



Town of Hanover Conservation Commission

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

MINUTES for March 6, 2019

Approved 3/20/19

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

Those not present: Associate Member Duke Magoun

Others Present: as per sign-in sheet

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

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. Next Meetings: March 20 and April 3, 2019
2. Conservation Commission Positions available (*contact Conservation Agent if interested*):
 - a. One Associate Member position on the Conservation Commission
 - b. Conservation Member or designee for the Community Preservation Committee
 - c. Conservation Member or designee for the Master Plan Implementation Committee

II. INFORMAL DISCUSSION:

1. PECO Real Estate Partners- pre-application discussion, Hanover Mall redevelopment
Representatives from Hanover Mall and PECO Real Estate Partners were present to introduce the Commission to a conceptual design plan that included the demolition and reconstruction of the Hanover Mall Complex. As a result, the Commission confirmed the necessity for the submission of a Notice of Intent for the proposed work located at the rear of the Mall adjacent to the existing Patriot Cinema building and Third Herring Brook and for overall stormwater management system and appropriate Best Management Practices review.

III. ACTION ITEMS:

1. Extension Permit- DOA #BL 09-47 & BL 19-19, 1775 Washington St.- *for continuance of vegetation maintenance below electric sign at rear of Hanover Mall*
VOTE: Upon a motion and second made by Members Satterwhite and Brierley, it was voted 5-0-0 to approve a 5 year extension.
2. Certificate of Compliance- BL 14-32, SE-31-1094, 1810 Washington St.- *work completed as approved*
3. Certificate of Compliance- BL 16-36, SE-31-1131, 1810 Washington St.- *work completed as approved*
VOTE: Upon a motion and second made by Members Brierley and Vaille, it was voted 5-0-0 to approve the issuance of both Certificates of Compliance listed in #2 and #3 above.
4. Request to review a Revised Plan, 899 Broadway-
VOTE: Upon a motion and second made by Members Satterwhite and Brierley, it was voted 5-0-0 to approve the revised plan without the necessity for an amended Order of Conditions or the submission of a new Notice of Intent.

6:45 PM

IV. PUBLIC HEARING:

1. BL 19-16, SE 31-1190, 183 Columbia Rd.- NOI- *for construction of storage building in BZ to BVW*

PRESENT: Jeffrey Hassett, PE, Morse Engineering Co., Inc., Michael Bulman, Applicant

DISCUSSION: Mr. Hassett presented a plan dated 2/13/19 showing the placement of a storage building 35 ft. from an on-site Bordering Vegetated Wetland (BVW). He pointed out that the use of the building is for dry storage, typically for use by clients of the on-site real estate company during property sale events. The Agent confirmed wetland delineation as accurate, that there will be no increase to impervious surface, and that the construction is proposed on previously disturbed area (pavement). Mr. Hassett added that repair of the remaining parking lot, re-striping of the parking spaces, and additional stormwater management (drywells) is proposed as well. The Commission required the installation of snow storage signage and a prohibition on snow stockpiling toward resource areas.

VOTE: Upon a motion and second made by Members McLoone and Sennett it was voted 5-0-0 to close the hearing. Upon a motion and second made by Members McLoone and Vaille, it was voted 5-0-0 to issue an Order of Conditions with a special condition regarding snow storage.

Conservation Commission Member Robert Sennett recused himself from the next public hearing.

2. BL 19-17, SE 31-____¹, 700 Broadway- NOI- *for residential room addition in BZ to BVW*

PRESENT: Robert Sennett, Applicant/Property Owner

DISCUSSION: Mr. Sennett presented a plan dated 2/19/19 showing the construction of a residential room addition with erosion control materials proposed at 35 ft. from an on-site Bordering Vegetated Wetland (BVW). He explained that the wetland replication was permitted in 1999 during the construction of the house and driveway project. The Agent confirmed that Wetland Specialist John Richardson's letters of wetland replication approval were on file and that the replicated area was functioning as required. Also that the room addition is greater than 35 ft. from the wetland boundary. Additionally, an updated environmental report from Wetland Specialist Brooke Monroe has been completed and will be listed on the Order of Conditions. In regard to dry well installation, the Commission required 2 additional units to be tied into the existing system. Additionally, that snow storage be contained on upland near the left side of the circular portion of the driveway located at the front of the house.

