



Town of Hanover Conservation Commission
Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room

MINUTES for December 18th, 2013

Approved 1/15/14

Those Members and Staff present: Lou Paradis, Chairman; Lisa Satterwhite, Vice Chair; Frank Brierley, Hearing Officer; Justin Shepard, Commissioner; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Cons. Agent

Those Members and Staff not present: William Woodward, Commissioner; 2 Associate Members, (vacant)

Others: As per attached list

6:30 PM - Chairman Paradis opened the meeting and made the following announcements:

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. **January 15th & February 5th, 2014 @ 6:30 PM** in 2nd Flr. Mtg Room - Town Hall
2. **Vacancies on Commission-** It was noted that there have been no new applications since the last meeting for the 2 Associate positions with the Commission that remain vacant.

II. DISCUSSION:

1. Northland Residential Corp.- Village Commons- proposed new project
Jack Dawley, Northland Residential, LLC, and Deborah Keller, PE, McKenzie Engineering, Inc., Mr. Dawley's Engineering Representative, were present to informally discuss a new Planned Residential Village Unit Development (VPUD) project located off Washington St. formerly known as the *Village Commons*. The Chairman noted the length of time the project has been inactive and noted that many of the new current Commissioners have not been on site. No action was taken.

III. ACTION ITEMS:

1. Requests for Certificate of Compliance
 - a. **SE 31-1019, Lot 4, #88 Whiting St.**
VOTE: Upon a motion and second made by Commissioners Brierley and Shepard respectively, it was voted 4-0-0 to issue a Certificate of Compliance.

IV. PUBLIC HEARINGS¹:

1. **BL 13-81, SE 31-____, #19 Phillips Ln.-NOI-** *for work to expand utility substation in BZ to BVW and RFA*
PRESENT: David Arthur, National Grid, Applicant, and Karl Smith, TRC, Applicant's representative
DISCUSSION: Mr. Smith explained the project as the expansion of an electrical substation to address the overall reliability of the power supply, noting that some of the work was exempt from the Wetlands Protection Act in that it was maintenance for utilities, and that a portion was proposed under a limited project. To do so, he pointed out that installation of in-line circuit breakers on the existing C3 and S9 115kV transmission lines and additional maintenance upgrades within the substations are planned. Further that the upgrades included installation of a new steel structure supported on a 6 ft. diameter concrete foundation, removal of switch and motor structure #77A, relocation of two (2) single wooden pole structures along the C3 and S9 transmission lines, and conversion of above ground distribution lines to underground conduit and similar components. Mr. Arthur noted that the expansion would increase the station approximately 30,000 sq. ft. and is planned for June 2014.
Mr. Smith noted that no work was planned within wetland resource areas, but that 300 sq. ft. was proposed within outer riparian, and 600 sq. ft. was proposed within buffer zone to a Bordering Vegetated Wetland (BVW). In response to the Commission's question regarding down-time for the station, Mr. Smith added that a mobile substation on a trailer bed will be used while the original lines are off-line, but that the trailer would cause no impacts to the stream, Riverfront Area, or damage the buffer zone. He referred to Attachment F, National Grid Environmental Guidance Document (EG3030-NE) in the Notice of Intent for information on *Access, Maintenance and Construction Best Management Practices* during and after construction. In reference to the use of large equipment, such as the auger (6 ft.) required for installation of the new steel structure, he noted that mats will be used to protect the buffer and that for any resulting cuttings or disturbance, the area will be restored with similar vegetation appropriate removal from the site of any organic or similar debris. In regard to the

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

Agent's questions regarding soil testing, Mr. Arthur noted that soils are tested when required. After a brief discussion of erosion control materials, Mr. Smith agreed to use the mulch tube type of erosion control for this project. Due to the requirement for submission of a revised plan and a pending Planning Board meeting for the applicant scheduled for January 20, 2014, the applicant agreed to a continuation of the hearing to February 5, 2014.

VOTE: Based upon the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 4-0-0 to continue the hearing to February 5, 2014 at 7 PM.

V. ADMINISTRATIVE:

1. Minutes- 12/04/13

VOTE: Upon a motion and second made by Commissioners Shepard and Brierley respectively, it was voted 4-0-0 to approve the minutes.

2. Correspondence- Reports and Minor Permits:

a. Conservation Staff- General and Enforcement Issue

- (i) **Erosion control materials-** The Agent reported that in-field experience is finding the use of straw/hay wattle type of erosion control materials is unacceptable on most sites. A recommendation to change the standard condition within the Order of Conditions (OOC) regarding the "recommendation" to use mulch tube type erosion and sediment control materials to a "requirement" to use such materials was agreed upon by the Commission.

VOTE: Upon a motion and second by Commissioners Paradis and Satterwhite respectively, it was voted 4-0-0 to change the standard condition within the OOC to *require* the use of mulch tube/filter sock, or equivalent materials for erosion and sediment control for all projects issued an OOC.

- (ii) **Non-compliance regarding Orders of Conditions-** The Commission discussed the history and non-compliant status of several projects known as the "Village" properties. Based on the conditions within the Order (SE 31-940), failure of the new owner to comply with the conditions therein, and in consideration of the language within the Permit Extension Acts of 2010 and 2012 in which a permit can be revoked for non-compliance or similar, the Commission voted to revoke the permit for SE 31-940.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 4-0-0 to revoke the permit for SE 31-940, Village Commons.

- b. Open Space Committee Liaison Report and Community Preservation Committee Report: A reminder that the Commission needs to choose a Representative for the CPC (voting member) and a liaison for the Open Space Committee (non-voting position).

c. Minor Permits/Event Cards Issued: Reviewed without comment

- (i) BL 13-80- Mass Audubon Owl Walk @ Colby Phillips Cons. Parcel

3. Other: *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.- none*

9:15 PM VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 4-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by
Sandra D. MacFarlane, DMI- Cons Office, Asst. Cons. Agent