



Town of Hanover Conservation Commission
Hanover Town Hall, 550 Hanover St., 2nd Floor Meeting Room
MINUTES for AUGUST 13th, 2014



Approved 9/03/14

Those Members and Staff Present: Lou Paradis, Chairman; Lisa Satterwhite, V. Chairman; Frank Brierley, Hearing Officer; Justin Shepard, Commissioner- arrived at 7:15 PM; Brian McLoone, Associate Member; Amy Walkey, Conservation Agent; Sandra MacFarlane, Asst. Conservation Agent.

Those Members and Staff not Present: William Woodward, Commissioner

Others Present: As per sign-in sheet

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

I. ANNOUNCEMENTS & DATES TO REMEMBER:

1. Annual Meeting Schedule returns- September 3 and 17, 2014 @ 6:30 PM in 2nd Flr. Mtg Room - Town Hall
2. Vacancies on Commission- 1 Associate position- The Agent reported that a Letter of Interest was received from Ryan Dean for the Associate Member position. The Commission requested that Mr. Dean be at the next meeting.

II. ACTION ITEMS

1. Request for Certificate of Compliance (COC)
 - a. **SE 31-1077, #671 Webster St.**-based on completed work
 - b. **SE 31-024, off Broadway and Spring**-based on "no work ever commenced"
 - c. **SE 31-042, Green Hill Estates** (subdivision)- based on completed work
 - d. **SE 31-101, #305 Spring St.**- based on completed work
 - e. **SE 31-116, Green Hill Estates** (septic systems)- based on completed work

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to issue a COC for #671 Webster St., SE 31-1077 pending installation of a drywell, roof drains, and submission of photos of each.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to issue a COC for off Broadway and Spring, SE 31-024.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to issue a COC for Green Hill Estates., SE 31-042.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to issue a COC for #305 Spring St., SE 31-101 and Green Hill Estates, SE 31-116.

2. Request to review revised plan:

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

Mr. Michael McGonigle, Applicant, was present to explain revisions to the approved plan of record dated 10/31/13, Revised 7/28/14 for the Webster Village MGL c. 40B project. The revisions included:

- elimination of a leaching field at the Main St. entrance;
- redesign of roadway with site grading changes
- relocation of a Building #1 by 10 ft.
- reconfiguration of southern detention basin
- elimination of the tennis court

He explained that the revisions resulted in improvements to traffic flow and road drainage, a decrease to amount of fill required, a decrease to impervious surface area, no increase to parking spaces, and an overall increase to open space. Further that the revisions do not create any new impacts to the wetland areas. It was noted that the Zoning Board of Appeals (ZBA) has not issued final comments or decision on this project.

VOTE: Upon a motion and second made by Commissioners Satterwhite and Brierley, it was voted 3-0-0 to accept the revised plan dated 10/31/13, Revised 7/28/14 as presented, contingent upon final ZBA Decision.

III. PUBLIC HEARINGS:

1. **BL 14-30, SE 31-1092, #20 Circuit St.**- NOI- for residential room addition and deck in BZ to BVW

PRESENT: Richard Grady, PE, Grady Consulting, LLC, Applicant's Representative; Michael Jorgenson, Applicant

DISCUSSION: Mr. Grady pointed out that the 2007 wetland line on the original plan was recently re-delineated in the field by Wetland Specialist Brooke Monroe as requested by the Staff.

Further, that erosion control and limit of work were proposed at 50.2 ft. from an on-site Bordering Vegetated Wetland (BVW) and that access for work equipment is planned from Hillside Rd.

In response to the Chairman's invitation for those present to speak for or against the project, no persons spoke.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to close the public hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-0 to issue a standard Order of Conditions.

2. BL 14-31, SE 31-1093, #775 Main St.- NOI- for 3-lot subdivision roadway and infrastructure in BZ to 2BVW's

PRESENT: Jeffrey Hassett, PE, Morse Engineering Co., Applicant's Representative; Melsi Xhengo, Applicant

DISCUSSION: Mr. Hassett explained that the parcel has Planning Board approval as a 3-lot subdivision and that the current application was for proposed work to construct a roadway with cul-de-sac, installation of utilities, and landscaping for the subdivision. He noted that at the northern entrance from Main St., work was proposed 12 ft. from an on-site Bordering Vegetated Wetland (BVW) due to Zoning requirements. He pointed out that the project required three waivers from the Planning Board which will lessen impacts to the wetlands. These included:

- an offset location to the roadway which increases distances from wetlands;
- a decrease in the standard width of a subdivision roadway which decreases impervious area;
- and the elimination of sidewalks which further decreases pervious area.

