

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF APRIL 25, 2017  
TOWN HALL, 542 LIBERTY STREET, HANSON, MA**

**Called to Order at 7:00 PM** under M.G.L. c 131, §40 and the Hanson By-Law 3-13, §5 and Rules and Regulations by Phil Clemons, Chairman, in Meeting Room A at the Town Hall.

**Present:** Phil Clemons, Chairman  
Sharon LePorte, Member  
Bill Woodward, Member  
Brenna Audette, Clerk  
Paul Andruk, Vice Chairman

**Also Present:** Laurie Muncy, Agent

**Absent:** Rebecca Nehiley, Administrative Assistant

**Public Hearings**

**7:00 PM Notice of Intent** for the demolition of an existing dwelling and the construction of a new single family house, septic system, site utilities and landscaping at 91 King Street, Map 107, Lot 11 (portion of) for Buz Artiano, West Light Development represented by Land Planning, Inc. (DEP #SE175-0680) (New Hearing)

Mr. Steven Wry of Land Planning Inc. approached the Board to discuss the project on behalf of the applicant and submitted a revised Plan dated 4/25/17. The wetland line was confirmed with an ORAD approved by the Commission on 1/10/17. The majority of the site is within the buffer zone. The applicant proposes to demolish the existing dwelling and impose a deed restriction for a 3 bedroom home. The proposed paved driveway is located in the area of the existing driveway. They wish to maintain the existing backyard; however, the new proposed backyard will be smaller than what is there now due to the mitigation. The mitigation includes planting 20 high bush blueberry shrubs and 50 Cardinal Flowers. Cardinal Flowers, native to this area, are attractive to pollinators and hummingbirds.

Mr. Wry explained that there is an existing access way off of Whitman Street that is as old as the house. As part of the mitigation plan, the applicant proposes minor grading in this area by removing 8-10 inches of material that will improve the wetland connectivity. The material will then be used to build a berm to prevent people from depositing waste material.

Mr. Wry said that the lot was recently subdivided with possible development of the other parcel once the status of the potential vernal pool (PVP) is determined. Mr. Clemons commented that he had recently visited the site. He was of the opinion that the area to the left of the proposed project contains a lot of water and spring peepers which are indicative of a PVP. He would like it noted that the adjacent property will be reviewed by the Commission in the future.

Mr. Andruk commented that it is good to see the Whitman Street access removed from the project. Mr. Clemons asked for comments from abutters. Those present were:

**Mr. Barry Lindberg, 272 Whitman Street** asked about the location of the new structure. He was shown where it was depicted on the Plan. He also asked about the amount of fill being brought bringing in? Mr. Wry answered, it is not known yet, but the fill will be in the front of the house.

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**Ms. Linda Downer, 123 King Street** was concerned about the vernal pool on the adjacent property. Mr. Clemons said that there would be a separate process for anything proposed on that lot.

Mr. Clemons commented that because some activity is proposed within 50 foot buffer the applicant needs a variance for the no touch zone. Also, eight conservation markers will be installed as shown on the plans.

**Motion to approve the project and issue an Order of Conditions with Standard Conditions and the proposed mitigation as depicted on the Plan dated 4/25/17:**

Bill Woodward

**Second:** Sharon LePorte

**Vote:** 5-0-0

**7:15 PM Notice of Intent** for the construction of a Single Family Home with associated site development, septic system, driveway and utilities within 100 feet of a Bordering Vegetated Wetland at 411 Brook Street, Map 96, Lot 13B for Frank Archibald represented by Webby Engineering, Inc. (DEP SE#175-0679) (New Hearing)

Ms. Muncy explained that the hearing was originally scheduled for 4/11/17 but because there wasn't a quorum, the hearing was rescheduled to tonight. Mr. Joseph Webby stated that the applicant would like to purchase the property, remove the existing house trailer and construct a single family dwelling. The house, as proposed, is 84.5 feet from the Bordering Vegetated Wetland. The proposed septic system is outside of the 100 foot buffer zone. Grading is proposed on the NW corner to accommodate a garage under the structure at elevation 77-78 within the 100' BZ but outside of the 50' BZ. The Locus lies in the Aquifer Protection Zone 2 so they had to move the house back and are limited as to the amount of bedrooms. The property has a shared boundary with land owned by the Conservation Commission. No abutters were present.

**Motion to approve and issue an Order of Conditions:** Bill Woodward

**Second:** Paul Andruk

**Vote:** 5-0-0

**Discussions**

**Request for an Extension to a Blanket Order of Conditions** for routine maintenance and repair of passive recreational trails and land stewardship opportunities that do not adversely affect wetland resource areas and/or buffer zones at various open space parcels for the Hanson Conservation Commission and the Hanson Trails Committee (DEP #SE175-0614)

**Motion to approve a 5 year Extension to the Blanket Order of Conditions for maintenance of Open Space Parcels:** Sharon LePorte

**Second:** Paul Andruk

**Vote:** 5-0-0

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**Order of Conditions** for the replacement of the existing septic system at Camp Kiwanee property and the installation of a stone berm for storm water control at Camp Kiwanee Road, Map 54, Lot 9 for Michael McCue, Town of Hanson **(DEP #SE175-0678) - signed**

**Request for an Extension to an Amended Order of Conditions** to allow improvements within the limits of the existing parking area at Shaw's Plaza, 480 Liberty Street, Map 82, Lot 7 for Northstar Centers **(DEP #SE175-0569) - tabled pending clarification by Ms. Nehiley**

**Appointment of Michael DeVeuve as an Associate Member to the Conservation Commission –**

**Motion to appoint Mr. Michael DeVeuve as an Associate Member:** Paul Andruk  
**Second:** Sharon Le Porte  
**Vote:** 5-0-0

**Old Business/New Business**

Whitman-Hanson Express/Invoice – **signed**

**Adjournment**

**Motion to adjourn at 7:45 PM:** Bill Woodward  
**Second:** Paul Andruk  
**Vote:** 5-0-0