



CONSERVATION COMMISSION

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

David Mercer, Chair

Emilie Wilder, Vice Chair

Brandon Parker

Jason Weksner

Heidi Graf

James Martin

Debbi Edelstein

Meeting Minutes March 5, 2020

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

Roll Call: David Mercer, Brandon Parker, Emilie Wilder, Jason Weksner, Heidi Graf, James Martin, Debbi Edelstein, Joseph Mullin (Asst Commissioner), Frank Caserta (Asst Commissioner)

Staff: Pam Helinek (Conservation Agent)

Public Hearings

27 Worcester Ave, continued NOI, 190-0639

Present: Sue Lundblad, Michael Macduff

Documents:

- Lundblad Project Specs: Back Lawn Renovation; prepared by MGM Properties, Inc
- Scope of Work: 27 Worcester Ave, Hudson, MA; prepared by MGM Properties, Inc

The applicant has submitted a plan showing elevations and a revised statement of work. The work will start beyond the beach area about 15 feet from the shoreline and go back about 15 feet. The lot will be smoothed out, a level area will be created for a hammock, and the area will be stabilized by hydroseeding and remain as lawn. David Mercer moved to close the hearing and issue an Order of Conditions, second by Jason Weksner, vote 4-0-3. Special Condition: no fertilizer on lawn after initial hydroseeding.

49 Hunter Ave, continued NOI, 190-0643

DEP comments required quantification of Bank alteration be added to the NOI. The applicant has submitted a revised NOI showing 40 feet of Bank being altered. David Mercer moved to close the hearing and issue an Order of Conditions, second by Brandon Parker, vote 6-0-1.

MBTA ROW/Central Mass Line Railroad, continued NOI, 190-06xx

Emilie Wilder moved to continue to March 19, 2020 at 7:00 to allow the Commission's peer reviewer time to complete his review. Second by Debbi Edelstein, vote 7-0-0.

17 Woodrow Street, NOI, 190-06xx

Present: Arthur Redding, Stephen Poole, Atty Paul Gianetti, Paul Byrne

Documents:

- Notice of Intent: 17 Woodrow Street; prepared by Lakeview Engineering Associates; dated 2/18/2020
- Site Plan: Lot 2, Woodrow Street, Hudson, MA; prepared by Lakeview Engineering Associates; dated 2/13/20; signed and stamped by Tsung Ting Chang, PE # 23891; scale 1"=20'
- Grant of Easement; Grantor Julie Blanchard, 15 Woodrow Street; dated 2/25/20

The applicant proposes to construct a house in Buffer Zone to Bordering Vegetated Wetland, including filling 732 square feet of wetland and creating a 917 square foot replication area. Small hummocks will be left within the replication area to attempt to save existing trees. The replication area spans three lots. The project was permitted twice before, once in 2006 and again in 2016, but no work was done on either permit. A condition of the 2016 permit was that a deed restriction would be placed on this lot and the two abutting lots that are on the same deed, restricting further wetland fill or disturbance in perpetuity.

The lot is wooded and slopes down steeply from the street. It will be clear cut within the limit of work and brought up to street level. A retaining wall that previously was designed to span two lots will be kept on this lot. Approximately 35 trees will be cut including 14 maples, 17 pines, and 4 birch.

15 Woodrow Street, previously owned by the same property owner and included on the same deed, has recently been sold. The new owner has signed a construction easement allowing access to 17 Woodrow for construction purposes. The easement is valid for the length of the replication monitoring, until a Certificate of Compliance is granted.

Dave Mercer asked if soil from the filled wetland would be used for the replication area. Steve Poole said it will not be enough, so they will also be bringing in soil.

Heidi Graf said the Buffer Zone line was not included on the plans and the dewatering area wasn't shown. Steve Poole said the entire lot was in Buffer Zone and that he would add a construction note about dewatering.

EcoTec will design and supervise the construction of the wetland replication area. James Martin asked about the verification of the wetlands delineation, which was done in 2006. Heidi Graf said that the delineation forms did not include data forms from the replication area, and that the BVW form from 2006 showed data taken by flag C11 which is not near the fill area. Heidi Graf requested an invasive species management plan, especially from the replication area. She also asked for test pit information on water levels, to ensure hydrological connectivity. She would like to see a wetland site plan depicting current conditions and replication site conditions, including soil profiles, wildlife habitat characteristics and a detailed planting plan with construction sequences, planting depths, etc. In addition she requested a contingency plan if the replication fails.

Heidi Graf will email her questions and requests to be forwarded to EcoTec, and the wetland scientist will come to the next hearing to discuss the replication. A site visit for the Commission will be scheduled before the next meeting.

David Mercer moved to continue the hearing to April 2 at 7:00 PM, second by Emilie Wilder, vote 6-0-1.

Administrative Business

Minutes: Dave Mercer moved to approve the minutes from February 20, 2020. Second by Brandon Parker, vote 6-0-0

COC request – 8 Elizabeth Road, 190-0433

Pam Helinek conducted a site inspection. Some of the work was not done, but the completed work is in compliance and an as-built plan has been submitted. David Mercer moved to issue a COC, second by Heidi Graf, vote 7-0-0.

COC request – 17 Woodrow Street, 190-0595

Present: Arthur Redding, Stephen Poole, Atty Paul Gianetti

The OOC expired with no work being done so is now considered invalid. Emilie Wilder expressed concern that the OOC required deed restrictions on the three abutting properties: 17 Woodrow, 15 Woodrow, and 439 Main Street so that no further wetland alterations could occur in perpetuity. These deed restrictions were not recorded and now 15 Woodrow has a new owner. Steve Poole said that there is only a small strip of wetland at the back of that property, down a steep incline, so there is no reason that the owner would want to fill it. David Mercer moved to issue a COC, second by Emilie Wilder, vote 7-0-0.

Adjournment

Emilie Wilder moved to adjourn the meeting, second by Brandon Parker, vote 7-0-0. The meeting was adjourned at 8:30 PM.