

# Town of Hanover Conservation Commission

Hanover Town Hall, 550 Hanover St.  
2<sup>nd</sup> Floor Meeting Room

## **MINUTES for January 16, 2019**

**Approved 3/6/19**



Those Members and Staff present: Chairman Brian McLoone, Vice Chair Lisa Satterwhite, Hearing Officer Frank Brierley, Members Robert Sennett and James Vaille, Associate Member Duke Magoun, Conservation Agent Sandra MacFarlane.

Others present: as per sign-in sheet

**6:30 PM** Chair McLoone made the following announcements:

### **I. ANNOUNCEMENTS & DATES TO REMEMBER:**

1. Next Meeting, February 6 and 20, 2019
2. One Associate Member position on the Conservation Commission is available.  
Volunteer applications are available at the Selectmen's Office or online at the link:  
[http://www.hanover-ma.gov/sites/hanoverma/files/file/file/fy\\_14\\_talent\\_bank\\_application.pdf](http://www.hanover-ma.gov/sites/hanoverma/files/file/file/fy_14_talent_bank_application.pdf)
3. Member or Member's designee needed as voting member on Community Preservation Comm.

### **II. ACTION ITEMS:**

1. Enforcement Order Update- 189 Mann's Dr.- Enforcement Order- The Conservation Agent confirmed that the applicant has hired a wetland specialist and engineer who are working on a restoration plan. The Commission agreed to an extension for the NOI submission date to allow proper completion of the plan. The new submission date is March 6<sup>th</sup> for the March 20<sup>th</sup> meeting.  
VOTE: Upon a motion made by Members Brierley and Vaille, it was voted 5-0-0 to approve the extended public hearing date of March 20, 2019.
2. Certificate of Compliance- BL 96-23 (BL 19-05), SE-31-453, 413 Whiting St.  
VOTE: Upon a motion and second made by Members Sennett and Satterwhite, it was voted 5-0-0 to issue the Certificate of Compliance.
3. Certificate of Compliance- BL 17-05, SE-31-1148, 766 Main St.  
VOTE: Upon a motion and second made by Members Vaille and Satterwhite, it was voted 5-0-0 to issue the Certificate of Compliance.
4. Request for Determination/Minor Acts- BL 18-116, off Webster St. (*adj. to #875*)- *for trail maintenance and relocation of existing trail off of adjacent parcel*  
VOTE: Upon a motion and second made by Members Brierley and Vaille, it was voted 5-0-0 to approve the Agent's issuance of the Negative #3 Determination for Minor Activities.
5. Request for Determination/Minor Acts- BL 19-06, 152 Mann's Dr.- *for manual installation of a fence at top of slope (on rock wall top) at edge of wetland.*  
VOTE: Upon a motion and second made by Members Sennett and Brierley, it was voted 5-0-0 to approve the Agent's issuance of the Negative #3 Determination for Minor Activities.
6. Request for Determination/Minor Acts- BL 18-118, 163 River Rd.  
VOTE: Upon a motion and second made by Members Vaille and Brierley, it was voted 5-0-0 to approve the Agent's issuance of the Negative #3 Determination for Minor Activities.

In response to the Commission's questions, the Conservation Agent explained that the RDA-H application was designed for expediency of substantially minor projects and aids in safety situations. As said applications involve actions that are temporary or very minor in nature, the Commission voted 5-0-0 upon a motion and second made by Members Sennett and Vaille that the Conservation Agent is authorized to issue such permits from the Conservation Office with notification to the Commission on the next available agenda under the Administrative Section.

**6:45 PM**

**III. PUBLIC HEARING:**

**1. BL 18-113, 179 Deerfield Ln.-** RDA- *for residential room addition in BZ to BVW*

PRESENT: none- due to unforeseen traffic- Conservation explained project

DISCUSSION: The Conservation Agent presented a plan showing the conversion of a wooden deck to a residential room addition to be built slab on grade with a 4' knee wall. Erosion control materials and limit of work are proposed at 50 ft. from an on-site Bordering Vegetated Wetland. No work is proposed at this time other than the room addition, although the plan shows a future pool. The Commission noted that only the room addition is considered and approved under this DOA.

VOTE: Upon a motion and second made by Members Vaille and Brierley it was voted 5-0-0 to close the hearing and issue a negative 3 Determination of Applicability with a notation that only the room addition is covered by this DOA.

**2. BL 18-112, 385 King St.-** RDA- *for upgrade entrances/parking for ADA compliance in BZ to BVW*

PRESENT: Ed Cullen, PE, Merrill Engineers and Land Surveyors, Inc.

DISCUSSION: Mr. Cullen presented a plan dated 12/7/18 showing two existing commercial buildings, paved parking lot, and an access way onto an existing abutting Conservation parcel. He explained that the work was proposed in order to comply with current ADA (Americans with Disabilities Act) requirements. He noted that a Request for Determination of Applicability was submitted instead of a Notice of Intent as all work was proposed on areas of previously approved (SE 31-555) and already existing buffer disturbance (pavement and concrete). Also that erosion control materials and limit of work were proposed at 0 to 28 ft. from an on-site Bordering Vegetated Wetland (BVW) due to constraints of the site. The Conservation Agent confirmed that as per recent site inspections, the parking lot improvements, ramps installed for ADA compliance, and relocation of an AC unit was found to have a limit of work proposed at 55.4 ft. to 48 ft. from the BVW and would not result in any negative impacts to the nearby resource areas. The exemplary condition of the site including care and maintenance of the wetland areas and associated buffers was also noted. The Agent pointed out that the installation of a berm and conservation posts along the BVW and within the Isolated Vegetated Wetland buffer as additional protection for the wetland was requested during the application process and offered as further mitigation by the applicant. The Commission required snow storage signage prohibiting plowing and storage of snow from areas within 25 ft. of the BVW as well as the use of salt alternatives to further protect the wetland.

