

SUDBURY CONSERVATION COMMISSION
Minutes of the Meeting Held Monday, April 23, 2012

Present: Sam Webb, Vice-Chairman; Richard Bell; Parker Coddington; Sharon Rizzo; Debbie Dineen, Coordinator

Wetlands Protection Act Notice of Intent
Sudbury Wetlands Administration Bylaw Notice of Intent
Sudbury Stormwater Management Bylaw Public Hearing
29 Hudson Road, Village Green

Present: Michael Carney of 29 Hudson Road LLC

Mr. Carney presented a plan for the reconstruction of portions of the existing retail and commercial complex at 29 Hudson Road. The septic system, which is outside of wetland jurisdiction, is currently being reconstructed. The front of the buildings will have an access roadway and cobbled parking spaces installed. New landscaping, including screening to abutters will be installed.

Wetlands on the site consist of bordering vegetated wetlands on the east, west, and south sides of the property. Due to a miscommunication, partial clearing in the upland resource area has occurred on the east and west sides of the site. Re-vegetation of the east side of the site will be done in conjunction with the demolition and re-grading at 15 Hudson Road if the town purchases this property at Town Meeting. Either way, following Town Meeting a plan for grading and planting of this area will be developed and submitted to the commission for approval. The west side of the property shows replanting and screening for neighbors. An area of tree removal occurred off site and that plan will be submitted to the Commission separately.

The stormwater system will be brought up to current MA Stormwater Standards. A stormceptor unit will be installed in the front of the site to treat runoff from the new paved surface. Another stormceptor unit will be installed in the rear of the site to treat runoff from the existing drainage system. This includes drainage from Hudson Road that is routed through the site.

The Coordinator questioned if additional treatment of the rear parking lot could be designed within the planted traffic islands. She noted that not all of the rear parking runoff is treated. Mr. Carney explained that they are not planning to repave the rear parking lot and the current grading will not permit drainage to be channeled into these new planted islands. Commissioners felt that the drainage appears to be improved to the extent feasible at this time.

On a motion by R. Bell; 2nd by P. Coddington; the Commission voted unanimously in favor of closing the hearing.

On a motion by R. Bell; 2nd by S. Rizzo; the Commission voted unanimously in favor of issuing the Order of Conditions as discussed.

Informal Discussion: Review of revised Johnson Farm plan for comments to ZBA

The Coordinator presented the developer's conceptual plan reducing the 120 unit, 3-story apartment building to 60 units of 2-story townhouses. This plan has not been formally submitted to the Commission as part of the WPA public hearing at this time. It has been submitted for comment to ZBA and ZBA has requested comments on this conceptual plan from the Commission.

Stormwater design has not been developed for the new plan as yet so locations of stormwater structures and their proximity to wetlands are not known. The front field can accommodate additional units, thereby providing more flexibility in the rear to increase the setback to the wetlands. Commissioners felt that until as many units as possible were moved into the less-sensitive front (east section) of the site, it would be difficult to permit the project under the Limited Project provisions of the WPA. Although there are some constraints in the use of the eastern field for units due to the wastewater leaching field and treatment structure, additional units could be sited in the front field. The argument by the developer and ZBA for not siting units in the field is only for aesthetic purpose and to appease abutters. Aesthetics are not an issue the Commission can take into consideration

The Coordinator informed Commissioners that the developer is considering offering off-site mitigation for work in the upland resource area. One project being discussed and reviewed in the field is the removal of extensive oriental bittersweet at the King Philip Woods property. The developer would clear a 3 to 4-acre area of bittersweet vines and dead trees. Loam and seed with a native grass mix would be accomplished. This would prevent the spread of the bittersweet toward the vernal pool. Commissioners felt this project could be very beneficial to the KPW habitats and would open up the historic foundations for access by the public.

2012 Annual Meeting Warrant Review: Vote Articles and Assign Speakers

Article 4 – Budget: The Coordinator will be prepared to speak to any Budget questions, if necessary

Article 12 – Revolving Funds: The Coordinator will be prepared to speak to any Revolving Fund questions, if necessary

Article 30 – Pantry Brook Farm Restriction Purchase: The Commission voted unanimously by roll call vote to enter into Executive Session to discuss the purchase price due to on-going negotiations.

The Coordinator updated the Commission that the purchase price is \$7.91 million and the Town is waiting for final acceptance of this amount by the Wolfes. CPA funding will be sought and some or the entire amount will be bonded.

By unanimous roll call vote the Commission exited Executive Session and returned to Regular Session.

On a motion by R. Bell; 2nd by S. Webb; the Commission voted to support the purchase of Pantry Brook Farm. R. Bell; S. Webb in favor; P. Coddington abstaining; S. Rizzo opposed. S. Rizzo explained that she did not like the idea of government buying open space.

Article 31 – Purchase of 15 Hudson Road: The Commission voted to support this purchase. S. Webb or Sharon Rizzo will speak, if necessary, at Town Meeting.

Miscellaneous:

1. Minutes 4/9/12

On a motion by R. Bell; 2nd by S. Rizzo; the Commission voted unanimously in favor of approving the Minutes of 4/9/2012.

2. Sudbury Valley Trustees request for use Hop Brook Trails for a fundraiser

The Coordinator informed the Commission that Town Counsel stated there are no issues with permitting SVT to use the town trails for a fundraiser for SVT. The Commission agreed to permit the one-time use provided the trail along

the south side of Duck Pond was rerouted onto the former rail bed. A portion of this trail has been closed for several years due to beaver activity. The remaining wetland crossing should not be used by runners.

Adjourned at approximately 9:00pm.