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Topic: Hanover Conservation Commission Date/Time: Wednesday, Sept. 28, 2022 at 06:00 PM Eastern Time

NEW Meeting ID: 896 3828 3520

Password: 826826

One tap mobile:

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+13126266799,,163617203# US (Chicago)



For those attendees who are not Conservation Commission Members or Staff, speak only when Chairman allows.

Hanover Conservation Commission

Meeting Agenda (ii)

September 28, 2022

Hanover Town Hall, 550 Hanover St.

2nd Floor Meeting Room and via Zoom as per instruction above.

6:00 PM

Roll Call of Members present and Welcome by the Chairman.

I. GENERAL ANNOUNCEMENTS:

1. This meeting is being recorded and has Zoom participation.
2. Next Meeting: Wednesday, October 26, 2022 at 6 PM

II. ADMINISTRATIVE:

1. Administrative Permits/Events/Other:

- a. **CMA-22-6**, Minor Activities Permit- at 428 Water St. for removal of hazardous trees
- b. **CDMA-22-4**, DOA for Minor Acts- at 127 Myrtle St. for above ground pool +92 ft. from stream, clean-up of storm damage and enhancement of buffer zone.
- c. **CHPD-22-16 - 18**, HPD Scheduled Event Permit- Police Firing Range for September & October
- d. **CSI-22-34 - 37**, for non-permit/general or complaint inspections at Deerfield Ln., Elm, Center & East St's.

2. Minutes- 8/31/22

3. Agent's Report

4. Other - Those items not reasonably anticipated by the Chair within 48 hours of the meeting

6:15 PM

III. PUBLIC HEARINGS:

1. 0 Riverside Dr., CDOA-22-4- RDA- for construction and installation of wooden observation deck along walking trail
2. adj. to 167 Washington St., CDOA-22-5- RDA- for extension of walking trails within the buffer to a wetland and maintenance of the centrally located wetland area as a wet meadow (to be annually mowed).
3. 207 Cross St., SE 31-1258, COOC-22-12 - NOI- for construction of room addition, deck in BZ to BVW
4. 0 West Hanover Lot 29, COOC-22-15, SE 31-____¹ - NOI- for conversion of railway to paved bicycle trail in buffer to BVW, riverfront area, and up to BVW boundary, following the methods of the Nat'l Rails to Trails Program.

6:45 PM

5. Hanover Wetlands Protection Bylaws, Section #6-14 of the General Bylaws- for acceptance of revisions to the bylaw to correct errors, add clarifying language, add 2 application types that will expedite the permitting process for minor activities within the buffers, add definitions, and increase ease of reading. (to be continued to October 26 meeting after discussion, awaiting Town Counsel and Bylaw Review Committee comments)

¹ DEP file # not issued as of the agenda posting date.

IV. ACTION ITEMS and Confirmation of permits: *The following Requests for closure of permits that were issued from 1985 through 2010 refer to a single complex formerly known by a series of subdivision names (Hanover Country Club, Park Drive Extension, Village Park, Village Commons, Village Square, and Village at Seven Springs). Subsequently, through the permits listed below, the complex was divided into **Sconset Landing** located off Park Dr., **Village Square** located at 644 Washington St., and an undeveloped parcel adjacent to 860 Washington St. The permits below remain open on the chain of title at the Plymouth County Registry of Deeds, in Conservation files, and at MA Dept. of Environmental Protection due to a series of multiple property owners, a bankruptcy event, and partial abandonment of the property. With the actions of the Commission at this meeting, the open permits will be officially closed in the proper manner. For those permits listed with "work never commenced, or withdrawn" the perpetual (on-going) conditions are no longer valid, as are the permits. For all others, perpetual conditions are valid and do not expire with the permits- they must be followed.*

1. Requests for Certificates of Compliance (COC)

- a. SE 31-015- off Washington St. & Rawson Rd.- *for unrestricted subdivision – OOC formally withdrawn, COC issued for work never commenced (confirmation- vote not required)*
- b. SE 31-062- off Washington St.- Hanover Country Club- *for site grading, stormwater management, sand and gravel removal- MA DEP issued superseding Order of Conditions (SOOC) for SE-31-062. SOOC subsequently withdrawn by DEP due to legal action and subsequent agreement to amended the Order, Commission approved amended Order- SE 31-062A- (confirmation- vote not required)*
- c. SE 31-062A- off Washington St.- Hanover Country Club- *this amended Order supersedes SE 31-062- COC issued on amended Order in 2006 but has errors and omissions (partial work completed with cancellation of remainder- vote required)*
- d. SE 31-121- off Washington St.- *for installation of cranberry bogs- work never commenced- (confirmation- vote not required)*
- e. SE 31-165- off Washington St.- *OOC denied in 1986, resubmitted with modifications and approved- COC issued with work never commenced- (confirmation- vote not required)*
- f. SE 31-794- off Washington St.- *ORAD- resource area delineation for the entire site- ORAD issued with modified plan- (confirmation- vote not required)*
- g. SE 31-851- 644 Washington St.- Village Square- *OOC for test pits- (all work completed- vote required)*
- h. SE 31-868- 644 Washington St.- Village Square- *OOC for site grading- (all work completed- vote required)*
- i. SE 31-872- off Park Dr.- Park Drive Extension- *OOC for site improvements- (all work completed- vote req'd)*
- j. SE 31-905- off Park Dr.- Park Drive Extension- *OOC for subdivision, type: Planned Residential Development for Seniors - (PRDS) (work never commenced- vote required)*
- k. BL 04-61- off Washington St.- *DOA for monitoring wells and test pits (confirmation- vote not required)*
- l. SE 31-937CR- off Park Dr.- Village Park- *supersedes SE 31-937- OOC for unrestricted subdivision, OOC reissued with corrections to property owner information- (work never commenced- vote required)*
- m. SE 31-940- off Park Dr.- Village Commons- *OOC for subdivision, type: Village Planned Unit Development (VPUD)- project bankruptcy and new owners resulted in plan modifications for an unrestricted subdivision and new public hearings for an amended OOC. See SE 31-940A. (no action required)*
- n. SE 31-940A- off Park Dr.- Village Commons- *this mended OOC supersedes SE 31-940 (all work completed- vote required).*

2. Request for Certificate of Completion for an Enforcement Order

- a. SE 31-937 & 940, EO BL 09-22- off Park Dr.- Park Drive Extension- *originally known as Village Commons & Park Dr. Extension project, this 2009 EO was issued for erosion control and sedimentation issues, a large stockpile of unknown substances leaching into the BVW buffer, and administrative issues with the NOI- (all work completed- vote required)*