



# Hanover Conservation Commission

## Meeting MINUTES

### MAY 25, 2022

Hanover Town Hall, 550 Hanover St., Conservation Office  
and via Zoom as per instruction above.

Approved 6/29/22

#### **6:00 PM**

Those Members and Staff present by roll call: Vice Chair Lisa Satterwhite, Hearing Officer Robert Sennett, Members James Vaille and Mahendra Patel, Associate Member David Sawin, Conservation Agent Sandra MacFarlane. Members not present: Chair Brian McLoone, Associate Member Otis Magoun. Others present: Meeting Host Scott Lebbossiere, HCTV

Vice Chair Satterwhite stepped in as Chairman and welcomed all present. She made the following announcements:

#### **I. GENERAL ANNOUNCEMENTS:**

1. This meeting is being recorded and has Zoom participation.
2. Next Meeting: Wednesday, June 29, 2022 at 6 PM- This date was confirmed by the Members.

#### **II. ACTION ITEMS:** None

#### **6:15 PM**

#### **III. PUBLIC HEARINGS:**

##### **1. CDOA-22-2, 25 Foxtail Rd.- RDA- *for demo of deck, placement of shed in same footprint in BZ to BVW***

PRESENT: Kendra Salvatore, property owner

DISCUSSION: The Commission reviewed a plan dated 5/11/22 showing the demolition of a attached wooden deck located 38 ft. from an on-site bordering vegetated wetland (BVW), and the installation of a shed to be placed in the same area of the former deck. It was pointed out that the proposed shed has a smaller footprint than the existing deck it is to replace, is located further (41 ft.) from the BVW, and will be supported on blocks in a gravel base.

VOTE: Upon a motion and second made by Members Sennett and Vaille to close the hearing and issue a Negative #3 Determination of Applicability, a roll call vote resulted in the following:

L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

##### **2. CDOA-22-3, 353 Circuit St., 56 Alden Rd., 140 Union St.- RDA- *installation of undergr'd wires***

PRESENT: none

VOTE: Upon a motion and second made by Members Sennett and Vaille it was voted to continue the hearing to June 29, 2022 at 6:15 PM, a roll call vote resulted in the following:

L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

##### **3. COOC-22-5, SE 31-1252, 28 Bard Rock Ln.- NOI- *for room addition and ext. of deck in BZ to BVW***

PRESENT: Ian MacFarlane, PE, Grady Consulting, LLC, applicant's representative

DISCUSSION: Mr. MacFarlane presented a plan dated 5/23/22 showing the construction of an addition to the left of the house in an area that is currently lawn. He pointed out that the addition was more than 75 ft. from the rear bordering vegetated wetland (BVW) and was completely out of riverfront area. Further, that the fenced location was for a dog run which would add protection for the BVW. It was confirmed by the Conservation Agent that the work done within the 35 ft. no-disturbance setback to the BVW and partially within riverfront area did not alter either the riverfront area or the BVW, as it included cleanup of storm damage and manual removal of invasive vegetation. The As-Built plan will include the final fence location, drywell and/or rain barrels. Special conditions to include conservation posts, dog run limits, and naturalization of the no-disturbance setback.

VOTE: Upon a motion and second made by Members Sennett and Vaille to close the hearing and issue an Order of Conditions with special conditions, a roll call vote resulted in the following:

L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

4. **COOC-22-6, SE 31-1253, 106 Laurie Ln.-** NOI- *for replacement of inground pool and patio in BZ to BVW- See applicant's request to continue hearing to June 29, 2022.*

PRESENT: none

VOTE: Upon a motion and second made by Members Sennett and Vaille to continue the hearing to June 29, 2022 at 6:15 PM, a roll call vote resulted in the following:

L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

5. **COOC-22-7, SE 31-1254, off Union St.-** NOI- *for construction of driveway in BZ to IVW and in IVW with replication*

PRESENT: Deborah Keller, PE, Merrill Engineers and Land Surveyors, Applicant's Representative and David DeGhetto, Applicant.

DISCUSSION: Ms. Keller presented a plan dated 5/23/22 showing the construction of a residential driveway 29.7 ft. from an Isolated Vegetated Wetland (IVW), the installation of a septic disposal system +100 ft. from the IVW and +100 ft. from a rear bordering vegetated wetland (BVW), erosion control materials, and general landscaping. She explained that the work is in association with the relocation of an historic (1720's) house to a new foundation on this lot located 68 ft. from the BVW.

