

Town of Hanover Conservation Commission

Minutes for October 28, 2020

APPROVED November 30, 2020



Those Members and Staff present: Chair Brian McLoone, V. Chair Lisa Satterwhite, Hearing Officer Robert Sennett, Member Mahendra Patel, Associate Member Steve Louko, and Conservation Agent Sandra MacFarlane

Not Present: Member James Vaille and Associate Members Duke Magoun

Others present: Stephen Ryerson, Meeting Host, Hanover IT Dept.

5:00 PM Chair McLoone opened meeting and made following announcements:

I. GENERAL ANNOUNCEMENTS:

1. The Town Hall remains open for employees and appointments with the public. All Conservation applications are due via email to address below¹, with hard copies and checks sent to the attention of the Conservation Agent, Hanover Town Hall, 550 Hanover St., Hanover MA 02339.
2. Next Meetings- to be announced- *tentative Monday, November 30, 2020 due to Holiday closures, and Wednesday, December 30, 2020*

II. ACTION ITEMS:

1. **BL 18-114, SE 31-1187A, 259 Main St.**– COC Request- *based on all work completed*
Upon a motion and second made by Members Satterwhite and Patel, it was voted 4-0-0 to issue a Certificate of Compliance.
2. **BL 20-91, SE 31-1177, 23 Laurel Ln.**– EXT Request- *3-yrs*
Upon a motion and second made by Members Patel and Satterwhite, it was voted 4-0-0 to issue a 3 year Extension Permit.

5:15 PM

III. PUBLIC HEARING:

1. **BL 20-93, SE 31-1222, 183 Columbia Rd.**– NOI- *for new commercial building in BZ to BVW*

PRESENT: Greg Morse, PE, Morse Engineering Co., and Mike Bulman, Applicant

DISCUSSION: Greg explained that due to a recent fire, the office building on this site had to be demolished. He presented a plan showing that wetland exists on 3 sides of the parcel with an intermittent stream that takes stormwater from Route 53 (Washington St.) and directs it through a culvert towards the back. The Agent noted that as a result of the fire control efforts, the earthen berm in the left back corner had been breached by the heavy flow of ash-filled water. Mr. Morse added that the Agent's recommendation of increased protection in that area resulted in the addition of a rip/rap swale to slow down the water which will allow better filtration prior to entering the wetland. He added that the new commercial office building will be constructed on the same footprint as the original building with grading no closer that 40.9' from the wetland. He further noted that the utilities and septic system proposed are upgraded, that the parking lot has been reconfigured, and the small courtyard is proposed with pervious paver courtyard. It was noted that the metal storage shed at the rear of the lot was not damaged by the fire and will remain in place at the approved 35 ft. from the wetland boundary.

VOTE: Upon a motion and second made by Members Satterwhite and Sennett it was voted 4-0-0 to close the hearing and issue an Order of Conditions

¹ sandra.macfarlane@hanover-ma.gov

2. **BL 20-88, SE 31-1221 342 Circuit St.-** NOI- *continued from 9/23/20 meeting- proposed new contractor building and addition in BZ to BVW*

PRESENT: Dana Altobello, PE, Merrill Engineers and Land Surveyors, and Applicant Walter Zaverucha

DISCUSSION: Mr. Altobello pointed out that the structure located in the easterly area on site was previously damaged by fire and partially demolished. He added that the current plan included removal of the steel shell and concrete foundation and loading docks, construction of a 9-bay storage facility, re-alignment of parking area, stormwater management improvements, associated site work. In order to improve stormwater filtration prior to entering the on-site areas of bordering vegetated wetland, a pocket wetland was proposed at the head of the existing series b wetland located mid-way through the main parking lot. The Agent suggested installation of a fence to avoid further intrusion into the wetland, as currently, parking spaces are adjacent to the wetland boundary. Also that during construction to avoid equipment or trucks backing into the wetland, jersey barriers or water filled barrels should be placed at the edge of the wetland. Walter agreed to the jersey barriers and an invasive species management plan is required for the O & M. Standard and special conditions for snow removal and storage will also be included in the Order.

VOTE: Upon a motion and second made by Members Satterwhite and Sennett, it was voted 4-0-0 to close the hearing and issue an Order of Conditions

5:42 PM Vice Chairman Satterwhite stepped in as Acting Chair.

