



Town of Hanover Conservation Commission
Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room
MINUTES for October 16th, 2013

Approved November 06, 2013

Those Members and Staff present: Lou Paradis, Chairman; Lisa Satterwhite, Vice Chairman; Frank Brierley, Hearing Officer; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Conservation Agent
Those Members and Staff not present: William Woodward, Commissioner; Justin Shepard, Commissioner; 2 (vacant) Assoc. Members
Others: as per attached list

6:30 PM Chairman Paradis made the following announcements:

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. **November 6th and 20th, 2013** @ 6:30 PM in 2nd Flr. Mtg Room - Town Hall
2. **Vacancies on Commission**~ 2 Associate positions

II. ACTION ITEMS:

1. Requests for Certificates of Compliance:

a. **SE 31-1053, Hackett's Pond Dam Project**

VOTE: Upon a motion and second made by Commissioners Satterwhite and Brierley respectively, it was voted 3-0-0 to issue a Certificate of Compliance.

b. **SE 31-952, #295 Webster St.- Webster Village**

VOTE: Upon a motion and second made by Commissioners Satterwhite and Brierley respectively, it was voted 3-0-0 to issue a Certificate of Compliance.

III. PUBLIC HEARINGS:

1. **BL 13-67, #551 Main St.- NOI-** *for const. of residential addition and septic upgrade in BZ to BVW*

PRESENT: none

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite respectively, it was voted 3-0-0 to continue the hearing to November 6, 2013 at 7:00 PM as per the Applicant's request.

2. **BL 13-68, #295 Webster St.- NOI-** *State only- for MGL 40B project*

PRESENT: Jonathan Novak, Project Manager and Kathryn Durand, Environmental Scientist, Coneco Engineers, Inc., Applicant's Representatives; Michael McGonigle, Coneco Engineers, Applicant.

DISCUSSION: Mr. Novak gave a brief history of the project, noting that the above Certificate of Compliance was issued on a previous Order of Conditions (SE 31-952) under the "work never commenced" category. He added that although the current application included an increase to the number of units, there is a net result of zero and/or a decrease in impacts to the resource areas due to the change from individual Townhomes to two apartment buildings. He noted that the wetland lines were recently confirmed as required.

The Commission noted several initial concerns which included:

- intrusion into the 25 ft. no-disturbance setback to wetlands by building #2, both detention basins and rear parking lot area for Building #2;
- proposed paving of same parking area regarding impacts to nearby BVW vs. alternate methods such as using pervious materials in this area;
- the proposed location of Building #2 in regard to equipment impacting the wetland during construction due to the limited 8 ft. distance of a portion of the building to the BVW;
- temporary stockpile locations missing from the plan;
- lack of plan and details for snow storage and/or removal and other parking lot maintenance issues;
- general stormwater management concerns;
- and lack of Low Impact Development techniques within the project.

The Agent commented on proposed encroachments to the BVW and the need to protect the eight interests of the Wetland Protection Act- avoid, minimized, and mitigate- regarding alterations to the BVW. Additionally, she had concerns including:

- the lack of narrative regarding overall site information and project description within the application;
- the need for a project analysis listing changes to the project including justification for increase in units, change in impacts to resource areas, and reasoning for the proposed location of building #2 and other structures and disturbance within the 25 ft. setback area, and what mitigation measures will be proposed;

¹ If "SE 31-___" is listed, DEP # has not been assigned by DEP as of agenda posting date.

- wastewater treatment facility, snow storage/removal and similar to be in Operation and Maintenance Plan;
- and lack of final review by Planning Board's Engineering Consultant, David Nyman for final stormwater management design; and
- the need for a waiver from Hanover WP Bylaws should be submitted listing specific items requested as waived.

Mr. McGonigle stated that for economic reasons, the project could not be completed as originally designed and added that all necessary information will be submitted to Mr. Nyman for his timely review. In response to questions regarding other required permits, he noted that all are either in place or are in process. He added that a 2IE had been performed and indicated that no contamination issues were found. Further, that the Comprehensive Permit submitted to ZBA includes many of the requirements discussed tonight and that he will provide a copy (printed and/or cd) to the Commission.

In response to questions regarding the possibility of using an alternative to pavement behind building #2, Mr. Novak explained that consideration of costs and maintenance problems for such alternative products resulted in the decision to use asphalt pavement over other materials.

In regard to the elevation of the septic system, Mr. Novak pointed out retaining walls which redirect stormwater to appropriate areas within the stormwater management system. Regarding the connection between the front wetland area and the rear wetland, he explained that it will be replaced due to damage to the existing pipe.

In response to the Chairman's question regarding decreasing the size of building #2, realignment of the detention basins, and possible redesign of the rear parking area, Mr. McGonigle explained that both buildings are designed exactly the same, a change to one, would result in added engineering and design costs that this type of project (MGL c. 40B) couldn't sustain.

Chair Paradis noted difficulty during a recent site inspection to determine proposed locations of structures in the field. In response to his request, Mr. Novak agreed to have several areas staked out for clarity including the corners of both buildings, the paved area behind building #2, and the associated detention basin.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite respectively, it was voted 3-0-0 to continue the hearing to November 6, 2013 at 7:00 PM to allow time for the submittal of the following:

1. a project narrative including site and project description, analysis of project revisions from previous design, and justification for work within the protected 25 ft. buffer zone to BVW;
2. final comments from D. Nyman, PE, CEI, Inc. regarding stormwater management design;
3. revised and more complete Operation and Maintenance Plan;
4. final details regarding the wastewater treatment facility;
5. a copy of the Comprehensive Permit Application;
6. revised plans set to incorporate comments of the Commission and Agent;
7. a request for a waiver from specific Hanover Wetlands Protection Bylaw sections with detailed explanation.
8. Submittal of above to be one week prior to next Conservation meeting (October 30th, 2013).

IV. ADMINISTRATIVE:

1. **Minutes-** 10/02/13 VOTE: Upon an motion and second made by Commissioners Satterwhite and Brierley respectively, it was voted to approve the minutes.
2. **Correspondence-** Reviewed without comment.
3. **Reports and Minor Permits:**
 - a. Conservation Staff- General and Enforcement Issues
 - (i) 409 Columbia Rd.- Building 19- The Agent reported that there are still outstanding issues on this site and recommended a fine of \$100.00 be issued. The Commission agreed to the fine as recommended.
 - b. Open Space Committee Liaison Report and Community Preservation Committee Report: The Agent reported the status of Open Space projects.
 - c. Minor Permits/Event Cards Issued: Reviewed without comment.
 - (i) BL 13-69- #175 Hillside Dr.- for placement of small shed within 50 ft. of a BVW
4. **Other:** *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.-none*

8:30 PM- Upon a motion and second by Commissioners Brierley and Satterwhite respectively, it was voted 3-0-0 to adjourn the meeting.

Minutes Respectfully submitted by Sandra D. MacFarlane, DMI, Asst. Conservation Agent, Conservation Office.