

Town of Hanover Conservation Commission

Hanover Town Hall, 550 Hanover St.,
2nd Floor Meeting Room



MINUTES - Wednesday, May 18, 2016

Approved 6/1/16

Those Members and Staff Present: Lou Paradis, Chairman; Lisa Satterwhite, Vice Chair; Frank Brierley, Hearing Officer; Brian McLoone, Commissioner; Amy Walkey, Conservation Agent; Sandra MacFarlane, Assistant Conservation Agent.

Those Members not present: Justin Shepard, Associate Member; William Woodward, Commissioner
Others: as per attached list

6:30 PM Chairman Paradis opened the meeting and made the following announcements:

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. Next Scheduled Meetings- June 1 & 15, 2016 - 2nd Flr Mtg. Room @ 6:30 pm
2. Summer Schedule Discussion- The Commission's Summer Meeting Schedule will be held as follows:
 - July 13, 2016 at 6:30 PM
 - Aug 24, 2016 at 6:30 PM - additional meetings duly posted if necessary.

II. ACTION ITEMS:

1. Requests for Certificate of Compliance- No action taken.
 - a. **BL 15-48, SE 31-1118, 213 Whiting St.**
 - b. **BL 09-29, SE 31-1004, 182r River Rd.**

7:00 PM

III. PUBLIC HEARINGS:

1. **BL 16-27, 875 rear Webster St.- RDA-** *for trail work in BZ to BVW and bridge/boardwalks over BVW*
PRESENT: Harold Thomas, Co-Chairman- Open Space Committee and William Soule
DISCUSSION: Mr. Thomas submitted pictures and maps indicating the location and nature of the existing trails to be worked on. He noted that the parcels were Town owned conservation land. Trail maintenance, installation of bog bridges, and general cleanup is proposed in several areas over 75 acres of natural woodland and wetlands. Mr. Soule explained that if walking easements can be obtained from private land owners in the area, the wetland crossings would be minimized or eliminated. Those easement discussions and agreements are pending. The Agent explained that the use of bog bridges was the best and least invasive for this kind of project.
VOTES: Upon a motion and second made by Commissioners McLoone and Brierley, it was voted 4-0-0 to issue a Negative 2 & 3 Determination of Applicability.
2. **BL 16-09, SE 31-1124, 27 Bonney Ln.- NOI-** *for deck demo, new deck, stone patio, retaining wall, stone wall repair, and landscaping in BZ to BVW*
PRESENT: Joseph Webby, PE, Webby Engineering and Bryce White, Seoane Landscaping Co., Inc.- Applicant's Representatives
DISCUSSION: Mr. Webby explained that the work included the removal and expansion of a wooden attached deck, installation of a stone patio and walkway, landscaping, repair of a stone wall, relocation of two (2) conservation posts, and associated site work. The Commission required the use of native NE shrubbery and plantings, and approved landscaping to enhance the 35 ft. setback, as well as the removal of diseased and storm damaged trees in the 25 ft. setback. Mr. White will use native NE buffer zone plantings for this sensitive area, including 2-3" caliper trees and shrubs. He will also meet with the Agent on site prior to the commencement of proposed work.
VOTES: Upon a motion and second made by Commissioners McLoone and Brierley, it was voted 4-0-0 to close the hearing. Upon a motion and second made by Commissioners Brierley

and Paradis, it was voted 4-0-0 to issue an Order of Conditions with conditions relating to the plantings and relocation of the conservation setback markers.

