



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 December 3, 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), Brooke Warrington (Assoc)

Staff: Pam Helinek (Conservation Agent)

Public Hearings

10 Herman Circle, continued NOI, 190-0655

The applicant has requested a continuance. David Mercer moved to continue the hearing to December 17, 2020 at 7:00PM, second by Debbie Edelstein, vote 7-0-0 by roll call.

24 Lakeshore Drive, RDA

Present: Gary Pelletier

The applicant built an 8x12 shed about 15 feet from the bank of Fort Meadow Reservoir. The shed is on cinder blocks and required no excavation or tree cutting. Emilie Wilder moved to issue a Negative Determination, second by James Martin, vote 7-0-0 by roll call.

34 Tower Street, NOI, 190-06xx

Present: JoePeznola, David Cowell, Hancock Associates; Jodi Hayward, Stella Realty Documents:

- 34 Tower Street Apartments – Notice of Intent; prepared by Hancock Associates; dated 11/11/20
- Permit Site Plan, 34 Tower Street Apartments; prepared by Hancock Associates; dated 5/3/19; revised 11/10/20; signed and stamped by Carlos M. Frias, LS# 41407; scale 1"=30'
- Stormwater Report in Support of Application for 34 Tower Street Apartments, 34 Tower Street, Hudson, MA; prepared by Hancock Associates; dated 5/17/19; revised 6/12/19; signed and stamped by Robert A. Crusciel, PE#28779

The applicant proposes to construct a four building residential apartment complex on the site of an old factory complex as a redevelopment project. The project has Planning Board approval. Some of the work is in Buffer Zone and includes new Buffer Zone incursion. The applicant offered to create an approximately ½ acre restoration area with native plantings as mitigation.

Brandon Parker asked about a note referring to a walking path through a natural area and a boardwalk over a wetland on LM3. That was left over from an earlier version of the plans and will be removed. Emilie Wilder asked if people will be able to walk through the natural area and wetland. Joe Peznola said there were no current plans to fence it off unless required by the Commission. Debbi Edelstein asked if neighbors were currently walking through this area. Joe Peznola said they were not.

Brandon Parker asked if the current fence near the developed area of the site will remain. It will remain or be replaced. Brandon Parker asked where snow storage would be. Joe Peznola said this can be indicated on the plans but it will be away from the wetland. Brandon Parker requested no snow storage near the detention basin and signage prohibiting snow being pushed towards the wetland.

Emilie Wilder noted non-native plants in the landscape list and requested that they be replaced with native plants, unless there is a justifiable reason for the non-natives. She said that she would prefer to see a meadow instead of lawn south of the detention basin and a maintenance plan for frequency and time-of-year to mow the meadow. Joe Peznola agreed that the plan would be updated to show the restoration area and the meadow area.

David Mercer asked about the proposed construction sequence. Joe Peznola said it would be worked out with the contractor, that a temporary detention basin would be put in early and that no materials would be stockpiled in the Buffer Zone. He suggested a condition that the construction sequence be submitted to the Commission before work begins.

Emilie Wilder noted that the temporary detention basin was not on the plans. Joe Peznola said that a full SWPPP was required and that he wanted to involve the contractor, but that a condition could be included to submit the SWPPP to the Commission before work begins.

Emilie Wilder moved to continue the hearing to December 17, 2020 at 7:00PM, second by David Mercer, vote 7-0-0 by roll call. Outstanding for the next hearing: DEP comments, new plans showing restoration area and meadow, removing references to walking path, and indicating snow storage area and location of “No Snow” signage; revised plant lists. The Commissioners will visit the site on their own before the next meeting.

Administrative Business

Minutes – David Mercer moved to approve the minutes from November 19, 2020, 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 8:15 PM.