

Town of Hanover Conservation Commission

Hanover Town Hall, 550 Hanover St.

2nd Floor Hearing Room

MINUTES - FEBRUARY 5, 2020

Approved 4/22/20



Those Members and Staff present: Chair Brian McLoone, Vice Chair Lisa Satterwhite, Hearing Officer Robert Sennett, Member James Vaille, Associate Member Steven Louko, Conservation Agent Sandra MacFarlane

Those not present: Member Mahendra Patel, Associate Member Otis Magoun

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

I. ANNOUNCEMENTS:

1. Next Meeting- March 4, 2020 at 6:30 PM- *NOI, RDA, ANRAD applications due by 2/19/20*

6:45 PM

II. PUBLIC HEARING:

1. **BL 20-03, SE 31-1204, Gray's Place Roadway-** *NOI- for subdivision infrastructure in BZ to BVW*

PRESENT: Scott Rogers, PE, Holmgren Engineering, Inc.

DISCUSSION: Mr. Rogers presented a plan dated 1/22/20 showing a proposed 3-lot subdivision roadway over an existing "paper" cul-de-sac approved by Planning Board several years previous. He noted that the wetlands were approved by the Commission by a recent Order of Resource Area Delineation (BL 19-45, SE 31-1195) resulting in the middle lot and a portion of the paper road and cul-de-sac located within Bordering Vegetated Wetland, therefore, not buildable. He pointed out that only two (2) driveways were proposed and created a "T" shape off the roadway eliminating the necessity to buildout the cul-de-sac. Further that the Planning Board hearing was ongoing and had so far agreed with a reduction in the width of the roadway from 24 ft. to 16 ft. wide with 2 ft. on either side for a gravel shoulder. Several abutters present were concerned with flooding and other stormwater management issues. Mr. Rogers reviewed the stormwater calculations to the Commission's satisfaction, noting that the roadway maintenance and plowing would be shared by the 2 lot owners. The Commission voiced concerns with snow storage, plowing, the use of salt alternatives, and best management practices for the catch basins. Mr. Rogers will submit an Operation and Maintenance Plan which will cover the Commission's concerns.

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

- a. submission of an O & M Plan to be review by Agent prior to issuance of the signed Order;
- b. slopes to be hydroseeded to enhance stormwater management;
- c. responsible party for roadway and catch basin maintenance;

2. **BL 20-04, SE 31-1205, Gray's Place, Lot #1-** *NOI- for single family dwelling in BZ to BVW*

PRESENT: Scott Rogers, PE, Holmgren Engineering, Inc.

DISCUSSION: Mr. Rogers presented a plan dated 12/17/19, revised 1/22/20, showing the construction of a single family dwelling driveway, installation of utilities, landscaping, and associated site preparation with a limit of work and erosion control materials proposed at 35 ft. from an on-site Bordering Vegetated Wetland (BVW). He pointed out that the septic system leaching field was +100 ft. from the BVW as required. The Agent recommended the installation of two (2) drywells for roof runoff, conservation post installation and the submission of a revised plan showing said additions to the plan. Abutters reiterated concerns for flooding to their properties, the amount of trees to be removed, and the location of the fire hydrant. Mr. Rogers explained the stormwater calculations for the house and driveway, noting that there would be no change to stormwater flow from pre-existing conditions to post-construction conditions.

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

- a. installation of 2 drywells;
- b. prohibition on plowing of snow into wetlands;
- c. prohibition of snow storage areas within 50 ft. of the BVW.

Due to the proximity of the lots, and singular owner, the next two hearings were presented and discussed together:

3. & 4. **BL 20-05, SE 31-_____¹, 137 Whiting Street-** NOI- *for single family dwelling in BZ to BVW,*
BL 20-06, SE 31-_____², 145 Whiting Street- NOI- *for demolition of an abandoned house and shed, the crossing of a wetland and installation of a common driveway in the BZ to BVW*

PRESENT: Gregory Morse, PE, Morse Engineering Co., Inc., Applicant's representative; Melsi Xhengo, Applicant.

