



## Town of Hanover Conservation Commission

### **MINUTES for June 24, 2020**

Virtual Meeting via Zoom

Approved August 26, 2020

Those members and staff present:

Brian McLoone, Chair (joined at 2:35 pm), Lisa Satterwhite, V. Chair, Robert Sennett, Hearing Officer, Members James Vaille and Mahendra Patel, Associate Members Duke Magoun and Steve Louko, Sandra MacFarlane, Conservation Agent.

Those not present: none

Others present: Meeting Host Thomas Nee, Hanover IT Dept.

**2:00 PM** Due to technical difficulties for members, Vice Chair opened the meeting at 2:18 pm and called for the first hearing. Chairman McLoone joined at 2:35 pm.

With the permission of the Vice Chair, the Conservation Agent explained for the Commission the events that occurred prior to the meeting regarding a change to the meeting ID. She pointed out that within minutes of learning that of the change, the new information was added to the website and all Conservation Members, Applicants, and Representatives were notified.

#### I. PUBLIC HEARING:

##### **1. BL 20-52, 1108 Webster St.-** RDA<sup>1</sup>- *for septic upgrade in buffer to BVW's<sup>2</sup> and RFA*

PRESENT: Greg Morse, PE, Morse Engineering Co., Inc.

DISCUSSION: Mr. Morse presented a plan dated 4/27/20 showing the abandonment of a failed septic system located at 70 ft., 88 ft., and 90 ft. from an on-site Bordering Vegetated Wetlands (BVW series A, C, and B, respectively) and within 88 ft. of Ben Mann Brook. He pointed out that due to the constraints of the site, the installation of the new pump chamber and the 1,500 gal. septic tank were proposed just inside of the inner riparian to Ben Mann Brook, but that both are sealed with hydraulic cement when constructed and will be placed on a 6" crushed stone base 6' below ground. He added that the leaching field was entirely out of the inner riparian and FEMA Flood Zone and that erosion control materials were proposed at no closer than 50 ft. from all resource areas. The Agent confirmed that the system was as far from all 4 resource areas as possible and that only minimal work was proposed within the inner riparian. There were no abutters present and no questions from the public.

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 Vaille and Sennett it was voted 4-0-0 to issue a Negative 2 & 3 Determination of Applicability.

**2:35 PM** Chair McLoone joined the meeting.

##### **2. BL 20-51, SE 31-1236 Hanover St.-** NOI- *demo house, construct building in RFA, FEMA, BVW buffer*

PRESENT: Al Loomis, PE, McKenzie Engineering Group, Inc., Applicant's Representative, and Applicant Robert Morel.

DISCUSSION: Mr. Loomis presented a plan dated April 21, 2020 showing the demolition of a single-family dwelling, a wooden accessory dwelling, and the construction of a 10,050 sf. commercial building. Also proposed was a paved parking lot, installation of new stormwater management system, and associated site work with erosion control materials and a limit of work proposed at 35 ft. from an on-site Bordering Vegetated Wetland (BVW) with a portion of the work within riverfront area (outer riparian) to Cushing Brook. He pointed out that the activity on the parcel will be for site vehicles only. Mr. Morel noted that no in-house mechanics or fueling would take place on the site. A discussion followed regarding snow plowing and storage resulting in a

<sup>1</sup> RDA- Request for Determination of Applicability   NOI- Notice of Intent   RDA-H- hybrid app, RDA + minor acts   HPD- Hanover Police Dept.

<sup>2</sup> BVW- bordering vegetated wetland   RFA- riverfront area   FEMA- flood zone   BZ- buffer zone

condition for both within the Order of Conditions. Mr. Loomis stated that the Planning Board has discussed conditions for snow plowing and storage as well. Also that all equipment for each unit will be stored inside and that there will be a tight tank within the building. The Conservation Agent recommended plowing be limited to 2 areas- near the southerly edge and on the easterly side near the parking areas with 7 and/or 5 parking spaces. Also that signage for snow plowing and storage be conditioned and detailed on the As-Built plan. In addition that an alternative ice melt be used on the site. In response to the Commission's inquiries, Mr. Loomis explained that the subsurface infiltration units have a double layer of filter fabric which captures anything that gets by the catch basin and the hood keep rubbish and oils out of the system. Also that if anything does go through, the isolator row captures that and it can be easily cleaned out and maintained. In response to the Commission's questions, the Agent noted that several site inspections had taken place with Mr. Loomis prior to the final engineered plan, so that the final plan was less likely to require revisions.

During the discussion, abutter Cheryl Purcell, 1212 Hanover St., entered the meeting and immediately brought it to the Commission's attention that it took her 40 minutes to join the meeting. Meeting Host Thomas Nee and Chair McLoone both explained the situation. With Mr. Loomis able to answer her questions regarding the project, she stated that she had no issues with the project, however, she requested a continuance of the hearing in order for the applicant to re-notify abutters. It was explained that if the location of the meeting had physically changed, as compared to the meeting ID for remote attendance, the same actions would have taken place, and that abutters would not be re-notified.

