

Hanover Conservation Commission

MEETING MINUTES

MARCH 30, 2022

Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room
and via Zoom as per instruction above.

APPROVED: April 27, 2022



6:00 PM

A Members Roll Call resulted in all members being present as listed below:

Brian McLoone, Chairman, Lisa Satterwhite, Vice Chair, Robert Sennett, Hea
Member James Vaille, and Member Mahendra Patel, with Associate Members Duke Magoun and David Sawin

Staff and Meeting Host Present: Conservation Agent Sandra MacFarlane and IT Host Stephen Ryerson, Director of Communications

I. GENERAL ANNOUNCEMENTS: The Chairman opened the meeting and welcomed all present. The Commission confirmed the above annual schedule of meetings. Any changes to the dates will be duly posted on www.hanover-ma.gov.

1. Confirm annual schedule for meeting room assignment:

a. April 27, May 25, June 29, July 27, Aug. 31, Sept. 28, Oct. 26, Nov. 30, Dec. 28.

II. ACTION ITEMS:

1. Request to Review Revised Plan- Lot 1, Gray's Place- SE 31-1205, for reduced size of house further from w/l's

VOTE: Upon a motion and second made by Members Vaille and Patel it was voted to approve the revised plan as follows: BM- aye, LS- aye, JV- aye, RS- aye, MP- aye.

6:15 PM

III. PUBLIC HEARINGS:

1. **COOC-22-4, SE 31-1251, #50- #72 "B" St.-** NOI- for demo, construction, site prep in RFA and site prep in BVW buffer associated with new commercial septic system +100 ft. from BVW.

PRESENT: Deborah Keller, PE, Merrill Engineers and Land Surveyors, Inc., Applicant's Representatives, Jay Flanagan, Property Owner, and Mark Landry, Applicant's Representative

DISCUSSION: Ms. Keller presented a plan dated 2/17/22 showing a multi-lot parcel with multiple structures on site. She note that some emergency work had been completed at the site without a Conservation permit due to safety reasons. She explained that a condemned building that sat at top of bank to the Drinkwater River at #72 was removed under a demolition permit from the Building Inspector as it posed a safety hazard. Also, that this after-the-fact activity was included as part of the current NOI. Other work on site includes proposed renovations to the building at 56 B St., site preparation, stormwater management improvements, removal, repair, and installation of new pavement throughout the site, and cleanup of wetland, buffer, and riverfront areas. She pointed out that work proposed +100 ft from wetlands and out of riverfront area included the installation of a new commercial septic system located adjacent to the main entrance of the parcel.

Having been on site recently with the Conservation Agent and Ms. Keller, Member Sennett spoke to several issues on site including the lack of floor drains and tight tanks for each building, inadequate stormwater management with the current plan, and the necessity for additional mitigation for wetland damage on site. He recommended that instead of multiple small septic systems for the buildings # 56 and #64, which were located up to the wetland edge at #56 and within inner riparian for #64, both buildings plus the new building to replace the one demolished at #72 should tie into the new septic system. He also recommended that existing catch basins be cleaned and fitted with deep sump hood systems and First Defense unit. Additionally, referring to the bottom of the truck ramp at #64, he was concerned for the poor drainage in the existing catch basins and questioned why the buildings had no gutter systems and drywells.

Ms. Keller spoke to each issue pointing out that the septic system rear of the building at #56 had been abandoned and was no longer in use. She spoke to the suggestions discussed on site with the Agent and Member Sennett and noted that the plan will be revised accordingly. It was noted

Approved April 27, 2022

that pavement, gravel and other construction debris had been dumped in the wetland to the left side of the building at #56 and that mitigation would include removal of all such debris, with full restoration of the wetland and buffer areas.

In response to the Chairman's additional concerns, Ms. Keller explained that at present, there was a sorting company in building #64 (no manufacturing- items taken from boxes and sorted into other containers), and that the paint striping trucks located adjacent to building #56 were only partially filled with paint. Also, that they would be relocated beyond the 35 ft. setback to the rear wetland. The Conservation Agent spoke to recent site inspections and confirmed Mr. Sennett's concerns. She noted additional issues including unpermitted work within the riverfront area and wetland buffers, alteration (fill) within the wetland and no-touch buffer rear of #56, burn piles at the edge of wetlands from a previous fire in the rear of the building at #56, and noted the necessity for mitigation for several existing violations on site. She recommended the removal of the great amount of invasive vegetated species that were inhibiting the growth of native vegetation and other cleanup that should take place on this site prior to closing the hearing. Additionally, she noted that during the site inspections and discussions with the owner and Ms. Keller on site, mitigation was discussed and agreed upon. Also that the bridged area over the river requires attention, including removing all items off the bridge, cleanup of all trash and other items stored on it. She noted that it was agreed with Mr. Flanagan that eventually, due to the view of the river from the bridge, this area may be used as an observation deck and picnic area for employees, if the only items placed on the bridge are a picnic table and/or a small bench. It was noted that there is a lot of work to do to address the violations prior to closing the hearing.

VOTE: Upon a motion and second made by Members Sennett and Vaille it was voted as follows to continue the hearing as per the applicant's request to April 27, 2022 at 6:15 PM: BM- aye, LS- aye, JV- aye, RS- aye, MP- aye.

2. COOC-22-1, SE 31-1238, 1202 Washington St.- NOI- *for addition to commercial building, driveway and stormwater improvements- Continued from the 3/2/22 meeting.*

PRESENT: None

VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to continue the hearing as per the applicant's request to April 27, 2022 at 6:15 PM:

BM- aye, LS- aye, JV- aye, RS- aye, MP- aye.

IV. ADMINISTRATIVE: Reviewed without comment.

1. Permits/Events/Other issued from Cons Office:

- a. CMA-22-2, Minor Acts Permit- 965 Washington St.- *removal of damaged trees in bz to bvw*
- b. CHPD-22-2 & 3, HPD Scheduled Event Permit- Clark Bog Parcel-Firing Range March-May 12
- c. CEVP-22-2 & 3, Event Permits- *for Trail walks (May) and Great River Race (July)*

2. Minutes- 3/02/22

VOTE: Upon a motion and second made by Members McLoone and Sennett it was voted as follows to approve the minutes: BM- aye, LS- aye, JV- aye, RS- aye, MP- aye.

3. Agent's Report- Reviewed with minimal comment.

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

VOTE: Upon a motion and second made by Members Sennett and Patel it was voted as follows to adjourn the meeting: BM- aye, LS- aye, JV- aye, RS- aye, MP- aye.

Minutes Respectfully Submitted by Sandra MacFarlane, Conservation Agent, CDMI

Documents provided at Meeting:

- 3/30/22 Agenda
- Revised Plan- Lot 1 Gray's Place
- NOI app- 50 -72 B St.
- NOI app - 1202 Washington St.
- Other Permits as listed in IV.1.
- 3/02/22 draft Minutes
- 3/30/22 Agent's Report