3. **BL 20-83, SE 31-1220, 32 & 58 Oakland Ave., ANRAD-** *continued from 9/23/20 meeting- for resource area delineation and wetland review only- no construction proposed*

PRESENT: Al Loomis, PE, McKenzie Engineering Group, Inc.

DISCUSSION: Mr. Loomis noted that Wetland Specialist Steve Ivas, Ivas Environmental, Inc., submitted a report with minor changes to the delineation conducted by the Applicant's Wetland Specialist Brad Holmes, Environmental Consulting and Restoration. He explained that the wetlands that were delineated and identified were on lots owned by 3 separate owners. Further that the initial flagging in took place in 2019. The plan detailed a bordering vegetated wetland (BVW) on the southerly side of the properties, an isolated vegetated wetland (IVW) which may connect at northerly end to a BVW, and a perennial stream (inland bank) was also delineated. The Agent reported that although the final plan is pending, each flag's location is detailed on the reports, and that prior to the meeting, there was written consensus between the 2 wetland specialist.

VOTE: Upon a motion and second made by Members Patel and Sennett it was voted 3-0-0 to close the hearing and issue an Order of Resource Area Delineation based on a modified wetland line and revised plan (revised plan to be submitted within 10 days and prior to physical issuance of the Order).

4. **BL 20-64, SE 31-1215, 110 Industrial Way-** NOI- *continued from 9/23/20 meeting- for redevelopment project in RFA to Drinkwater River for establishment of professional landscaping company*

PRESENT: none

DISCUSSION: none

VOTE: Upon a motion and second made by Members Patel and Sennett, it was voted 3-0-0 to continue the hearing to November 30, 2020 at 5:15 pm.

IV. ADMINISTRATIVE:

1. Minutes- 9/30/20

VOTE: Upon a motion and second made by Members Patel and Sennett it was voted 3-0-0 to approve the minutes.

3. Agent's Report- updates, Minor Activities Permits/Events: **Reviewed without comment.**

- a. Fireworks Site- work area expands as add'l munitions and related debris are found. 10/13/20 letter included plans showing extent of current work.
- b. Hanover Crossing- current work includes subsurface stormwater components and general excavation with all work in compliance with the OOC.
- c. Cumberland Farms- continues to work in compliance with the OOC.

- d. 965 Washington St.- these parcels are pending sales which placed the community garden project on hold.
- e. SRC Medical Building- nears completion, COC Request is pending.
- f. 293 – 301 Winter St.- This project for storage units/office bays has final approvals and began this month.
- g. Conservation Parcels Overview-
 - (i) Denham Property off Circuit St- the parking lot project for this parcel is on hold.
 - (ii) Colby Phillips Parcel off Circuit St- a pending project for repairs/replacement of boardwalks and bridged areas is a priority.
 - (iii) Rails to Trails- Merrill Associates is making progress on the Feasibility Study with 100% of the line mapped and 97% of the line walked. Merrill held a 10/16/20 virtual meeting for a preliminary updates.
- h. BL 20-92- Minor Acts Permit- 264 Brook Cr.- *for replacement of wooden deck in same location*
- i. BL 20-94- DOA for Minor Acts- 114 Bradford St.- *for septic upgrade +85' from intermittent stream*
- j. BL 20-95- Minor Acts Permit- 182 Old Farm Rd.- *for deck replacement in same location, add'l sono tubes*
- k. BL 20-97- Minor Acts Permit- 67 Washington St.- *for removal of diseased trees in RFA*
- l. BL 20-98- DOA for Minor Acts- Target Complex- *for installation of utilities and telecom +70' to BVW*
- m. BL 20-99- Scheduled Event- HPD Training- *October 19, 21, 23, 31, 2020, between 9 am and 3 pm*

4. Other - *Those items not reasonably anticipated by the Chair within 48 hours of the meeting*

6:15 PM

Upon a motion and second made by Members Sennett and Satterwhite it was voted 3-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by
Sandra MacFarlane Conservation Agent
CDMI, Conservation Office

Documents provided at the meeting:

- 10/28/20 Agenda
- COC Request for 259 Main St.
- EXT Request for 23 Laurel Ln.
- NOI application packet for 183 Columbia Rd.
- NOI application packet for 342 Circuit St.
- ANRAD application packet for 32 AND 58 Oakland Ave.
- NOI application packet for 110 Industrial Way
- 9/30/20 draft minutes
- Minor Acts and Events as listed in IV. 3.