In response to the Commission's questions regarding direction of stormwater flow for driveway run-off, he pointed out that the driveway was pitched northward to the detention basin at a 3% slope. Further, he confirmed that the design of the stormwater management system was approved by the Planning Board's consultant, David Nyman, PE, CEI. The Agent reported that the wetland delineation was approved by the Commission through a 2013 Determination of Applicability, that the Intermittent Stream status was approved, that the Bordering Land Subject to Flooding issue had been resolved, and that the project meets the criteria to protect the wetland area.

7:15 PM- Commissioner Justin Shepard arrived.

In response to the Chairman's invitation for those present to speak for or against the project, no persons spoke.

VOTE: Upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-1 (Commissioner Shepard abstained) to close the public hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Brierley and Satterwhite, it was voted 3-0-1 (Commissioner Shepard abstained) to issue a standard Order of Conditions.

3. BL 14-32, SE 31-1094, #1810 Washington St.- NOI- for demo of 4 buildings and construct new building up to BVW

PRESENT: none

VOTE: Upon a motion and second made by Commissioners Brierley and Shepard, it was voted 4-0-0 to continue the hearing to the 9/03/14 meeting at 7:00 PM as per the Applicant's request.

Public Hearings continued from 7/16/14 meeting:

4. SE 31-1043, off Park Drive- Village at Seven Springs- AOOC- for modifications to project, past OOC issuance

PRESENT: Deborah Keller, PE, McKenzie Engineering Group, Inc., Applicant's Representative; Jack Dawley, Applicant

DISCUSSION: Ms. Keller stated that all stormwater management design was now approved by the Planning Board's Engineering Consultant, David Nyman, PE, CEI. She pointed out that two former detention basins were now designed as "pocket wetlands", that an additional subsurface recharge area was added, the Operation and Maintenance Plan was updated and revised, and that the ENF Certificate was received noting "no further review necessary". Ms. Keller also noted that the wetland flags will be checked to assure the Commission that they will be in place for the project commencement and beyond.

In response to the Chairman's invitation for those present to speak for or against the project, no persons spoke.

VOTE: Upon a motion and second made by Commissioners Brierley and Shepard, it was voted 4-0-0 to close the public hearing.

VOTE: Based on the discussion above and upon a motion and second made by Commissioners Satterwhite and Brierley, it was voted 4-0-0 to issue an Amended Order of Conditions.

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

PRESENT: none

VOTE: Upon a motion and second made by Commissioners Brierley and Shepard, it was voted 4-0-0 to continue the hearing to the 9/03/14 meeting at 7:00 PM as per the Applicant's request.

IV. ADMINISTRATIVE:

1. Agent's Report- The Agent noted an increase of activity in the Office including several new commercial projects and many residential and open space issues and projects. Also that a wetland specialist, Arthur Allen, WS, Eco Tec, Inc. has been contacted for review of the 1810 Washington St. commercial project. She explained that the review will include the detention basin located in the front parking lot along Rt. 53. She also reported on a series of multi-departmental inspections that concentrated on Hanover based landscaping companies, noting that several had Conservation violations.
2. Minor Activities and Event Permits- none
3. Minutes- 6/18/14 and 7/16/14- Upon a motion and second made by Commissioners Brierley and Shepard it was voted 4-0-0 to approve both sets of minutes.
4. Correspondence- reviewed without comment.
5. Review of Meeting/Public Hearing Process- In preparation for upcoming videotaping of the Commission's meetings for public viewing on cable TV, the Staff presented an overview of the Open Meeting Law, Ethics, and public hearing procedures. Websites for the above topics, including the Ethics Test were made available for each member.
6. Other: *Those items not reasonably anticipated by the Chair within 48 hours of the meeting.*-none

8:45 PM- Upon a motion and second made by Commissioners Brierley and Shepard, it was voted 4-0-0 to adjourn the meeting.

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

Documents at Meeting:

- 8/13/14 Agenda
- Request for COC packets for
 - 671 Webster St.
 - off Broadway and Spring projects
 - 305 Spring St.
 - Green Hill Estates
- Request to Review Revised Plan letter and Plan dated 10/31/13, Revised 7/28/14
- NOI packet and plans for 20 Circuit St.
- NOI packet and plans for 775 Main St.
- Determination of Applicability for 775 Main St. for Wetland Delineation
- Request for Amended OOC packet and plans for Village at Seven Springs
- Conservation Commission draft minutes for 6/18/14 and 7/16/14
- Open Meeting Law Guidelines from the MA Attorney General's Office
- Ethics Commission Guidelines
- excerpts from *Town Meeting Time* and *Roberts Rules of Parliamentary Order*