



**Town of Hanover Conservation Commission**  
Hanover Town Hall, 550 Hanover St., 2<sup>nd</sup> Floor Meeting Room  
**MINUTES for SEPTEMBER 3<sup>RD</sup>, 2014**

Approved 9/22/14



Those Members and Staff Present: Lou Paradis, Chairman; Lisa Satterwhite, V. Chairman; Frank Brierley, Hearing Officer; William Woodward, Commissioner; Justin Shepard, Commissioner; Brian McLoone, Associate Member; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Conservation Agent.

Those Members and Staff not Present: none

Others Present: As per sign-in sheet

**6:30 PM** The Chair opened the meeting and made the following announcements:

**I. ANNOUNCEMENTS & DATES TO REMEMBER:**

1. Annual Meeting Schedule continues~ September 17 and October 1, 2014 @ 6:30 PM in 2<sup>nd</sup> Flr. Mtg Room - Town Hall

**II. ACTION ITEMS**

1. Request for Certificate of Compliance

- a. **SE 31-534, BL 98-44, #342 Circuit St.**

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 5-0-0 to issue a Certificate of Compliance.

2. Request to review revised plan:

- a. **SE 31-1080, BL 13-68, 295 Webster St.- Webster Village**

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 5-0-0 to accept the plan dated 10/31/13, Revised 7/28/14 including revisions as follows:

- Site grading and roadway adjusted to improve drainage and minimize import of fill materials;
- Building #1 moved approximately 20 ft.;
- Proposed tennis court removed;
- and relocation of the leaching field.

**III. PUBLIC HEARINGS:**

1. **BL 14-33, SE 31-\_\_\_\_<sup>1</sup>, #596 Washington St., Subaru-** *NOI- for parking lot expansion, SWM imp's in BZ to multiple w/1's*

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

DISCUSSION: Ms. Keller explained that a portion of the site is proposed for clearing to construct a new parking area for the storage of approximately 246 additional vehicles. She pointed out that all parking spaces were greater than 50 ft. from the BVW's and that grading and erosion control was proposed at 35 ft. or greater from the resource areas. She also confirmed that  $\pm 80,000$  sq. ft. of trees were proposed for removal to create the new parking lot which results in the same amount of new impervious surface on the site. In response to questions regarding approval by other State agencies in consideration of the amount of trees to be removed, including Army Corp. of Engineers, Ms. Keller stated that it was not required.

When invited to speak, no persons from the public spoke either for or against the project.

Due to pending review of stormwater management by the Planning Board's Engineering Consultant, David Nyman, PE, CEI, this hearing was continued as per the Applicant's request.

VOTE: Upon a motion and second made by Commissioners Brierley and Shepard, it was voted 5-0-0 to continue the hearing to 9/17/14 at 7:00 PM as per the Applicant's request.

2. **BL 14-34, #1296 Main St.- RDA-** *for tree clearing, site grading, and landscaping in BZ to BVW*

PRESENT: Richard Grady, PE, Grady Consulting, LLC

DISCUSSION: Mr. Grady explained the project as the removal of trees for site grading and landscaping 63.2 ft. from an on-site Bordering Vegetated Wetlands (BVW). All

work is in association with the construction of a single family dwelling proposed greater than 100 ft. from the BVW.

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<sup>1</sup> File # pending from DEP.

Upon invitation for those to speak either for or against the project, abutters Kathleen McDonald, 65 Beckford Farm Rd. and Jay Connolly, 77 Beckford Farm Rd. spoke against the project voicing concerns regarding an understanding in the neighborhood that the property could not be further built on due to the extensive wetlands on site.

Both Commissioner Shepard and Chairman Paradis explained the intent of the Wetland Protection Bylaw and Act.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Satterwhite and Shepard, it was voted 5-0-0 to close the hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Satterwhite and Brierley, it was voted 5-0-0 to issue a Negative #3 Determination of Applicability.

**3. BL 14-36, #242 Brook Circle- RDA- for septic upgrade in BZ to BVW**

PRESENT: Terrence McGovern, PE, Morse Engineering Co., Inc., Applicant's Representative

DISCUSSION: Mr. McGovern explained the project as the abandonment of a failed septic system and installation of a new Title V rated residential septic disposal system 90 ft. from an on-site Bordering Vegetated Wetland (BVW) with erosion control materials and limit of work proposed at 50 ft. from the BVW. In response to the Chairman's questions regarding the old system, Mr. McGovern confirmed that it would be abandoned in place. The Agent noted that the new system is an improvement over existing conditions.

When invited to speak, no persons from the public spoke either for or against the project.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 5-0-0 to close the hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Brierley and Shepard, it was voted 5-0-0 to issue a Negative #3 Determination of Applicability.

