Mercer and Heidi Graf said they did not feel the need for a peer review.

Brandon Parker confirmed that the cultec system no longer outflows to the neighboring property. Steve Poole said it was moved to the other side of the lot. Heidi Graf confirmed that the other property owner is now a co-applicant. Paul Gianetti said she is.

James Martin moved to close the hearing and continue to August 20, 2020 at 7:00 PM to issue the OOC. Second by Brandon Parker, vote 6-0-1 by roll call.

In favor: David Mercer, Emilie Wilder, Brandon Parker, Heidi Graf, James Martin, Debbi Edelstein

Abstention: Paul Osborne

### **23 Lakeshore Drive, NOI, 190-06xx**

**Present: David Crossman, B&C Associates**

#### **Documents:**

- 23 Lakeshore Drive NOI
- Site Plan of 23 Lakeshore Drive, Hudson, MA; prepared by Thomas DiPersio Jr; dated 7/9/2020; signed and stamped by Thomas DiPersio Jr PE#54259; scale 1"=30'

The applicant proposes to remove soil from a steep hill in Riverfront Area and Buffer Zone to Bordering Vegetated Wetlands in order to gain access to the back of his lot via an unpaved paper street. David Crossman explained the project and said that the soil removed from the back of the lot would be used to regrade the lawn near the house. Two trees will be removed.

The Commission expressed concern that work is being done beyond the property line, on the paper street, and ownership is uncertain. They are also concerned about gravel which the applicant has placed on the paper street to improve access. James Martin performed a site visit and saw gravel and mulch stockpiled on the back of the lot, in Riverfront Area, with no erosion controls and showing signs of erosion. Emilie Wilder said she had hoped the applicant who was before the Commission previously with an RDA would find a way to access the property from the front yard. James Martin said there has been regrading in the front yard and he thinks a bobcat could gain access.

The Commission requested that the applicant either determine ownership of the paper street and get appropriate permissions, or contain all disturbance to his own property. The DEP file number and comments have not yet been received. Emilie Wilder moved to continue the hearing to August 20, 2020 at 7:00 PM. Second by Paul Osborne, vote 7-0-0 by roll call.

### **49 Houghton Street, continued NOI, 190-0648**

**Present: Chris Ianuzzi, EBI Consulting**

#### **Documents:**

- Notice of Intent Narrative: Proposed Multi-family Redevelopment, 49 & 50 Houghton Street, Hudson, Massachusetts; prepared by EBI Consulting; dated May 2020
- Existing Conditions: 46-48 Houghton Street, Hudson, MA; prepared by Grady Consulting, LLC; dated 4/24/20; scale 1"=20'
- Site Plans for Proposed Multi-Family Redevelopment, 49 Houghton Street, Hudson, MA; revised 7/30/20; prepared by EBI Consulting; scale 1"=30'
- Stormwater Management Report: 49 Houghton Street, Hudson, MA; dated 4/21/20; revised 7/17/20; prepared by EBI Consulting
- Letter Re: MADEP File # CE-190-0648, Site Plan Review – 49 & 50 Houghton Street, Hudson, MA 01749; prepared by EBI Consulting; dated 7/29/20

Chris Ianuzzi has submitted final plans and addressed the DEP comments. He discussed some possibilities for protecting the river during construction and said the final plan would be submitted by the contractor for approval. Brandon Parker asked if oil interceptors were being installed in the parking lots. They are not. Brandon Parker asked about snow storage. There are some small areas designated for snow storage but in a large snow fall it will need to be removed from the site. Parking will go to the fence along the river; there will be no disturbance beyond the fence.

James Martin expressed concern about litter from the patios getting into the river. Heidi Graf requested a sign reminding pet walkers to clean up after their pets, and that pet waste is bad for the river. James Martin asked where the trash bins would be stored. Chris Ianuzzi said they would be on School Street. James Martin asked if there was enough trash storage for the number of apartments. Chris Ianuzzi said he would discuss with the property owner.

James Martin moved to continue the hearing to August 20, 2020 at 7:00 PM to wait for the Planning Board decision. Second by Debbi Edelstein, vote 7-0-0 by roll call.

### **Administrative Business**

**Minor Plan Change Request– 32 Temi Road, 190-0645**

**Present: Cayte Ponte**

**Documents:**

- **Engineer Survey Edited for Rain Garden, submitted 8/4/20**

The applicant requested to move the rain garden to the sides of the house that will have more roof runoff. The area of the new rain gardens will be slightly larger than the original plan.

David Mercer moved to approve the Plan Change, second by James Martin, vote 7-0-0 by roll call.

### **Adjournment**

Brandon Parker moved to adjourn the meeting, second by Emilie Wilder, vote 7-0-0 by roll call. The meeting was adjourned at 9:25 PM.