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Hanson Planning Board  
Minutes of the Public Meeting of  
March 25, 2024 at 6:30 PM  
Town Hall, Select Board Meeting Room  
542 Liberty Street, Hanson, MA02341

**Members Present:**

- Joe Campbell, Chairman
- Kevin Cohen, Vice Chairman
- John Kemmett, Member
- Paul Benenato, Clerk
- Don Ellis, Member

**Others Present:**

- Tony DeFrias, Town Planner
- Kimberly Cunningham, Planning Board Administrative Assistant

**Call to Order**

At 6:30 PM the Hanson Planning Board was called to order by Vice Chairman Cohen.

**Minutes**

***Vice Chairman Cohen stated:*** “I would like to announce for those that are in attendance, that this meeting is being recorded for distribution on the Whitman/Hanson Community Access Page. Play back times and other related information on this recording can be found on WHCHA.TV. Our audio is being recorded and will be published.”

*Clerical items that we would like to share are to make sure that all attendees at the meeting have signed in with their name and address, please silence your cell phones and if there are any recordings of this meeting place, please make sure that you notify the Chairs so that we can have it noted in the record.*

**Minutes Approval:**

**MOTION** was made by Mr. Kemmett to approve the Planning Board meeting minutes from March 4, 2024. Motion seconded by Mr. Benenato and carried. ***Voted 3-0-2.***

Mr. Ellis abstained from voting on the meeting minutes.

## **I. Public Hearings**

No Public Hearing took place at this meeting.

## **II Appointments**

### **1. Master Plan – Old Colony Planning Council meeting and update with Master Plan Steering Committee**

*Jason Desrochers and Bill Napolitano of Old Colony Planning Council came to the meeting to represent and share OCPC's update on the Master Plan.*

*Members of the Master Plan Steering Committee who attended the meeting were; Kevin Cohen, John Kemmett, TJ Roffey, Peter Butler and Jane Durante.*

**Jason Desrochers shared:** I am assisting with the draft for Public Facilities and Services chapters specifically. I am here tonight to see if there are any questions or items missed regarding the chapters that you have received. There will be additional chapters to examine by the end of the week. The survey is now closed and we are currently working on an analysis. In total, we received 257 completed surveys for the Town of Hanson. The number of surveys that were completed in Hanson is comparable to population size.

**Mr. DeFrias shared with the Board:** OCPC sent out a couple chapters of the Master Plan to the members of the Committee. After tonight the Board would be welcome to look them over if they wish.

**Vice Chairman Cohen asked:** Will the next three chapters be released in the next week?

**Jason from OCPC responded:** That is the goal. You will receive an analysis and write up on the surveys in early April.

**\*Chairman Campbell arrived to the meeting at 6:39 PM and the meeting was turned over to him.**

*The meeting was then opened up to any questions the Board or Committee may have about the Master Plan survey.*

*The Hanson Master Plan Steering Committee will meet again on April 8, 2024 at the next Planning Board meeting.*

### **2. Update and Discussion on Progress of Maquan Street T.I.P. Project.**

**Mr. DeFrias shared:** We received an email from OCPC that the T.I.P for Maquan Street has been sidelined due to the lack of forward movement solving the issue with the Abington/ Rockland waterline. At this time OCPC will invest their time on other projects that they know they can move forward on. I received an email from Jim Fitzgerald of Environmental Partners who has been assisting the Town with this project and he said the Town has spent \$472,244.80 that would be lost if the Town walked away from the project.

There is an ear mark for the Town of Hanson for \$100,000 to go towards the subsurface/ underground engineering survey. This will provide a clearer idea as to what is going on with that water line. I am currently working with the Town Administrator in obtaining a proposed to have Environmental Partners do that work and submit that as part of the earmark to get the \$100,000. Once we receive that, we will be able to complete a Boring/ S.U.E to get a better idea as to what is going on with the waterline. The biggest obstacle is that waterline. The S.U.E may give Hanson the ability to communicate with Abington and Rockland and it may help them make the determination to upgrade the waterline and make it part of the project. By the time it's completed it will be close to 120-130 thousand dollars.

**Mr. Kemmett asked:** Doesn't Abington and Rockland know the condition and location of their own water line and exactly where it is?

**Mr. DeFrias responded:** I am sure they do have an idea of the waterline. The last time we had a conversation with them they expressed that they thought it was in good condition, one-inch thick cast iron, it may have been concrete lined in the 1950's. This S.U.E. is a requirement of Mass.com for all their projects.