Public Hearings continued from 8/13/14 meeting:

**4. 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 Group, Inc., Applicant's Representative; Bradley Holmes, WS, Applicant's Representative; Brian Murphy, Applicant/Owner

DISCUSSION: Mr. Murphy gave a brief history of the site and explained the project as a redevelopment project including the demolition of 4 buildings and the construction of a single 15,396 sq. ft. retail building with stormwater management improvements that meet current DEP Stormwater Policy. Also that proposed work includes utility upgrades, waste water disposal system, landscaping, and the paving of additional and upgraded parking areas. Ms. Keller pointed out that the total amount of impervious surface was decreased by approximately 4,000 sq. ft. and that as a result of the design and stormwater management improvements, impacts to the BVW will be greatly lessened. The Agent noted that the overall project is an improvement but voiced concerns with the loss of the detention basin in the front parking area which has developed wetland characteristics. Ms. Keller explained that although the detention basin was eliminated in the proposed design, it was 95% compensated for by the underground stormwater components. Mr. Murphy noted that the detention basin was not previously a natural wetland, but a manmade stormwater structure from the initial construction on the site. He suggested conservation post installation along the BVW setback as mitigation. Commissioner Woodward had similar concerns with the elimination of the detention basin, noting that it has wetland characteristics including amphibian life and significant well rooted aquatic vegetation.

Mr. Arthur Allen, WS, EcoTech Co., Inc., was present as the Commission's Wetland Consultant and explained that he also found wetland characteristics that met the Bylaw definition, but it does not meet DEP standards. Noting that the requirement for mitigation is then up to the Commission, he pointed out several possible locations. Mr. Holmes pointed out that the water quality and overall wetland value of the detention area was very low. He reiterated the improvements to stormwater treatment and that wildlife habitat could be mitigated with Buffer Zone restoration using New England natives. Commissioner Woodward stated that such mitigation does not replace amphibian habitat and aquatic vegetation. Upon a suggestion that removal of the debris pile on site be used as mitigation, the Agent noted that further mitigation would be required as well.

Mr. Allen and Mr. Holmes agreed that Mr. Allen will review the Mitigation Plan.

When invited to speak, no persons from the public spoke either for or against the project.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Shepard and Brierley, it was voted 5-0-0 to continue the hearing to September 17, 2014 at 7:00 PM to allow for submission of proposed mitigation plans.

5. **BL 14-28, #577-637 Washington St.**~ NOI~ *for parking area and stormwater management improvements in BZ to BVW*

PRESENT: Peter Palmieri, PE, Merrill Corp., Applicant's Representative; Chris Horne, Applicant

DISCUSSION: Mr. Palmieri noted that David Nyman, PE, CEI, Planning Board's Engineering Consultant, finished his review and was satisfied with the plans. A brief discussion regarding test pits resulted in the requirement for additional test pits and addition of a Storm Water Pollution Prevention Plan (SWPPP) within the Operation and Maintenance Plan. When invited to speak, no persons from the public spoke either for or against the project.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Brierley and Shepard, it was voted 5-0-0 to close the hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Brierley and Woodward, it was voted 5-0-0 to issue a standard Order of Conditions.

**IV. ADMINISTRATIVE:**

1. Agent's Report~ The Agent reported on the following topics:

- Local landscaping companies regarding ongoing violations;
- Pending meeting next week with Board of Selectmen, DEP, various Town Officials, and Attorney General regarding the Fireworks Site cleanup;
- Stormwater Regulations;
- 671 Webster St. drywells required to be installed prior to issuance of COC;
- DCR Order was issued for Forestry Cutting Plan at Tolman Rd. site;
- Ongoing Guarantee Deposit and Escrow Accounts project with Finance Dept. and Asst. Agent .

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

a. **BL 14-35, #30 Fieldstone Ln.**~ *for tree cutting at rear of house for safety purposes in BZ to BVW*

3. Minutes~ 8/13/14

VOTE: Upon a motion and second made by Commissioners Brierley and Woodward, it was voted 5-0-0 to approve the minutes.

4. Correspondence~ The Commission reviewed a Volunteer form received from Ryan Dean regarding the Associate Member position for the Conservation Commission. Mr. Dean was present and introduced himself. As per the Commission, a letter of support will be sent to the Town Manager and Board of Selectman.

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

**9:00 PM** Upon a motion and second by Commissioners Brierley and Shepard, it was voted to adjourn the meeting.

Minutes Respectfully Submitted by

Sandra D. MacFarlane, DMI Asst. Conservation Agent

Conservation Office

Documents at Meeting:

9/3/14 Agenda

Request for COC~ 342 Circuit St.

Request to Review Revised Plans and plans dated 10/31/13, Revised 7/28/14 for Webster Village

NOI Application – Planet Subaru

RDA Application – 1296 Main St.

RDA Application – 242 Brook Circle

NOI Application~ 1810 Washington St.

NOI Application~ Starland Recreational Center Expansion Phase I

Minor Activities Permit 30 Fieldstone Lane

8/13/14 draft Conservation Commission Minutes

Volunteer Form~ Ryan Dean~ Associated Member position