

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



**MINUTES for APRIL 1, 2015**

Approved 5/20/15

Those Members and Staff Present: Lou Paradis, Chairman; Lisa Satterwhite, Vice Chairman; Commissioners William Woodward and Justin Shepard (arrived at 7:30 PM); Associate Member Brian McLoone; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Conservation Agent.  
Those Members not present: Frank Brierley, Hearing Officer

**5:45 PM** Chairman Paradis made the following announcements.

**I. OPEN MEETING**

1. Announcement: The #26 Union St. public hearing that was continued from the March 04, 2015 meeting to tonight at 7:00 PM- is postponed until 7:30 this evening.
2. Adjournment: The meeting will be opened and adjourned at allow the Commission Members and Staff to attend a 6:00 PM Open Meeting Law Seminar in the 1<sup>st</sup> Floor Meeting Room, Town Hall.

VOTE: Upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 3-0-0 to adjourn the meeting until 7:15 PM, at which time the meeting will be reconvened.

Chairman Paradis, Vice Chair Lisa Satterwhite, Commissioner Woodward, Associate Commissioner McLoone, Ms. Walkey and Ms. MacFarlane attended the Open Meeting Law Seminar in the first floor meeting room.

**7:15 PM-** Chair Paradis reconvened the Conservation Commission meeting in the 2<sup>nd</sup> Flr Meeting Room, Town Hall and made the following announcements:

**II. ANNOUNCEMENTS:**

1. Next Meetings: April 15 and May 6, 2015 in 2<sup>nd</sup> Flr Meeting Rm, 6:30 PM at Town Hall
2. Any person audio or videotaping this meeting shall inform the Chairman at this time.  
No response to the above statement was made.

**7:30 PM** - Commissioner Shepard arrived.

**III. PUBLIC HEARINGS:**

New Hearings: none

Notice of Intent hearings continued from the March 18, 2015 meeting:

1. **BL 15-01, SE 31-1100, #26 Union St.-** *for const. of a sfd and site work in BZ to BVW*

PRESENT: Steve Johnson, Property Owner/Applicant

DISCUSSION: Mr. Johnson noted that as required, the wetland lines were confirmed by the Conservation Agent. As there were no other pending issues, the hearing was closed.

VOTE: Based on the discussion above and upon a motion and second by Commissioners Woodward and Shepard, it was voted 4-0-0 to close the hearing and issue a standard Order of Conditions.

2. **BL 15-07, SE 31-1102, #1202 Washington St., Squires-** *for new septic in BZ to BVW*

PRESENT: Jeffery Hassett, PE, Morse Engineering Co., Inc., Applicant's Representative

DISCUSSION: Mr. Hassett explained that due to 2 failed septic pits and considering the seating capacity for the restaurant (199), a new Title V rated commercial septic system was proposed at the rear of the property. The Agent commented that the standard OOC conditions require use of mulch tube/filter sock type of erosion control materials and recommended the placement of erosion control materials at the base of temporary stockpiles. Due to severe weather conditions, it was noted that the wetland line could not be verified.

VOTE: Based on the discussion above and upon a motion and second by Commissioners Woodward and Shepard, it was voted 4-0-0 to close the hearing and issue a standard Order of Conditions with special conditions regarding snow storage and submission of a revised plan, contingent upon verification of the wetland line by the Agent.

**3. BL 15-08, SE 31-1103, #54 Old Shipyard Ln-** *for const. of sfd and site work in BZ to BVW*

PRESENT: Thomas Pozerski, PE, Merrill Corp., Applicant's Representative; Peter Brown, Applicant's Representative/Attorney in Fact; Eugene Guimond, Esq., Applicant's Representative.

*Note: Prior to the presentation, Elizabeth Johansen, 67 Washington St. questioned whether Pembroke had been notified. Mr. Pozerski indicated that the Pembroke abutter was notified and had reviewed the files. In addition, he will notify the Pembroke Conservation Office.*

DISCUSSION: Mr. Pozerski presented a plan dated 1/6/15 showing construction of a single family dwelling and associated site work improvements. A brief discussion ensued regarding requirements of the North River Protective Order (NRPO) vs. the Rivers Protection Act (RPA). Ms. Lenore White, PWS of Wetland Strategies, Inc., confirmed that the NRPO applies to this project. Site inspections by Ms. White, Commission Members and the Agent are pending.