### ***3. Review and Discuss Article 2-17, Section 5 (Streets and Highways) of the Hanson General Bylaw.***

**Mr. DeFrias expressed:** I would like to bring to the Board's attention is that we had discussions in the past having Private Ways become Public Ways and or work being done on the Private Ways. In the General By-Laws, Article 2-17 (Section 5) the Town does have a section that talks about what kind of temporary repairs they will do on a Private Way. It mirrors Chapter MGL 40 (Section 6N). The language is almost the same. I have shared with the Board another community that have adopted that law and what they will and not do. Amendments could be made for Hanson under this By-Law. We could look at the policy with Town Council and see if and how it could be implemented. Council has sent back their thoughts, it's included in your packet tonight. Would you wish to pursue this and open it up again and look at it with Town Council?

**Chairman Campbell asked:** Should we have the Highway Department come to the next meeting and see what input they may have to add?

**MOTION** was made by Mr. Kemmett to post pone the discussion until the next Planning Board Meeting on April 8 and to include the Highway Department at that meeting. Motion was seconded by Mr. Cohen and carried. ***Voted 4-0-1.***

Mr. Ellis abstained from voting.

### **III. Board Business**

- ***Town Planner Update***
  - ***Grant Updates***

**Mr. DeFrias shared:** I would like to go over the grant process and provide an update. One Stop Grant will open up on May 1<sup>st</sup>. We have seven potential applications for One Stop Grant opportunities.

- Funding for Open Space and Recreation Plan
- 228 High Street, the front building
- Funding Housing Production Plan
- Funding to update 2010 plans for sidewalks on Main Street from High Street to Route 27
- Examine 40R District on Main Street
- 112 Industrial Boulevard - Town owned, to have a consultant look at the resource areas
- Hawks Ave is under- utilized and to see if we can get those building back to being utilized

These grants would cover about 2.2 million dollars.

#### ***Under DER/MVP Action Grants***

- Prat Place
- Generator for the Library and Senior Center

These grants would cover \$200,000.

Two are due at the beginning of April while the others are due in May and June.

#### ***Invoices***

An invoice to be paid to Old Colony Planning Council for \$16,388.53 for their work on the Master Plan

#### ***“Draft” Planning Department Policy and Procedure Manual***

**Mr. DeFrias shared:** When I first started my role as Town Planner there wasn’t anything for me to use as reference when doing my daily tasks. I started a Policy and Procedures manual with Jill’s assistance. Recently I had Kim go through it to update it and add to it so that it’s very hands on. It will be a tool for any new staff on day one to refer to. It’s a draft but a work in progress. We can make it a once a year agenda topic to keep the Board informed of any changes or new procedures that have been added.

**Chairman Campbell asked:** Could there be a flow chart created for how many days are required for completion for different forms? Maybe make it part of the Town Planner’s Annual update.

#### ***Housing Production Plan & Open Space and Recreation Plan Update***

**Mr. DeFrias shared:** This tie back into the grants. We are seeking grant funding and have reached out to CPC to look at funding for the Housing Production Plan. There is an Article going before Town Meeting. We are looking for multiple funding sources.

#### ***Outstanding Projects and Bonds***

**Mr. DeFrias shared:** I have put in a request to speak with Town Council under MGL 41 (Section 81U) that the town did adopt. I am going to work with Town Council to go after the bond money owed to the Town. We have reached out to these Developers that have outstanding bonds on projects, sending several certified letters to them but not getting any response.

#### **IV. Administration**

**The next Planning Board meeting is scheduled for Monday, April 8, 2024**

***MOTION*** was made by Mr. Cohen to schedule the next Planning Board Meeting for April 8th, 2024. Motion seconded by Mr. Benenato and carried. ***Voted 5-0- 0.***

#### **IV. Adjournment**

***MOTION*** was made by Mr. Kemmett to adjourn the Planning Board Meeting. Motion seconded by Mr. Ellis and carried. ***Vote 5-0-1.***

The meeting was adjourned at 7:10 pm.

Respectfully submitted,  
Kimberly Cunningham  
Administrative Assistant, Town of Hanson, Massachusetts



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### **PLANNING BOARD MEETING ITEM LIST 03-25-24**

**Item #1** – Meeting minutes from March 4<sup>th</sup>, 2024 meeting - Draft

**Item #2** – MGL 40 S6N Private Ways Repair

**Item #3** – General Laws and Acts

**Item #4** – Article 2-17

**Item #5** – Middleton MA Bylaw

**Item #6** – Policy for Converting Private Streets into Public Ways

**Item #7** – Planning Department Procedure Manual - Draft