

Hanover Conservation Commission
Meeting Minutes
August 31, 2022
Hanover Town Hall, 550 Hanover St.,
2nd Floor Meeting Room and via Zoom as per instruction above.
Approved 9/28/22



6:00 PM

A Roll Call of Members resulted in the following: Chairman Brian McLoone- present, Vice Chairman Lisa Satterwhite- present, Hearing Officer Robert Sennett- present, Associate Member David Sawin- present.
Those members not present: Members James Vaille and Mahendra Patel, Assoc. Member Duke Magoun.
Staff present: Conservation Agent Sandra MacFarlane and Meeting Host Dominic Avellani, Han. IT.

Chairman McLoone opened the meeting and made the following announcements:

I. GENERAL ANNOUNCEMENTS:

1. This meeting is being recorded and has remote participation available through Zoom.
2. Next Meeting: Wednesday, September 28, 2022 at 6 PM¹

II. ACTION ITEMS:

1. Extension Permits

- a. 899 Broadway, SE 31-1179, BL 18-59

VOTE- Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to issue a 3-year Extension Permit- BS-aye, LS-aye, BM- aye

- b. 700 Broadway, SE 31-1191, BL 19-17

VOTE- Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to issue a 3-year Extension Permit- BS-aye, LS-aye, BM- aye

2. Certificate of Compliance-all work completed

- a. 153 Deerfield Ln., SE 31-628, BL 0033

VOTE- Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to issue the Certificate of Compliance- BS-aye, LS-aye, BM- aye

3. Certificate of Completion for Enforcement Order-all work completed

- a. 833 Main St. *for buffer restoration*

VOTE- Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to issue the Certificate of Completion- BS-aye, LS-aye, BM- aye

6:15 PM

III. PUBLIC HEARINGS:

1. 250 Elm St., SE 31-1255, COOC-22-9 - NOI- *for installation of inground pool in BZ to BVW*

PRESENT: Nicholas Leing, PE, Merrill Engineers & Land Surveyors, Applicant's Representative, Property owners David and Lynne Miner.

DISCUSSION: Mr. Leing presented a plan dated 8/8/22 for the installation of an inground swimming pool, patio, walkway extension, drywell, fence, and associated site work 44.1 ft. from an on-site isolated vegetated wetland (IVW) with the erosion control and limit of work proposed up to 25 ft. from the IVW. Assoc. Member Sawin had concerns for fiberglass shavings and debris left after installation of such pools. The Agent noted that additional conditions could be added to ensure removal of such debris from the site. These included removal of all debris from the site generated from the pool installation, allowance of the existing garden and hardscaped areas to remain within the 35 ft. IVW setback, and that further expansion toward the IVW is prohibited.

¹ Note: No meeting was held in July 2022 for the Cons. Commission.

Approved: 9/28/22

VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to close the hearing and issue an Order of Conditions with three special conditions as noted above- BS-aye, LS-aye, BM- aye

2. **102 River Rd.**, SE 31-1257, COOC-22-10- NOI- *for installation of inground pool, driveway in BZ to BVW*

PRESENT: Paul Lauderbach, PE, Merrill Engineers and Land Surveyors, and Property Owner Nancy Callanan.

DISCUSSION: Mr. Lauderbach presented a plan dated 8/16/22 for the installation of an inground swimming pool, patio, utility shed, fence, landscaping and associated site work 73.8 ft. from an on-site BVW and within riverfront area to the North River. He noted that Ms. Callanan had applied for the required MGL Chapter 91 Waterways License application, had a letter of approval for the project from the North River Commission, and a Written Record of Decision from the ZBA for the location of the pool.

VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to close the hearing and issue an Order of Conditions with pool conditions- BS-aye, LS-aye, BM- aye

3. **30 Fieldstone Ln.**, SE 31-1256, COOC-22-13- NOI- *for installation of inground pool in BZ to BVW*

PRESENT: Paul Bakis, PE, Grady Consulting, LLC, Applicant's Representative and Daniel Murphy, Property Owner.

DISCUSSION: Mr. Bakis presented a plan dated 8/29/22 for the installation of an inground swimming pool, patio, retaining wall, drywell, and associated site work 46.9 ft. from an on-site bordering vegetated wetland (BVW), with erosion control, conservation markers, and limit of work proposed up to 25 ft. from the BVW. In response to Commission questions regarding access to the house, Member Sennett reported on a site inspection conducted with the Conservation Agent and noted that the access is possible through the right side of the house. The Agent noted the accuracy of the wetland line, and that the voluntary removal of several piles of wood chips and other yard debris will be beneficial to the continued health of the wetland and buffer zone. Member Sawin reminded the applicant of the harm pool installation debris can cause and noted that the above recommended additional pool conditions be added to the Order.

VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to close the hearing and issue an Order of Conditions with special conditions as noted- BS-aye, LS-aye, BM- aye

4. **436 Webster St.**, SE 31-1259, COOC-22-14- NOI- *for installation of expanded entrance, parking lot, and stormwater improvements for redevelopment of residential lot to additional parking and administration area for South Shore Reg. Voc. Tech School*

PRESENT: Susan Spratt, PE, McKenzie Engineering Group, Applicant's Representative and Roy and Cynthia Schwemin, Property Owners, as well as Applicant Thomas Hickey, Supt. of South Shore Regional Vocational High School.

DISCUSSION: Ms. Spratt presented a plan dated 8/16/22 showing the conversion of a residential lot into administrative offices for the adjacent Vocational/Technical High School. Structures on the property include a house, working septic system, barn, wooden shed, and driveway. She noted that the project also includes the installation of a connector roadway between the school parking lot and the subject lot and that several spaces in the expanded parking lot will be reserved for school buses. Also that the barn will be used for bus and other maintenance. She noted that to further protect the wetland, the site will have new stormwater management components installed including a subsurface infiltration field. The Conservation Agent confirmed accuracy of the plan details and recommended that additional conservation setback markers be installed as well as a fence to prevent windblown debris entering into the wetland and stream. In response to the Commission's comments regarding landscaping and trees, she noted that the project did not require any tree removal.

VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to close the hearing and issue an Order of Conditions- BS-aye, LS-aye, BM- aye

IV. ADMINISTRATIVE:

1. Items for FY '23 Capital Plan Budget (if any)- *confirmation of no items*- It was confirmed that no items were required by Conservation for next fiscal year's Capital Plan.
2. Wetlands Protection Bylaw #6-14 general overview for pending corrections, revisions- The Conservation Agent presented a revised copy of the WPBL with visible markups and recommendations. The Commission took the document under consideration and set a public hearing for the September 28th meeting.
3. Hunting- Pending replacement of signage, updates to website- The Agent reported that there is a need to replace the *No Hunting* and *Hunting Allowed* signage, as well as the *No Motorized Vehicles* signs for the public trails. Also that some volunteers stepped forward to help with the posting.
4. Luddams Ford Park- change to name- support letter-
VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to send the support letter: BS-aye, LS-aye, BM- aye
5. Administrative Permits/Events/Other: Reviewed without comment.
 - a. CMA-22-5 thru 7- *for minor projects on 317 Broadway, 428 Water, 45 Whiting*
 - b. CDMA-21-6 thru 22-3, DOA for Minor Acts- *at 180 Dillingham (sono-tube installation for porch), 411 Plain (septic replacement), 26 River Rd (cleanup in RFA w/ interior renovations), and boardwalk and trail work on Indian Head Trails .*
 - c. CHPD-22-12 thru 15, HPD Scheduled Event Permit- *Hanover Police Firing Range for August*
 - d. CSI-22-9 thru 33- *for non-permit/general inspections at Union St., Bayberry, Broadway, Grove, Linden, Whiting, Main, Hanover, Webster, Washington, Columbia, Blue Spruce.*
6. Minutes- 6/29/22- VOTE: Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to approve the minutes- BS-aye, LS-aye, BM- aye
7. Agent's Report- Reviewed without comment.
8. Other - *Those items not reasonably anticipated by the Chair within 48 hours of the meeting*

7:17 PM- Upon a motion and second made by Members Sennett and Satterwhite it was voted as follows to adjourn the meeting- BS-aye, LS-aye, BM- aye

Minutes Respectfully Submitted by

Sandra MacFarlane, Conservation Agent

CDMI, Conservation Office

Documents Provided at meeting:

- 8/31/22 Agenda
- Ext. Requests for 700 & 899 Broadway
- COC Requests for 153 Deerfield Ln.
- NOI application packet for 250 Elm St.
- NOI application packet for 102 River Rd.
- NOI application Packet for 30 Fieldstone Ln.
- NOI application packet for 436 Webster St.
- Proposed Revisions to HWP Bylaw
- Hanover Hunting Maps and Policy
- Administrative permits as per Section IV.5.a. – d.
- 6/29/22 draft Minutes
- 8/31/22 Agent's Report