Mr. Pozerski indicated that a RPA Report, Coastal Bank Analysis Report, and a Response Letter regarding the Hanover Wetlands Protection Bylaw re: RPA will be submitted prior to the next hearing.

Upon invitation by the Chairman, several abutters voiced concerns for the following:

- Jane Estabrooks, 71 Washington St.- loss of water quality, loss of natural vistas, method to excavate in ledge, and construction in the recreational easement.

Mr. Pozerski noted that the new septic system will protect the river more than existing septic systems in the area. He also indicated minimal removal of vegetation. Additionally, no ledge has been identified during test pit excavation and if encountered, the elevation of the house can be raised to avoid it.

- Deena Poirier, 35 Old Shipyard Ln.- construction will cause damage to 2 historical markers, and blasting will cause great disruption and damage to area homes.

Mr. Pozerski indicated blasting is not required. Also, the 2 markers are off site.

- Caleb Estabrooks, 67 Washington St.- questioned timing of wetland delineation and was concerned about endangered species.

Mr. Pozerski explained that the wetland line will be confirmed when weather allows and indicated a finding of "no adverse effects" was received from Natural Heritage and Endangered Species Program (NHESP).

- Jonathan Adams, 38 Old Shipyard Ln.- questioned the delineation as well and suggested it be postponed to prime growing season.

- Alan Meskil, 51 Washington St.- questioned the ownership vs. applicant as listed on the application.

The Chair stated that the information was confirmed by current Town of Hanover Tax records.

- Elizabeth Johansen, 67 Washington St.- questioned the Board of Health approval of the septic system as well as the Engineer's knowledge of ledge.

Mr. Pozerski stated his Professional Engineer's credentials. Chairman Paradis referred Ms. Johansen to the Board of Health (BOH) for her septic design concerns.

- Robert Sigsby, 61 Old Bridge Rd.- also voiced concerns over ledge.

VOTE: Based on the discussion above and upon a motion and second by Commissioners Woodward and Shepard, it was voted 4-0-0 to continue the hearing to May 6, 2015 at 7:00 PM.

**IV. ACTION ITEMS:**

1. Request for Extension Permit
  - a. **BL 08-03, SE 31-964, #1165, et.al. Washington St.- Target Retail Complex**  
VOTE: Upon a motion and second by Commissioners Woodward and Shepard, it was voted 4-0-0 to issue a 3-year Extension Permit. Mr. Brandon Li, Kelly Engineering, indicated that he would contact the owner regarding stormwater maintenance reports.

**V. ADMINISTRATIVE:**

1. Agent's Report- The Agent reported on the following topics:
  - a. The Hackett's Pond Trail DEP site inspection had been rescheduled to April 15, however, this date is possibly to be re-scheduled as well.
  - b. 357 Columbia Rd. - A Notice of Intent for the project as proposed will be submitted.
2. Conservation Land Event Permit: BL 15-09, Luddams Ford- Troop 38 Camping event. Reviewed without comment.
3. Minutes- 3/18/15- Upon a motion and second made by Commissioners Woodward and Satterwhite, it was voted 4-0-0 to approve the minutes.
4. Correspondence- Reviewed without comment.
5. Other: *Those items not reasonably anticipated by the Chair within 48 hours of the meeting. - None*

**8:55 PM-** Upon a motion and second from Commissioners Satterwhite and Shepard, it was voted 4-0-0 to adjourn the meeting.

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

Documents provided at meeting:

- 4/1/15 Agenda
- RDA application packet for 26 Union St.
- NOI application packet for 1202 Washington St.
- NOI application packet for 54 Old Shipyard Ln.
- NHESP Notice dated 3/27/15
- ECR Wetland Delineation Report dated 1/07/15
- Extension Request for Target Retail Complex (OOC)
- 3/18/15 draft Minutes
- DEP Notice of Site Inspection Change of Date for Hackett's Pond Trail project
- Troop 38 Event application
- 357 Columbia Plan dated 2/23/15