VOTE: Upon a motion and second made by Members Vaille and Sennett it was voted 5-0-0 to issue a negative 3 Determination of Applicability.

Associate Member Duke Magoun recused himself from the next hearing.

**3. BL 18-120, SE 31-1188, 110 Brook Cr.-** NOI- *for septic upgrade in BZ to BVW*

PRESENT: Peter Lyons, PE, Collins Engineering Co., Inc.

DISCUSSION: Mr. Lyons presented a plan dated 12/6/18 showing the replacement of a failed residential septic system with a new Title V rated septic disposal system, including tank, leaching field and erosion control materials and limit of work proposed at 85 ft., 56 ft. and 39 ft. from an on-site Bordering Vegetated Wetland (BVW) and within FEMA Flood Zone. He pointed out that due to the constraints of the site and poor soil conditions, the system was proposed as far from the BVW as possible.

VOTE: Upon a motion and second made by Members Brierley and Vaille it was voted 5-0-0 to close the hearing. Upon a motion and second made by Members Satterwhite and Sennett it was voted 5-0-0 to issue a standard Order of Conditions.

**4. BL 18-114, SE 31-1187, 259 Main St.-** NOI- *for new dwelling site preparation in BZ to BVW*

PRESENT: Christopher Mulroy, PE, Morse Engineering Co., Inc.

DISCUSSION: Mr. Mulroy presented a plan dated 12/12/18 showing work proposed on a portion of the existing lot (now designated as Building Lot 2) that includes manual cleanup of a Border Vegetated Wetland (BVW) and associated buffer, preparation up to the 35 ft. no-structure setback for the construction of a new single family dwelling, and the installation of conservation posts. He

explained that the work is in association with the demolition of an existing house and wooden shed, abandonment of existing cesspool, and the installation of a new Title V rated residential septic disposal system all located further than 100 ft. from the BVW. He also noted that the existing concrete slabs on site that were former foundations will be removed with full buffer restoration and appropriate landscaping which results in a substantial decrease to total sq. footage of impervious areas on site. The installation of four (4) drywells was confirmed as well as stormwater management improvements that will decrease flow directed toward abutting properties.

VOTE: Upon a motion and second made by Members Satterwhite and Vaille it was voted 5-0-0 to close the hearing and issue a standard OOC.

**5. BL 18-119 & 19-4, SE 31-1189, 16 Stone Meadow Ln. & 20 Ancestor Ave.- ANRAD-**  
*for confirmation of resource area types and delineation only*

PRESENT: Dana Altobello, PE, Merrill Engineers and Land Surveyors, Inc.

DISCUSSION: Mr. Altobello presented a revised plan dated 1/11/19 showing 1,251 linear ft. of Bordering Vegetated Wetland (BVW), Bordering Land Subject to Flooding (FEMA FZ), and an intermittent stream. He pointed out that the plan was revised as per the Commission's Wetland Consultant's 12/20/18 report and inspection of the resource areas.

VOTE: Upon a motion and second made by Members Satterwhite and Vaille it was voted 5-0-0 to close the hearing and issue an Order of Resource Area Delineation based on a revised plan dated 1/11/19.

**IV. ADMINISTRATIVE:**

1. Minutes- 12/19/18- VOTE: Upon a motion and second made by Members Brierley and Vaille it was voted 5-0-0 to approve the minutes.
2. Community Development and Municipal Inspections FY'20 Budget review – Reviewed without comment.
3. Minor Activities Permits/Events issued and updates: Reviewed without comment.
  - ✚ BL 18-115- 875 Webster St.- Update- *for review of adjacent parcel issues and trail re-location*
  - ✚ BL 18-117- 1557 Hanover St.- Update- *for commercial property site work adjacent and on OS trail*
  - ✚ BL 19-01- off Elm St.- Scout Klondike Derby- *for 1/11/19 at Luddams Ford Park*
  - ✚ BL 19-02- 1810 Washington St.- pending COC Request- *for SE 31-1094*
  - ✚ BL 19-03- 1810 Washington St.- pending COC Request- *for SE 31-1131*
4. Agent's Report- Reviewed without comment.
5. Correspondence- Reviewed without comment.
6. Other - *Those items not reasonably anticipated by the Chair within 48 hours of the meeting-* None.

**7:58 PM** Upon a motion and second made by Members Satterwhite and Sennett it was voted 5-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by

Sandra MacFarlane, Conservation Agent, CDMI

Documents provided at meeting:

- 1/16/19 Agenda
- EO- updated- 189 Mann's Dr.
- COC Request application packet- 413 Whiting St.
- COC Request application packet-766 Main St.
- RDA-H application packet- Webster St. Conservation parcel
- RDA-H application packet- 152 Mann's Dr.
- RDA-H application packet- 163 River Rd.
- RDA application packet- 179 Deerfield Ln.
- RDA application packet- 385 King St.
- NOI application packet- 110 Brook Cr.
- NOI application packet- 259 Main St.
- ANRAD application packet- 16 Stone Meadow Ln. and 20 Ancestor Ave.
- 1/16/19 Agent's report
- 12/19/18 draft Minutes