It was confirmed that conservation posts are proposed at 25 ft. from the BVW and that the IVW is similarly protected. Plowing snow into or toward the IVW was prohibited. At the behest of the applicant, Ms. Keller ask the Commission to approve the filling of the IVW for aesthetic reasons. The Commission denied this request. Mr. Greg Heiges, 275 Union St., noted that he had not received a copy of the plan and requested more time to do so. The Chair accepted the request, adjourned the meeting for 5 minutes so that the revised plan could be emailed to Mr. Heiges. After review of the plan, Mr. Heiges noted no objections to the project. It was noted that the plan is scheduled for Board of Health review on May 28, and that the Health Agent has relayed no issues concerning the plan.

VOTE: Upon a motion and second made by Members Sennett and Vaille to close the hearing and issue an Order of Conditions with special conditions as noted, a roll call vote resulted in the following: L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

6. **COOC-22-4, 50-72 "B" St.-** NOI- *for demo of building and site prep in RFA, site prep and construction of building in buffer to BVW, removal of fill in wetland and buffer- work is associated with new commercial septic system +100 ft. from BVW. This hearing was continued from the 4/27/22 meeting.*

PRESENT: Deborah Keller, PE, Merrill Engineers and Land Surveyors, Applicant's Representative, Jay Flanagan, property owner, Mark Landry, Applicant's Representative

DISCUSSION: Ms. Keller presented a revised plan dated 5/18/22 showing that the razed building at #72 will not be constructed on the same footprint within inner riparian, but will be built completely out of riverfront area and out of the BVW buffer. (The original building on parcel #72 B St. was condemned as unsafe, and demolished on the bank of the perennial river without a Conservation Permit- this activity will be covered under the current NOI as *after-the-fact*). Ms. Keller also pointed out that the failed septic system rear of the building at #56 has been decommissioned, and that the existing septic system connected to the building at #64 will also be decommissioned due to its proximity to the Drinkwater River. All three (3) buildings are to connect to the new septic system located +100 ft. from the BVW's and +250 ft. from the river (out of riverfront area). She also noted that the trench-drain, formerly proposed for the loading dock area on #64, has been eliminated, as was the loading dock. A new gutter system is proposed for directing stormwater flow to the proposed rain garden on #56.

Ms. Keller also noted that a hearing with Planning Board is pending for the review of an ANR plan to merge all five (5) individual lots (#'s 50, 56, 64 and rear, and 72) into a single map and lot. It was also confirmed that the catch basin at the entrance is to be upgraded with a First Defense Pretreatment Unit for increased protection of the river. Other stormwater improvements were also discussed. Ms. Keller also spoke to the benefits of the native bird houses and bat houses that are required for mitigation, the rain garden installation, additional conservation posts and split rail fence as noted, and the removal of the gravel/tar based fill within the rear BVW on #56. It was pointed out that repair of the filled wetland and buffer area will follow the approved

Restoration Plan and will include wetland replication where necessary. Further that the new building, although in upland requires a gutter system for roof runoff and a dry well outfitted with a Cultec filtration system and will direct treated stormwater to the proposed rain garden.

The 4/26/22 Wetland Restoration Memo from ECR, LLC, was also reviewed and approved. Special conditions include limitation on chemical storage in the building on #56, tight tanks and floor drains in each building, a prohibition for the storage of any items behind #56 due to the proximity to the BVW, snow plowing and storage conditions, and similar as agreed to by Ms. Keller and owner.

VOTE: Upon a motion and second made by Members Sennett and Vaille to close the hearing and issue an Order of Conditions with special conditions as noted, a roll call vote resulted in the following: L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

IV. ADMINISTRATIVE:

1. Permits/Events/Other issued from Cons Office: Reviewed without comment.

a. **CHPD-22-6 thru 9**, HPD Scheduled Event Permit- *for use of Hanover Police Firing Range for May & June*

2. Minutes- 4/27/22

VOTE: Upon a motion and second made by Members Sennett and Vaille to approve the minutes, a roll call vote resulted in the following: L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

3. Agent's Report- On-going project updates, enforcement, and **CSI-22-10 thru 26**, Site Inspections (not related to application or permit)- *for Blue Spruce Ln., Washington St., Webster St., Plain St., Hanover St., Main St., Broadway, Meadowbrook Rd.-* Reviewed with minimal comment.

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

**7:50 PM**

Upon a motion and second made by Members Sennett and Vaille to adjourn the meeting, a roll call vote resulted in the following: L. Satterwhite- aye; R. Sennett- aye; J. Vaille- aye; Mahendra Patel- aye

Minutes Respectfully Submitted by  
Sandra MacFarlane, Conservation Agent

Documents Provided at Meeting:

- 5/25/22 Agenda
- RDA packet for 25 Foxtail Rd.
- RDA packet for 353 Circuit St., et al.,
- NOI packet for 28 Bard Rock Ln.
- NOI packet for 106 Laurie Ln.
- NOI packet for 0 Union St.
- NOI packet for B St.
- CHPD permits # 22-6 thru 9
- 4/27/22 draft minutes
- 5/25/22 Agent's Report