

Town of Hanover Conservation Commission

Hanover Town Hall, 550 Hanover St.

2nd Floor Hearing Room

MINUTES for JANUARY 8, 2020

Approved February 5, 2020



Those Members and Staff present: Lisa Satterwhite, Vice Chair, Robert Sennett, Hearing Officer, Member James Vaille, Associate Members Duke (Otis) Magoun, and Steve Louko
Not Present- Chairman Brian McLoone, Member Mahendra Patel
Others- as per Sign-In Sheet

6:30 PM

Vice Chair Satterwhite stepped in as Acting Chairman and made the following announcements:

I. ANNOUNCEMENTS:

1. Next Meeting- February 5, 2020 at 6:30 PM- *NOI, ANRAD, RDA applications due by 01/22/20*

II. ACTION ITEMS:

1. Request for Certificate of Compliance
 - a. BL 06-44, SE 31-930- 63 Windward Ln.

VOTE: Upon a motion and second made by Members Sennett and Vaille, it was voted 3-0-0 to issue a Certificate of Compliance.

6:45 PM

III. PUBLIC HEARING:

1. **BL 19-122, SE 31-1187, 259 Main St.-** AOOC- *for relocation of work closer to BVW*

PRESENT: Chris Mulrey, Merrill Engineers and Land Surveyors, Applicant's Representative; Applicant Scott Brown

ADMINISTRATIVE ISSUE: The Conservation Agent reported that there is an abutter notification defect for this hearing- notices were not sent by the applicant by the required deadline. Mr. Mulrey explained the issue and noted that hand delivery took place on 1/7/20. Two (2) abutters were present who received the 1/27/20 notice, one abutter was present who did not, and it was confirmed by the Agent that signed forms were received in the Conservation Office from five (5) additional abutters. However, Mr. Mulrey explained that an additional abutter had not wished to sign for the notice. This abutter was not present.

After a brief discussion, the Commission chose to open the meeting for those present.

At the request of the Chair, the Conservation Agent explained the public hearing process for an amended Order of Conditions, noting that the public may speak either for or against, when called upon by the Chair.

DISCUSSION: Mr. Mulrey presented a revised plan dated 1/24/19 detailing several changes to the approved project including the following:

- allowed setback for foundation is 35 ft. from a wetland
 - approved setback on OOC plan was +100 ft.
 - requested setback is 76.9 ft. or 29.6 ft. closer to the wetland, which still maintains the required no-structure setback of 35 ft.
- allowed landscaping setback for single family home (not in a new subdivision) is 25 ft. from a wetland
 - approved setback on OOC plan was 35 ft.
 - requested setback for a portion of the rear yard is 10 ft. closer to wetland, which still maintains the required no-disturbance setback of 25 ft.
- allowed conservation post location for residential lot (not in a new subdivision) is 25 ft. from a wetland
 - approved location on OOC for all four conservation markers was 35 ft.
 - requested setback for *one* of the four markers is at the 25 ft. setback resulting in a single marker being 10 ft. closer, which maintains the 25 ft. no-disturbance setback.

As the revisions to the plan meet the Regulations and do not increase negative impacts to the on-site Bordering Vegetated Wetland, the Commission stated no objections to the revised plan. The

Conservation Agent explained that only those conditions that are pertinent to the revisions would be revised, all others and the expiration date of the Order would remain the same.

VOTE: Upon a motion and second made by Members Vaille and Sennett, it was voted to close the hearing contingent upon submission of a signed statement from Dr. Hayes, 35 Meeting Hill Ln. regarding notification of the January 8, 2020 public hearing, any relevant wetland based questions, and therefore to issue an Amended Order of Conditions upon receipt of the signed statement. However, if Dr. Hayes notifies the Commission that he requires further information regarding wetland issues, the public hearing will be continued to the February 5, 2020 meeting at 6:45 PM and the Applicant shall re-send the public hearing notice to all abutters, post-marked no later than January 29, 2020.

These minutes shall be revised to include the statement upon receipt.

IV. INFORMAL DISCUSSION: - Applicant not present- No action taken.

1. BL 12-13, SE 31-1043, 637 Washington St.- Starland-

Dana Altobello, PE, Merrill Engineering & LS, Inc.



For discussion of additional work on site, proposed NOI, & open of Order of Conditions (OOC) SE 31-1043A. OOC SE 31-1043 was amended in 2013 for several requests made by applicant, including a Zip-line ride with one tower pad located at 33 ft. from a BVW- within the no-structure setback. The Zip-line was not installed.

New request includes installation of a longer Zip-line ride with larger towers/pads and the construction of a 16 ft. wide roadway necessitating a wetland crossing, work in FEMA Flood Zone (BLSF), and stream crossing, to access a proposed new parking lot.

V. ADMINISTRATIVE:

1. Minutes- 12/04/19

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

2. Minor Activities Permits/Events issued and updates: Reviewed without comment.

- a. BL 19-121- HPD Training events - for December 19, 2019
- b. BL 19-123- HPD Training event- for December 26, 2019
- c. BL 19-124- Klondike Derby Training- for practice at Luddams Ford Park on January 5, 2020
- d. BL 20-01- 137 Whiting St.- for test pits +100' from rear BVW with crossing of front BVW & dry 2.5' stream
- e. BL 20-02- 145 Whiting St.- for test pits +100' from rear BVW using test pit path rear of #137 Whiting St.

3. Agent's Report- Reviewed without comment.

4. Correspondence- Reviewed without comment.

5. Other - Those items not reasonably anticipated by the Chair within 48 hours of the meeting- None

7:40 PM

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

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

Documents Provided at meeting:

- 1/8/20 Agenda
- COC application packet- 63 Windward Ln.
- AOOC application packet- 259 Main St.
- 12/04/19 draft Minutes
- Minor Acts and Events as listed in Section V.2. above
- 1/08/20 Agent's Report