



Town of Hanover Conservation Commission
Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room
MINUTES for June 4th, 2014
Approved 6/18/14

Those Members and Staff present: Lisa Satterwhite, Vice Chairman; Frank Brierley, Hearing Officer; Justin Shepard, Commissioner; Brian McLoone, Associate Member; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Cons. Agent

Those Members and Staff not present: Lou Paradis, Chairman; William Woodward, Commissioner

6:30 PM - Acting Chairman Satterwhite opened the meeting and made the following announcements:

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. **June 18 and July 2, 2014 @ 6:30 PM** in 2nd Flr. Mtg Room - Town Hall
2. **Vacancies on Commission**- 1 Associate position

II. ACTION ITEMS:

1. Set **Summer Schedule** for Commission meetings, July & August 2014

VOTE: Upon a motion and second made by Commissioners Shepard and Brierley, it was voted 3-0-0 to set the summer meeting schedule for July and August as July 16th and August 13th with a tentative plan to meet on July 30th if necessary.

2. Request to Amend Order of Conditions

a. **SE 31-940, #644 rear Washington St.¹- Village Commons Project**

PRESENT: Deborah Keller, PE, McKenzie Engineering Group, Inc.- Applicant's Representative; Mr. Matthew Watsky, Attorney at Law, Applicant's Representative

DISCUSSION: Ms. Keller gave a brief history of the site noting that the request to amend SE 31-940 results from the pending sale of the property and redesign of the project known as *Village Commons*, proposed to now be known as *The Village at Seven Springs*. She explained that the modifications result in an overall reduction to impervious area, a reduction to buffer zone alteration by 9,000 sf., and a reduction to wetland alteration including the elimination of the northern wetland crossing. Ms. Keller pointed out that the wetland delineation was updated by Rimmer Environmental Consulting, LLC, with few changes to the wetland flags, and those were less than a 4 ft. difference.

After review of DEP Guidelines 85-4 - Amended Orders of Conditions, discussion resulted in the Commission agreeing that the request to amend could move forward to a public hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 3-0-0 to accept the Request to Amend Order of Conditions SE 31-940, without the necessity for submission of a new Notice of Intent Application at this time and to schedule said public hearing for June 18, 2014 at 7 PM.

3. Request for Review of a Revised Plan- This item was taken out of order at 6:50 PM.

a. **SE 31-1043, #637 Washington St.- Starland Project**

PRESENT: Peter Palmieri, PE, Merrill Associates, Inc.- Applicant's Representative; Christopher Horne, Applicant's Representative.

DISCUSSION: Mr. Palmieri gave a brief overview of the current project permitted under the Order of Conditions SE 31-1043. He explained that revisions to the plan resulted from the poor condition of the go-kart track and future plans that were necessitated by limited parking for the complex. He pointed out that the track will be reduced in width resulting in a 24% reduction in impervious area with the balance of the unused track proposed for landscaping. Mr. Horne explained the construction schedule, noting that all materials resulting from the deconstruction of the track, including concrete and metal, will be removed from the site daily.

The Agent gave a brief overview of the current Amended Order of Conditions. The Commission agreed that the modifications could be approved under the current Request to Review a Revised Plan and did not necessitate an

¹ NOTE: At the time acceptance of the minutes, The Village at Seven Springs project has a revised address of "off Park Drive"

amended Order. The Applicant will list and detail revisions on the As-Built Plan submitted with the Request for Certificate of Compliance.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 3-0-0 to approve the revised plan entitled Track Reconstruction Plan, dated May 20, 2014, without the necessity for an amendment to the Order of Conditions, SE 31-1043.

III. PUBLIC HEARINGS:

1. **BL 14-04, SE 31-1085, #775 Washington St.- NOI-** *continued from 5/21/14 meeting-*
See Applicant's request to continue to next available meeting.

PRESENT: none

VOTE: Upon a motion and second made by Commissioners Shepard and Brierley it was voted 3-0-0 to continue the hearing to June 18, 2014 at 7:00 PM as per the Applicant's request.

IV. ADMINISTRATIVE:

1. **Minutes-** 5/7/14 and 5/21/14

VOTE: Upon a motion and second made by Commissioners Shepard and Brierley it was voted 3-0-0 to approve the 5/7/14 and 5/21/14 minutes.

2. **Correspondence-** Reviewed without comment. **Reports and Minor Permits-** none:

- a. Conservation Staff- General and Ongoing Enforcement Issues-
- b. Open Space Committee Liaison Report and Community Preservation Committee Report

3. **Other:** *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.*

8:00 PM

Upon a motion and second made by Commissioners Shepard and Brierley, it was voted 3-0-0 to adjourn the meeting.

Minutes Respectfully Submitted by
Sandra D. MacFarlane, DMI, Asst. Conservation Agent
Conservation Office

Documents Reviewed at Meeting:

- 6/4/14 Agenda
- Request to Amend OOC for Village at Seven Springs
- Village Commons Conceptual Site Plan dated December 13, 2013
- Order of Conditions SE 31-940, Village Commons
- DEP Guidelines 85-4, Amended Order of Conditions
- Environmental Letter Report prepared by Rimmer Env'l Consulting, LLC dated 4/14/14 for The Village at Seven Springs
- Request to Review a Revised Plan for 637 Washington St.- Starland
- Order of Conditions SE 31-1043 for 637 Washington St.- Starland
- 5/7/14 and 5/21/14 Conservation Commission Minutes
- Request to continue hearing for 775 Washington St. dated 6/4/14