



**TOWN OF HANSON PLANNING BOARD**  
**APPLICATION FOR DETERMINATION OF ADEQUATE ACCESS**  
**Filing Fee: \$150.00 (Make check payable to the Town of Hanson)**

Date: \_\_\_\_\_

TO THE PLANNING BOARD OF THE TOWN OF HANSON:

The undersigned, wishing to build on land in Hanson, Massachusetts, hereby requests a **Determination of Adequate Access** in accordance with Hanson Zoning Bylaw, Section XII.

Assessors Map: \_\_\_\_\_ Lot: \_\_\_\_\_

The name of the Private Way on which a Determination is being sought: \_\_\_\_\_

The owner's title to the land is derived from deed: \_\_\_\_\_ Dated: \_\_\_\_\_

Recorded in the Plymouth County Registry of Deeds, Book: \_\_\_\_\_ Page: \_\_\_\_\_  
or registered in the Plymouth County Land Registration Office under Land Court Certificate of  
Title Number: \_\_\_\_\_

Description of Proposed Project: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Existing Roadway surface width: \_\_\_\_\_  
(Note: Roadway must be a minimum width of 15 feet of bituminous concrete.)

Existing roadway surface type: \_\_\_\_\_

Does the existing roadway contain drainage structures? Yes: \_\_\_\_\_ No: \_\_\_\_\_

If Yes, describe the type of drainage system and where does it outfall:

\_\_\_\_\_  
\_\_\_\_\_

(Use additional pages if necessary)

Is there a need for drainage along the roadway? Yes: \_\_\_\_\_ No: \_\_\_\_\_

Number of Existing Roadway Lots: \_\_\_\_\_

Number of Potential Roadway Lots: \_\_\_\_\_  
Slope of the existing Roadway: \_\_\_\_\_ (within 100 feet of site in both directions).  
Are there any resource areas within 100 feet of access entrance requiring a filing with the  
Hanson Conservation Commission? Yes: \_\_\_\_\_ No: \_\_\_\_\_ If Yes,  
Has filing been completed? Yes: \_\_\_\_\_ No: \_\_\_\_\_

**APPLICANT CONTACT INFORMATION**

NAME OF APPLICANT PRINTED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE # \_\_\_\_\_ EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

NAME OF LAND OWNER PRINTED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE # \_\_\_\_\_ EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

NAME OF ENGINEER/SURVEYOR PRINTED: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

PHONE # \_\_\_\_\_ EMAIL: \_\_\_\_\_

SIGNATURE: \_\_\_\_\_

**PLANNING BOARD PROCEDURE**

Upon receipt of a completed request for an Adequate Access Determination, the Planning Board will schedule the request for its next available meeting.

**REVIEW STANDARDS**

The Planning Board will consider the following criteria in determining whether a private way is of sufficient width, suitable grades and adequate construction to provide adequate access to the lot(s).

- a.) *The roadway surface must be a minimum width of (15) feet of bituminous concrete.*
- b.) *The adequacy of or need for drainage along the roadway.*
- c.) *The Number of existing and potential lots.*
- d.) *The Slope of the Roadway.*

### **Additional Plan Information**

Please provide as much of the following information on the proposed plan to assist the board in making its final determination .

- An Adequate Access Plan at a scale of 1" = 20' or greater prepared and wet stamped by a Massachusetts Registered Engineer and/or Surveyor showing the following;
  1. – The entire parcel of land in which adequate access is sought, including the number of existing and potential lots and total frontage along roadway (Show a detail for large tracts of land).
  2. – The width and type of roadway as it exists at time of application.
  3. – Existing resource areas as defined by the Wetlands Protection Act within 100 feet of Proposed site access.
  4. – Existing drainage structures within the roadway and where drainage outfalls.
  5. – Existing topography at 1-foot intervals along roadway within 100 feet of site (not just access point) and from roadway to buildable portion of lot where proposed structure will be located.
  6. – Existing utilities located within roadway within 100 feet of site.
  7. – Existing obstructions along frontage of site if applicable (guardrails, fencing, etc.).
  8. – Existing roadway slope and roadway cross slope.
  9. – Proposed driveway access location and surface type.
  10. – Proposed structure location and total area of land disturbance.
  11. – Proposed site distance from access driveway along roadway in either direction.
  12. – Proposed driveway slope and total length.

Minimum driveway requirements: (For driveways in excess of 150 feet in length).

    - Minimum driveway width shall be 12 feet with a 2-foot clear zone on each side of driveway for a total of 16 feet.
    - Driveway shall have an unobstructed vertical clearance of 13.5 feet.
    - Driveways in excess of 250 feet in length shall provide an area for the turning around of fire apparatus. (Approval from Planning Board and Fire Department required).
    - Driveways, including bridges and other supporting structures of driveways, must be designed by a Massachusetts Registered Structural Engineer and maintained to support loads of fire apparatus and shall be provided with an all-weather driving surface.
    - The grade of the driveway may not exceed 10% at any point.
- Submit Eight (8) copies of the site plan and an electronic copy of plans and application (PDF or CAD)
- A locus map which shows adjacent ways and is sufficient to locate the way and parcel.
- Completed Adequate Access Determination Checklist.



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**DECISION**

- The Planning Board will vote to issue a positive or a negative Adequate Access Determination within **sixty (60)** days after the Board has completed its review of the request. The Board’s decision will be issued in writing with reasons set forth and a copy shall be provided to the Building Inspector.
- **A Positive Determination:** Applicants may be issued a building permit upon the issuance of a Positive Determination (Provided that all other requirements for a building permit are met)
- **A Negative Determination:** The Building Department shall not issue building permits when a negative determination is made by the Planning Board.
- If a Negative Determination is made the next steps are to complete an Improvements of Private Ways Application and Checklist

**Below for Official Use Only:**

Board Determination is as follows:

(Please Check the determination that applies)

**POSITIVE DETERMINATION:** \_\_\_\_\_

The applicant may be issued a Building Permit by the Town of Hanson Building Department for the Site listed upon this application provided that the applicant has met all other requirements necessary for obtaining a building permit in the Town of Hanson.

**NEGATIVE DETERMINATION:** \_\_\_\_\_

The applicant **SHALL NOT** be issued a Building Permit for the site listed on this application for the following reason(s).

\_\_\_ The proposed application as submitted, in the opinion of the Planning Board does not meet the criteria required for a positive determination as set forth in Section XII of the Hanson Zoning By-law.

Additional Comments:

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**Town of Hanson Planning Board Members:**

\_\_\_\_\_  
Joseph Campbell, Chairman

\_\_\_\_\_  
Don Ellis, Vice-Chairman

\_\_\_\_\_  
Kevin Cohen, Clerk

\_\_\_\_\_  
Joseph Gamache, Member

\_\_\_\_\_  
John Kemmett, Member

**Date:** \_\_\_\_\_

Received by **Town Clerk:**

**Date:** \_\_\_\_\_

**Time:** \_\_\_\_\_

**Signature:** \_\_\_\_\_