



Town of Hanover Conservation Commission
Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room
MINUTES for SEPTEMBER 22nd, 2014



Those Members and Staff Present: Lou Paradis, Chairman; Lisa Satterwhite, V. Chairman; William Woodward, Commissioner; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Conservation Agent.

Those Members and Staff not Present: Frank Brierley, Hearing Officer; Justin Shepard, Commissioner; Brian McLoone, Associate Member

Others Present: As per sign-in sheet

5:00 PM The Chair opened the meeting and made the following announcements:

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. This meeting is being held due to the cancellation of the September 17, 2014 meeting.
2. Annual Meeting Schedule continues- October 1 and 15, 2014 @ 6:30 PM in 2nd Flr. Mtg Room - Town Hall

II. ACTION ITEMS

1. Request for Certificate of Compliance

- a. **SE 31-1032, #59 Old Webster St.**~ based on "all work complete"
- b. **SE 31-1089, #80 Oldfield Dr.**~ based on "all work complete"

Upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to issue Certificates of Compliance for the above listed Orders of Conditions.

5:10 PM

III. PUBLIC HEARINGS:

Public Hearings continued due to cancellation of 9/17/14 meeting:

1. BL 14-38, #119 Cheryl Ln.~ RDA~ for demo of residential garage and const. new 2-story addition in BZ to BVW

PRESENT: John Keefe, PE, Keefe Associates, Inc., Applicant's Representative.

DISCUSSION: Mr. Keefe explained the project as the demolition of a 24' x 30' residential attached garage and the construction of a new 2-story addition. He pointed out that the construction is proposed within the same footprint as the existing garage. Also that the new construction will be supported by the existing and two (2) additional new footings with a 4' knee wall. This work is proposed 65' from an on-site Intermittent Stream. He explained that the project was in association with the construction of a second story on the residential home, but that only the garage portion of the project was within buffer zone to the resource area. Also that erosion control materials and limit of work are proposed at the 50' setback from the stream.

In response to the Commission's concerns regarding removal of the concrete slab under the deck and new footings, Mr. Keefe explained that the demolition debris will be removed from the site on a daily basis and excavated materials will be re-used for backfill.

When invited by the Chairman to speak either for or against the project, no persons spoke.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to close the hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to issue a standard Negative #3 Determination of Applicability¹.

2. BL 14-32, SE 31-1094, #1810 Washington St.~ NOI~for demo of 4 buildings and construct new building up to BVW

PRESENT: Deborah Keller, PE, McKenzie Engineering, Applicant's Representative; Brian Murphy, Applicant; Bradley Holmes, WS, ECR, Applicant's Wetland Consultant

DISCUSSION: The Commission reviewed a mitigation plan prepared by Mr. Holmes which included the following improvements to the wildlife habitat:

- In western portion of lot~ removal of old wetland fill with restoration using native New England (NE) wetland and buffer seed mix and plants.

¹Issuance of a "Negative" Determination indicates that further submission of a Notice of Intent and additional public hearings are not required.

- In northern portion of lot- creation of a wet meadow and wildlife habitat area using native NE wet meadow wildflower mix and plugs.
- Throughout lot- Landscaping Plan to include native NE plants and shrubs.

Commissioner Satterwhite suggested educational signage including "Natural Habitat" signs.

The Agent questioned the lack of aquatic vegetation restoration and noted that the Mitigation Plan as presented was a good start, but not complete. She also noted that stormwater review was not complete, that there was a pending Zoning Board of Appeals hearing, and recommended a continuance.

Commissioner Woodward stated that he was satisfied with the mitigation and that he supported closing the hearing.

Due to the pending stormwater review, the Applicant agreed to continue the hearing.

When invited by the Chairman to speak either for or against the project, no persons spoke.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to continue the hearing to October 1, 2014 at 7:00 PM.

3. BL 14-28, SE 31-1095, #596 Washington St.- NOI- for parking area & stormwater mgt. improvements in BZ to BVW

PRESENT: Deborah Keller, PE, McKenzie Engineering, Applicant's Representative; Jeff Morrill, Applicant

DISCUSSION: Ms. Keller explained that the Planning Board's engineering consultant had completed his review resulting in revisions to the size of the trench-pipe to the detention basin, as well as increasing the amount of erosion control materials to prevent sedimentation into the catch basins. In response to the Commission's questions regarding the amount of trees to be removed and the amount of total pavement to be added to the site, Ms. Keller stated that it was approximately 80,000 sq. ft. for both.

When invited by the Chairman to speak either for or against the project, no persons spoke.

It was explained that in addition to recording the Order at the Plymouth County Registry of Deeds, the Operation and Maintenance Plan will be recorded as well.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to close the hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to issue a standard Order of Conditions.

IV. ADMINISTRATIVE:

1. Agent's Report- This report will be heard at the 10/01/14 meeting.

2. Minor Activities and Event Permits- Reviewed without comment.

a. **BL 14-37, #86 Chestnut St.- for residential deck replacement in BZ to BVW**

3. Minutes- 9/3/14 (9/17/14 mtg. does not have minutes as it was cancelled.)

Upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to approve the 9/3/14 minutes.

4. Correspondence- None

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

6:30 PM Upon a motion and second made by Chair Paradis and Commissioner Woodward, it was voted 3-0-0 to adjourn the meeting.

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

Documents at meeting:

9/22/14 Agenda

Application for COC, #59 Old Webster St.

Application for COC, #80 Oldfield Dr.

Request for DOA application, #119 Cheryl Ln.

NOI application, #1810 Washington St.

NOI application, #596 Washington St.

Minor Activities Permit, #86 Chestnut St.

9/03/14 draft Minutes