3. **BL 16-14, SE 31-1125, 21 Saddle Ln.** - NOI- *for sfd, pool, cabana, & assoc. site work in BZ to BVW*
PRESENT: Steve Hassett, PE, Morse Engineering Co., Inc.; Applicant's Representative
DISCUSSION: Mr. Hassett explained that the project included the construction of a new single family dwelling with attached garage, paved driveway; new Title V rated septic disposal system, inground swimming pool, and associated site work with erosion control materials and limit of work proposed at 41 ft. from an off-site Bordering Vegetated Wetland (BVW). The detention basin for the subdivision is currently located at the rear of the proposed house. A copy of the Homeowner's Association (HOA) will be submitted to confirm the responsible party for maintenance and care of the detention basin.
VOTES: Upon a motion and second made by Commissioners McLoone and Brierley, it was voted 4-0-0 to close the hearing. Upon a motion and second made by Commissioners Satterwhite and McLoone, it was voted 4-0-0 to issue a standard Order of Conditions.
4. **BL 16-24, SE 31-1126, 65 Absolom Way-** NOI- *for retaining wall, fence, relocate 2 cons. posts in BZ*
PRESENT: Paul Seaberg, PE, Grady Consulting, LLC, Applicant's Representative and Applicant Ruth McGee.
DISCUSSION: Mr. Seaberg presented the plan showing the installation of a retaining wall with 4' fence running along the top surface, grading in rear yard, and the relocation of two (2) conservation posts. He added that any fill to be used to regrade the sloped rear yard will be clean sand and free of any debris, etc. He also agreed to submit a revised plan showing the access way to the work area. Several abutters shared concerns for the nearby wetland related to the retaining wall.
Paul Panowski, 108 Great Rock Rd. came forward to review the plan with Mr. Seaberg. He explained that the majority of vegetation to be removed included shrubs and a minimum of mature trees, which will not have a negative effect on the water table.
Patricia Sullivan, 24 Shingle Mill Ln., also had concerns tree removal would result in increased flooding on neighboring properties.
Linda Carter, 128 Great Rock Rd. shared similar concerns.
Mr. Seaberg explained that the flow and direction of stormwater runoff would be slowed by the placement of a stone wall.
Pertaining to abutter concerns, the Commission requested that Mr. Seaberg conduct a pre- and post-construction analysis for actual and estimated peak flow rates, and add more vegetation to the plan in the eastern area of the lot. Due to the above requirements, the hearing was continued as follows:
VOTE: Upon a motion and second made by Commissioners Brierley and McLoone, it was voted 4-0-0 to continue the hearing to the 6/1/16 meeting at 7:00 PM.
5. **BL 16-25, SE 31-1128, 82 Cape Cod Ln.-** NOI- *for addition, decks, bulkhead in BZ to BVW +VP habitat*
PRESENT: Dana Altobello, PE, Merrill Associates; Applicant's Representative
DISCUSSION: Mr. Altobello pointed out that the proposed work was located 43 ft. to the resource area and 66 ft. to a potential vernal pool (PVP) on site. It was explained that the room addition was proposed no closer to the resource areas than the existing structures to be removed. The Commission requested that the Applicant allow observation of the PVP for possible certification in the future.
VOTES: Upon a motion and second made by Commissioners McLoone and Paradis, it was voted 4-0-0 to close the hearing. Upon a motion and second made by Commissioners Brierley and McLoone, it was voted 4-0-0 to issue a standard Order of Conditions.
6. **BL 16-26, SE 31-1127, 404 Whiting St.-** NOI- *for garage, driveway work, addition in BZ to BVW*
PRESENT: Joseph Webby, PE, Webby Engineering; Jerry Esposito, Silverado Construction.
DISCUSSION: Mr. Webby gave a brief overview of the project. The Agent explained the Plan of Record and NOI did not meet submittal requirements and should be revised as follows:

 - submission of a revised plan showing all resource areas on site, mean annual high water line, erosion control detail as mulch sock, & roof drains details;

- submission of an Alternatives Analysis per RPA regulations;
- review of past violations pertaining to the Koi pond and a possible restoration plan;

Tom Marinis, 420 Whiting St. shared concerns of flooding issues and noted that his property is near the proposed septic system, north of the property. Due to required submissions and abutter concerns, the hearing was continued.

VOTE: Upon a motion and second made by Commissioners McLoone and Paradis, it was voted 4-0-0 to continue the hearing to the 6/1/16 meeting at 7:00 PM.

IV. ADMINISTRATIVE:

1. Agent's Report-

- 608 Main St. Restoration Plan- A Minor Activities Permit was issued for damaged tree removal at this property that included the requirement of submitting a plan to restore disturbed buffer zone.
- 42 Simmons Rd.- A request to remove damaged trees was reviewed by the Commission resulting in the issuance of a Minor Activities Permit.
- Hanover Mall Signage- A request for an After-the-Fact permit has been received for partially completed work at the rear of Hanover Mall property near Rte. 3. The work includes the installation of a pylon base for a new electronic sign near protected resource area.
- 1810 rear Washington St.- An application for construction of a temporary roadway to access land rear of #1810 for the installation of a commercial septic system leaching field that includes BVW crossing is pending. The septic system work is in conjunction with the #1810 retail development that was permitted under SE 31-1094.

2. Minutes- 3/16/16 & 4/20/16

VOTE: Upon a motion and second made by Commissioners Brierley and McLoone, it was voted 4-0-0 to approve both sets of minutes.

3. Minor Activities Permits: Reviewed without comment.

- BL 16-22, Luddams Ford Park- Troop #38 Campout
- BL 16-23, 98 Union St., removal of trees in buffer
- BL 16-28, 608 Main St., removal of trees & planting in buffer

4. Correspondence- Reviewed without comment.

5. Other: *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.*

8:49 PM

VOTE: Upon a motion and second made by Commissioners Paradis and McLoone, it was vote 4-0-0 to adjourn the meeting.

Minutes Respectfully Submitted By
Sandra MacFarlane, Assistant Conservation Agent

Documents made available at the meeting:

- Agenda dated 5/18/16
- COC request for 213 Whiting St.
- COC request for 182r River Rd.
- RDA packet for 875r Webster St.
- NOI packets for:
 - ✦ 27 Bonney Ln
 - ✦ 21 Saddle Ln
 - ✦ 65 Absolom Way
 - ✦ 82 Cape Cod Ln
 - ✦ 404 Whiting St
- draft Minutes dated 3/16/16 & 4/20/16
- Troop #38 Campout request
- tree removal request for 98 Union St and tree removal request for 608 Main St.