

# Town of Hanover Conservation Commission

Hanover Town Hall, 550 Hanover St.,  
2<sup>nd</sup> Floor Meeting Room



## **MINUTES for Wednesday, NOVEMBER 16, 2016**

**Approved 12/7/16**

Those Members present: Chair Lou Paradis, Vice Chairman Lisa Satterwhite; Hearing Officer Frank Brierley; Commissioner Brian McLoone; Commissioner Robert Sennett; Conservation Agent Amy Walkey; Asst. Conservation Agent Sandra MacFarlane

Those Members not present: none

Others present: As per attached Sign-in sheet

### **6:30 PM**

I. **ANNOUNCEMENTS & DATES TO REMEMBER:** Chairman Paradis opened the meeting and made the following announcements:

1. Next meetings are December 7<sup>th</sup> and 21<sup>st</sup>, 2016
2. There are 2 Associate Member vacancies open on the Commission. Volunteer forms can be found on Hanover website- [www.Hanover-ma.gov](http://www.Hanover-ma.gov) or picked up at the Board of Selectmen's Office.

II. **INFORMAL DISCUSSION:** No action- rescheduled to December 7, 2016 meeting.

1. Emma Schnur of Metro. Area Planning Council (MAPC)- Master Plan re: Open Space & Recreation

III. **ACTION ITEMS:**

1. Requests for Certificates of Compliance- No Action taken.
  - a. BL 09-29, SE 31-1004, 182r River Rd.
  - b. BL 12-43, SE 31-1054, 111 Mayflower Dr.
  - c. BL 15-48, SE 31-1118, 213 Whiting St.
  - d. BL 07-28, SE 31-946, 174 Colonial Dr.

### **6:45 PM**

IV. **PUBLIC HEARINGS:**

1. **BL 16-72, SE 31-1142, #1 Tolman Rd.- NOI-** *for paved driveway, utilities, cons posts in BZ to BVW*  
PRESENT: Robert Carlezon, PE, Grady Consulting, LLC, Applicant's Representative  
DISCUSSION: Mr. Carlezon explained that for this meeting, two (2) of three (3) individual lots within a subdivision known as Tolman Rd., are being presented for work conducted within the 100 ft. buffer to resource areas. Regarding builder's lot #1A- #1 Tolman Rd., he presented a plan dated 10/17/16 showing the construction of a paved driveway, installation of utilities, and associated site work with erosion control materials proposed at 54 ft. from an off-site isolated vegetated wetland (IVW) and 50 ft. from an on-site bordering vegetated wetland (BVW). He pointed out two (2) conservation posts proposed at the 35 ft. no-structure setback to the BVW and noted that all work was in association with the construction of a new single family dwelling and installation of a new septic disposal system, both greater than 100 ft. from either resource area. A brief discussion ensued regarding long term maintenance of the subdivision stormwater system resulting in the requirement of submission of the Homeowner's Association Policy for clarification of maintenance responsibility. An additional drywell will be detailed on a revised plan. The Agent noted that as per DEP comment, this lot is within an Outstanding Water Resource Area, however, that the project does not require further DEP permitting.  
VOTE: Upon a motion and second made by Commissioners Sennett and McLoone, it was voted 5-0-0 to close the hearing and issue a standard Order of Conditions with the requirement for submission of a revised plan and copy of the Homeowner's Association Policy as stated above.

2. **BL 16-78, SE 31-1143, 68 Davis St.** - NOI- *for inground pool, fence, grading in BZ to BVW*  
PRESENT: none  
VOTE: Upon a motion and second made by Commissioners Brierley and McLoone, it was voted 5-0-0 to continue the hearing to 12/7/16 at 6:45 PM as per the Applicant's request.
  
3. **BL 16-79, SE 31-1144, #5 Tolman Rd.**- NOI- *for new sfd, garage, landscaping, utilities, in BZ to BVW*  
PRESENT: Robert Carlezon, PE, Grady Consulting, LLC, Applicant's Representative  
DISCUSSION: Mr. Carlezon presented a revised plan dated 11/15/16 for Lot #3A- #5 Tolman Rd. showing the construction of a single family dwelling with attached garage, installation of utilities, and associated site work with erosion control materials proposed at 50 ft. from an on-site bordering vegetated wetland (BVW). He noted that all work to install a new septic disposal system is proposed greater than 100 ft. from the BVW. As with #1 Tolman Rd. discussed above, the requirement for the submission of the Homeowner's Association Policy for clarification of maintenance responsibility, also relates to this site. An additional drywell will be detailed on a revised plan.  
VOTE: Upon a motion and second made by Commissioners Sennett and McLoone, it was voted 5-0-0 to close the hearing and issue a standard Order of Conditions with the requirement of the submission of a revised plan and a copy of the Homeowner's Association Policy as stated above.

V. ADMINISTRATIVE:

1. Agent's Report-
  - Benjamin Brooks Estates permit conditions for SE 31-1137- The Commission reviewed draft special conditions for the subdivision project including discussion of the Long Term Pollution Prevention Plan, stormwater maintenance responsibility related to the Homeowner's Association Policy, the requirement of a Performance Bond, and individual lot status for future development. VOTE: Upon a motion and second made by Commissioners McLoone and Brierley, it was voted 5-0-0 to require a \$15,000 Performance Bond to ensure successful growth of the pocket wetland and buffer zone restoration after roadway construction. Upon a motion and second made by Commissioners Brierley and McLoone, it was voted 5-0-0 to issue an Order of Conditions with special conditions as presented at the 11/16/16 meeting.
  - A complaint was received in the office regarding ATV riding on Plain St. Such complaints are referred to Environmental Police Officer David Tyrie.
  - The Indian Head Dr. culvert project was delayed recently due to the discovery of a gas line, and is now back on schedule.
  - The Applicant for the Sconset Landing project has indicated that additional modifications to their Amended Order of Conditions may be forthcoming. As the proposed modifications may cumulatively result in substantial changes to the project, a new Notice of Intent may be necessary. No request has been submitted as of yet.
2. Minutes- 11/02/16- Upon a motion and second made by Commissioners Brierley and Sennett, it was voted 5-0-0 to approve the minutes.
3. Minor Activities and Event Permits issued:
  - **BL 16-77, Clark Bog 5K Run**- SSYMCA/Hanover Parks & Rec- Reviewed without comment.
4. Correspondence- Reviewed without comment.
5. Other: *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.* - none

**7:45 PM**- Upon a motion and second made by Commissioners McLoone and Brierley, it was voted 5-0-0 to adjourn the meeting.

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

Documents provided at the meeting:

- 11/16/16 Agenda
- NOI application packet for #1 Tolman Rd.
- NOI application packet for #5 Tolman Rd.
- 11/15/16 revised plan for #5 Tolman Rd.
- draft conditions for #33 Anderson Farm Ln.- Benjamin Brooks Estates
- draft 10/20/16 minutes