VOTE: Upon a motion and second made by Members Satterwhite and Brierley it was voted 5-0-0 to close the hearing. Upon a motion and second made by Members Satterwhite and Vaille it was voted 5-0-0 to issue an Order of Conditions with special conditions regarding snow storage and drywell installation.

BL 19-18, SE 31-____, 1775 Washington St.- NOI- *for removal of Peterson Pond Dam with ecological restoration*

PRESENT: Nick Wildman, MA DFG, MA DER, Applicant's Representative, Ed Callahan and Michael Hoban, Hanover Mall Management, Samantha Woods, Executive Dir. North and South River Watershed Association, Sarah Grady, Mass Bays Estuary Program

DISCUSSION: Mr. Wildman presented a plan dated January 2019 showing the removal of the Peterson Pond Dam from Third Herring Brook. He explained that many benefits from the removal, including improved water quality, the return of cold-water fisheries, removal of invasive plant species, and many more. He pointed out that initial tree clearing for required equipment will be minimal with erosion and sedimentation control materials located to reduce erosion and sedimentation, especially into the public roadways. Also that the Spill Management Plan, Fish and Wildlife Salvage Plan, the Order of Conditions, as well as other pertinent plans and documents will be on site for review by all those present and working on site. It was noted that all other Federal, State and local permitting was submitted and that the Expanded Environmental Notification Form had been submitted to MA EOEA. A brief discussion ensued regarding the State and Federal process, resulting in the Commission agreeing that submission of related permits to the Conservation Office will be conditioned within the Order. The Agent noted that time of year restrictions were required for the

¹ "SE 31-____" signifies that the file number has not been assigned by DEP as of agenda posting.

project with confirmation from Mr. Wildman that the Time of Year restrictions (TOY) including the March 1- July 15 requirement for removal of the impoundment and related work will be adhered to, as well as the September 15 to October 31 restriction will also be strictly followed. He also confirmed that in order to move the concrete and fully remove the impoundment, a large excavator will be used. However, that tree clearing would be at a minimum and only for an equipment access way. He explained that restoration included the use of bio-engineered materials, native plantings, reuse of river stones, that dredged materials from creation of the channel will be used for ground leveling purposes on upland areas at Hanover Mall Dr., and that the former pond area will naturally re-establish the appropriate vegetation and wildlife. In regarding to a start date, he noted that there is a delay due to the preparation of historic documentation that is required by the State.

VOTE: Upon a motion and second made by Members Vaille and Satterwhite it was voted 5-0-0 to close the hearing and issue an Order of Conditions for Ecological Restoration.

IV. ADMINISTRATIVE:

1. Minutes- 1/16/19 (*2/6 & 2/20 2019 meetings were cancelled*)

VOTE: Upon a motion and second made by Members Vaille and Brierley it was voted 5-0-0 to approve the minutes.

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

a. BL 19-7, 1775 Washington St., Peterson Pond Dam- *for inspection of dam*

b. BL 19-8 thru 19-15, Clark Bog HPD Firing Range- Schedule training events

c. BL 19-19, Luddams Ford Park- Great River Race Event- *kayak and canoe race July 13, 2019*

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.

8:15 PM Upon a motion and second made by Members Satterwhite and Brierley it was voted 5-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by
Sandra MacFarlane, Conservation Agent
Dept. of Community Development and Municipal Inspections
Conservation Office

Documents provided at meeting:

- 3/6/19 Agenda
- Extension Permit Request packet- 1775 Washington St.
- COC Request packets- 1810 Washington St.
- NOI application packet and file- 183 Columbia Rd.
- NOI application packet and file- 700 Broadway
- NOI application packet and file- 1775 Washington St.
- 1/16/19 Draft Minutes
- Minor Acts Permits/Events as listed in IV.2.
- 3/6/19 Agents Report