There were no other abutters or public present at the meeting, and no further questions from the Commission Members, Chair McLoone asked for a motion to close contingent upon the Cons. Agent obtaining an opinion from Town Counsel and MA DEP regarding the change to the meeting id. VOTE: Upon a motion and second made by Members Vaille and Sennett it was voted 5-0-0 to close the hearing contingent upon the Agent obtaining an opinion from DEP and/or Town Counsel. Also that the Order of Conditions be issued with conditions as stated above, but be physically held until the notification issued is finalized.

**3. BL 20-57, 11 Forest St.- RDA- *for removal of shed and fence, install inground pool IN BZ to BVW***

PRESENT: Craig Cygawnowski, PE, Rim Engineering Co., Inc., Applicant's Representative; John and Ashley Mitchell, Applicants

DISCUSSION: Mr. Cygawnowski explained that the project included the installation of an inground pool, patio surround, plantings, and retaining wall proposed at 53.6' from on-site BVW, 84' from an off-site BVW, with relocation of a fence at 28' from on-site BVW to 40' from BVW, and removal of a wooden shed at 30' from BVW. The Conservation Agent confirmed that the wetland line was accurately shown on the plan with rear and southerly BVW on site and buffer to the off-site portion on the northerly side of the property. Also that prior to the final plan, the applicants worked cooperatively to locate the pool greater than 50 ft. from the wetlands. As there were no abutters or public present at the meeting, the Chair called for a motion.

VOTE: Upon a motion and second made by Members Vaille and Sennett it was voted 5-0-0 to close the hearing and issue a Negative 3 Determination of Applicability.

**II. GENERAL ANNOUNCEMENTS:** Chair McLoone made the following announcements:

1. The Conservation Office re-opened for employees on June 15<sup>th</sup>. The Agent recommended that all applications still be submitted via email at the address below<sup>3</sup> with hard copies and checks sent to the Town Hall at 550 Hanover St., Hanover MA 02339. The Commission agreed.
2. The Next Meeting- Upon a motion and second made by Members Sennett and Vaille it was voted 5-0-0 to set the next meeting date at July 29, 2020, with the recommendation that the Agent speak to IT regarding a later start time for the meeting.

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<sup>3</sup> [sandra.macfarlane@hanover-ma.gov](mailto:sandra.macfarlane@hanover-ma.gov)

III. Action Items:

1. Certificate of Compliance Requests

a. **BL 05-52, SE 31-890- 11 Forest St.-** *based on "work never commenced"*

VOTE: Upon a motion and second made by Members Vaille and Sennett it was voted 5-0-0 to issue a Certificate of Compliance.

b. **BL 18-120, SE 31-1188- 110 Brook Cr.-** *based on "all work completed as per OOC"*

VOTE: Upon a motion and second made by Members Sennett and Vaille it was voted 5-0-0 to issue a Certificate of Compliance.

IV. ADMINISTRATIVE:

1. Minutes- 5/20/20

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

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

a. BL 20-50- Minor Acts Permit, 16 Old Barn Rd.- *storm damaged/ diseased tree removal in bz to BVW*

b. BL 20-53- Scheduled Event- Clark Bog Range- *HPD training session on May 29, 2020*

c. BL 20-54- Minor Acts Permit, 51 Larchmont Ln.- *storm damaged/ diseased tree removal in bz to BVW*

d. BL 20-55- Scheduled Event- Clark Bog Range- *HPD training session on June 5, 2020*

e. BL 20-56- RDA-H for Minor Acts, 74 Cheryl Ln.- *septic upgrade 70' from BVW*

f. BL 20-58- Minor Acts Permit- 1087 Main St.- *storm damaged/ diseased tree removal in bz to BVW*

g. BL 20-59- RDA-H for Minor Acts, 283 Columbia Rd.- *for IVW restoration, install add'l SWMgt.*

3. Agent's Report – Reviewed without comment. The report included an allowed revision to the DOA BL 20-17, 140 Dillingham Way which was a Negative #3 Determination at the 3/4/20 Conservation meeting for a room addition, tree removal, and deck project. The revision included construction of a second elevated deck on sono tubes rear of the house at +50 ft. from wetland flag #6 and that also did not extend further than the existing septic tanks. The revision was allowed without the necessity of re-opening the hearing.

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

4:15 PM- Upon a motion and second made by Members Vaille and Sennett it was voted 5-0-0 to adjourn the meeting.

Minutes respectively submitted by  
Sandra MacFarlane, Conservation Agent, CDMI  
Conservation Office

Documents provided at meeting:

- 6/24/20 Agenda
- COC Request for 11 Forest St.
- COC Request for 110 Brook Cr.
- RDA application packet for 1108 Webster St.
- NOI application packet for 1236 Hanover St.
- RDA application packet for 11 Forest St.
- 5/21/20 draft Minutes
- Minor Acts and Event Permits as listed in IV.a. – g.
- 6/24/20 Agent's Report