DISCUSSION: Mr. Morse presented several sets of plans dated 1/21/20, a Wetlands Delineation Memo dated 1/28/20, a Wetlands Replication Narrative dated February 6, 2020, and a Proposed Wetlands Replication Plan dated February 6, 2020. The Conservation Agent confirmed wetland boundaries as presented on the plan and recommended approval of the Wetlands Replication Plan. Mr. Morse explained that the lots share a large Bordering vegetated Wetland (BVW) system and an intermittent stream. Further, that to eliminate the necessity of crossing the stream twice for multiple driveways, the plans propose a single shared driveway to be located on the #145 Whiting St. lot, with an extended driveway to each house. He pointed out that for the stream crossing and 526 sq. ft. of wetland disturbance, 1,052 or a 2:1 ratio, of wetland replication was proposed to be located on lot #137 Whiting St. Additional work proposed includes the razing of abandoned sheds and both houses, removal of invasive plant species and old pieces of driveway, and all debris and abandoned vehicles from the site, construction of a single family dwelling on each lot, installation of utilities and drywells for roof runoff, landscaping, and installation of conservation setback markers at 25 ft. from each BVW. It was noted that both new septic systems (located +100 from the BVW's) replaced failed cesspools located within protected BVW buffer. In response to the Commission's concerns for the stream crossing, Mr. Morse added that the culvert was proposed at 12' wide x 2' high in order to assure consistent and improved flow of the stream. Also that it allowed appropriate and improved passage for small aquatic, reptile, and amphibian species that utilize the stream. Upon invitation from the Chair to speak, Mr. Joseph Dilauro, 47 Homestead Ln, shared concerns for removal of trees. Mr. Morse agreed to add additional trees to the rear of the property abutting Mr. Dilauro's to create a visual and sound buffer. Mr. Suniti Nimbkar, 111 Whiting St., also expressed concerns for changes to stormwater control and removal of vegetation. Mr. Morse explained stormwater calculations and the planting plans to the satisfaction of the Commission.

VOTE for 137 Whiting St. project: Upon a motion and second made by Member Sennett and Vaille it was voted 4-0-0 to close the hearing. Upon a motion and second made by Members issue an Order of Conditions with the following conditions:

- a. submission of a check for the establishment of an escrow account for performance of wetland replication in the amount of \$1,000;
- b. demolition debris not to be stockpiled rear of the existing house;
- c. any hazardous materials found during demolition of house and sheds to be removed to appropriate, licensed facility;
- d. de-icing materials on driveways to be approved salt alternative;
- e. maintenance of stream flow to be continuous;
- f. wetland replication to follow MA DEP Guidelines and as per the approved plans of record
- g. installation of 5 additional conservation setback markers.

¹ DEP File # not issued at time of agenda posting

² DEP File # not issued at time of agenda posting

VOTE for 145 Whiting St. project: Upon a motion made by Members Sennett and Vaille it was voted 4-0-0 to close the hearing. Upon a motion and second made by Members Sennett and Satterwhite, it was voted 4-0-0 to issue an Order of Conditions with the following conditions:

- a. demolition debris not to be stockpiled rear of the existing house;
- b. any hazardous materials found during demolition of house to be removed to appropriate, licensed facility;
- c. de-icing materials on driveways to be approved salt alternative;
- d. maintenance of stream flow to be continuous;
- e. wetland replication to follow MA DEP Guidelines and as per the approved plans of record;
- f. installation of 2 additional conservation setback markers near street.

9:00 PM Commission Member Sennett left the meeting.

II. ADMINISTRATIVE:

1. Minutes- 1/08/20 – Upon a motion and second made by Members Vaille and Satterwhite, it was voted 3-0-0 to approve the minutes.
2. Minor Activities Permits/Events issued and updates: Reviewed without comment.
 - a. BL 20-07- Administrative BL Fees – *Establishment of View Permit misc. fees account for calendar year 2020*
 - b. BL 20-08- HPD Training Event – *for January 26, 2020*
3. Agent's Report- Reviewed without comment.
4. Other Committee Reports- MCIP, CPC, Open Space (if any) None.
5. Correspondence- Reviewed without comment.
6. 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 Members Satterwhite and Vaille, it was voted 3-0-0 to adjourn the meeting.

Minutes Respectfully submitted by
Sandra D. MacFarlane, Conservation Agent
Community Dev. and Municipal Inspections Dept
Conservation Commission

Documents provided at meeting:

- 2/5/20 Agenda
- NOI application packet for Gray's Place Roadway
- NOI application packet for Gray's Place Lot 1
- NOI application packet for 137 Whiting St.
- NOI application packet for 145 Whiting St.
- 1/08/20 draft Minutes
- 2/05/20 Agent's Report
- Minor Acts Permits as per Section III.2. above