



## CONSERVATION COMMISSION

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

*Paul Byrne, Chair*

*Joseph Rodrigues*

*Emilie Wilder*

*David Mercer, Vice Chair*

*Brandon Parker*

*Jason Weksner*

### Meeting Minutes October 3, 2019

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

Roll Call: Paul Byrne, Joe Rodrigues, Brandon Parker, Emilie Wilder, Jason Weksner

Staff: Pam Helinek (Conservation Agent)

### Presentations

#### Conservation Commission Applicants

- **Present: Paul Osborne, Heidi Graf, Jimmy Martin**

Applicants introduced themselves to the Commission and answered questions.

### Public Hearings

#### 566 Main Street, RDA

##### **Present: Dave Rich**

The applicant owns an auto parts shop on a large parcel of land. He has leased a large portion of the lot to a company that deals with used cars to use for parking. Much of the lot is uneven and overgrown with weedy vegetation. There is also old trash in the lot. The applicant would like to clean up the lot, parts of which are in buffer zone and floodplain, so that more cars can be parked there.

Paul Byrne helped the applicant measure out the Buffer Zone and confirmed that all work will be outside of the 25-foot No Disturb Zone. Pam Helinek said that the large pile of dirt in the lot cannot be spread in floodplain areas. It must either be spread outside the floodplain or removed from the site.

Paul Byrne moved to issue a Negative Determination, second by Joe Rodrigues, vote 5-0-0.

#### **168 River Street: Indian Farm Estates, continued NOI, 190-0638**

The applicant has redesigned the storm water system, moving the detention basin out of the Riverfront Area, and plans to withdraw the NOI. Paul Byrne moved to continue the hearing to November 7, 2019 at 7:00, in case Planning Board and DPW do not accept the new plan and more changes are necessary. Second by Emilie Wilder, vote 5-0-0.

**Pheasant Road and Kattail Road: River View Estates, NOI 190-06xx**

**Present: Gerry Sarno, Steven Poole (Lakeview Engineering)**

**Abutters: Lawrence Koltys, 14 Deer Path; Ian Mead, 245 Brigham St; Neil Bullis, 4 Kattail Rd**

**Documents:**

- Notice of Intent: Riverview Estates; prepared by Lakeview Engineering Associates; dated 9/19/19
- Conservation Filing Plan, River View Estates; prepared by Lakeview Engineering Associates; dated 9/18/19; signed and stamped by Tsung Ting Chiang, PE# 23891; scale 1"=50'

The applicant proposes construction of approximately 1400 feet of town roadway for a new subdivision with 13 lots, one of which is reserved for stormwater management, in Riverfront Area to the Assabet River and Buffer Zone to Bordering Vegetated Wetlands. The proposed work includes stormwater controls, other utilities, site grading, and retaining walls. The site contains 282,940 square feet of Riverfront Area allowing a maximum of 28,294 square feet to be disturbed. The applicant is proposing alteration of 20,520 square feet for the roadway and is reserving 7774 square feet for the future house lots. The applicant is altering an additional 40,853 square feet, 27,410 of which is in Inner Riverfront, for the storm water detention area which they claim as exempt from the Regulations.

The area is currently forested with pines, oak and birch trees. Gerry Sarno said they will minimize tree cutting where possible, leaving wooded lots, and transplant trees where possible.

Pam Helinek said that the road could be moved mostly out of Riverfront Area. Steve Poole said this would mean losing at least one house lot so that it is not economically equivalent. Pam Helinek also said that alternatives could be proposed for the large detention basin.

Paul Byrne said that DPW will not maintain detention basins. Gerry Sarno said that a small HOA would be formed for maintenance. Abutter Neil Bullis said that people often don't pay HOA dues. Gerry Sarno said the dues would be minimal and that he has never had trouble collecting dues.

Paul Byrne questioned whether enough alteration area is available to build all the house lots. Steve Poole said there should be enough.

Paul Byrne said the project required peer review and requested the applicant to pay for the Commission to hire a consultant. Gerry Sarno agreed to the peer review. Pam Helinek will ask Brian Waterman of WDI associates for a quote.

Emily Wilder requested a site visit. The Commission will meet Steve Pool on Saturday morning at 8AM at the end of Field Stream Lane.

Paul Byrne moved to continue the hearing to November 7, 2019 at 7:00PM. Second by Joe Rodrigues, vote 5-0-0.

## **Administrative Business**

**Minutes:** Paul Byrne moved to approve the minutes from September 12, 2019. Second by Emily Wilder, vote 5-0-0

### **COC Request – 4 LaFrance Dr, 190-0603**

The applicant has decided not to demolish his house and build a new one. He has cleared an area of invasives in Riverfront Area and planted native shrubs. Paul Byrne said that the native shrubs are not in a naturalized area but are in lawn which is being mowed. He suggested Commissioners look at the property before approving the COC. Paul Byrne moved to continue the discussion on November 7, 2019. Second by Joe Rodrigues, vote 5-0-0.

### **COC Request – 2 Stony Brook Road, 190-0585**

The property is approximately 40 acres and was previously steeply sloped and overgrown with invasives. The property owner inadvertently filled some wetlands while regrading but has also created new wetlands due to changes in hydrology. There is a net increase in wetlands, and the new wetlands are mostly vegetated with native plants. Paul Byrne moved to issue a Certificate of Compliance, second by Emilie Wilder, vote 5-0-0.

### **CPC Representative Appointment**

Paul Byrne moved to nominate Brandon Parker as CPC representative for the Conservation Commission. Second by Emily Wilder, vote 5-0-0.

### **Conservation Commissioner Recommendation**

Paul Byrne moved to recommend to the Board of Selectmen that Heidi Graf be appointed Conservation Commissioner and that Paul Osborne and James Martin be appointed Associate Commissioners. Second by Joe Rodrigues, vote 5-0-0

## **Adjournment**

Paul Byrne moved to adjourn the meeting, second by Brandon Parker, vote 5-0-0. The meeting was adjourned at 8:35 PM.