

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF MARCH 10, 2020
TOWN HALL, 542 LIBERTY STREET HANSON, MA 02341**

Called to Order at 7:00 pm under M.G.L. c131, §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
Paul Andruk, Vice Chairman
Bill Woodward, Member
Sharon LePorte, Member
David Mansfield, Member
Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Also Present: Eric and Carol Brzuszek, 152 Gray Lane
Kevin Keane, Hanson Troop 68 Boy Scouts
Michael O'Shaunessy, Esquire
Richard Kirby, LEC Environmental Consultants, Inc.
Mark Gates, Land Planning, Project Engineer

CHAIRMAN CLEMONS WELCOMED DAVID MANSFIELD ABOARD AS A NEW COMMISSION MEMBER, ALL FIVE VOTING MEMBER POSITIONS ARE NOW FILLED.

Minutes

February 25, 2020 Minutes

Motion to approve the minutes of February 25, 2020: Sharon LePorte

Second: Bill Woodward

Vote: 4-0-1

Public Hearings

7:00 P.M. Continued Notice of Intent to construct an age-restricted, affordable housing development containing 56 two or three-family townhomes (11 located within the Buffer Zone) within 27 structures, a centrally-located clubhouse, internal access drives and surface parking, and stormwater management and utility infrastructure. Portions of the proposed work will occur within bordering vegetated wetlands, isolated vegetated wetlands, and the 100-foot buffer zone to bordering vegetated wetlands at 280 Liberty Street, Map 82, Lots 12, 15, 19 for Mark Ridder, 280 Liberty LLC, represented by LEC Environmental Consultants, Inc. (**DEP#SE175-0717**).

Mr. Kirby stated that at the last meeting they had presented a comprehensive permit site plan and change in western cul-de-sac development. There has been no dramatic change in the stormwater management design or report. An Order of Conditions draft was circulated for review, and they have made comments/changes for Commission review. Mr. Kirby stated they are happy to answer any questions that the Commission may have.

Mr. Clemons stated that some changes were made in the western end of the cul-de-sac and asked if there was a reduction of units or relocation?

Mark Gates, Project Engineer, said they redistributed the units a bit, but there are still 56 units.

Mr. Clemons asked if there has been contact with the Board of Health.

Mr. Gates stated he has not heard anything. Mr. O'Shaunessy notified the Commission that everything has been filed with the Board of Health, and there was additional information requested by Agent Amado. An additional test pit was completed to determine the depth of the water table in the reserve area.

Mr. Clemons stated that Matt Cahill, Highway Director, has put together some comments that were just received.

Agent Schellenger received Mr. Kirby's comments back from the draft Order of Conditions.

Mr. Clemons stated that the Commission does look to the Board of Health to approve the septic system. Mr. Clemons asked what the credentials would be for the erosion control monitor. Mr. Kirby has experience in monitoring erosion control. There are certifications that have just come out. He is not sure how the commission wants to handle, maybe someone with minimum of 5 years of experience in monitoring erosion controls.

The Commission then reviewed of the Draft Order of Conditions by page.

Page 4; #25; What type of rain gage would be used?

Mr. Kirby said some have their own rain gages on site, he uses Weather Underground. Typically, there are stations all over the state.

Agent Schellenger stated there are 4 nearby.

Mr. Kirby said it's something that can be decided at the pre-construction meeting with Agent and 1 or more Commission Members and, at that time, the erosion control monitor could come up with a strategy on that.

Page 6; #34: Mr. Clemons asked how confident are they that there is no dewatering?

Mr. Kirby said the applicant could submit a dewatering detail prior to close of the hearing.

Agent Schellenger asked how will they know in advance if they are going to dewater or not?

Mr. Kirby that one way could be a frag tank. That's usually for water that may have contamination issues. Usually the utilities will go in before the structure is built. Box culverts may have dewatering depending on the time of year. Mr. Gates said filter bags could be used with and erosion control around that.

Page 7; #47 Agent Schellenger stated it would be okay to delete.

Page 10; b Mr. Kirby stated that the standard conflicts with Standard a., and is not aligned with the 75% establishment by native species requirement provided in the Wetlands Protection Act. The word desirable to be removed.

Page 11; Mark Gates stated there is a change in the designated snow storage area.

Ms. LePorte asked when the maintenance would be taken over by the condo association; they need to be aware of what they have to do and it should be in writing.

Mr. Gates said Mr. Ridder will be responsible until the condo association is created. Mr. O'Shaunessy said it could be added in the Order of Conditions.

Agent Schellenger stated that the final version of the maintenance document should be presented. You decide what goes in and then the Commission approves. The stormwater report checklist gives you a list of what needs to be in the plan. Mr. Clemons said the Commission would want the stormwater plan to be set in stone.

Agent Schellenger asked if there was anything included regarding cleaning the catch basins?

Mr. Kirby will look at one more time.

Agent Schellenger said he has not heard back regarding the culvert. He is waiting on input on the 1st culvert.

Mr. Gates stated that Merrill asked the same question. The size is 8' wide X 3' high. Agent Schellenger asked if they considered the fact that they will be burying the end of the culvert?

The bottom of the box culvert is supposed to remain exposed.

Agent Schellenger asked if they know the elevation at the end is at 98.2? Because it is not marked.

Mr. Gates stated he cannot put much of a slope on culvert.

Agent Schellenger would like to know what the current elevations at that current point.

Mr. Gates said it's going to dropped at the inlet end.

Agent Schellenger asked; based on the existing conditions today, what is the elevation at the inlet point? The contour on the plan indicates it is higher than 98.2, which means the culvert would be buried. The opening wouldn't be as big as they are relying on, it being less than 3'.

Mr. Gates said it is about a foot higher. The intent is that the existing grade would be dropped.

Mr. Clemons stated that there is a 21-day appeal process in which anyone can appeal the conditions.

Carol Brzuszek asked if Mr. Ridder would come back to determine where the tree clearance cutoff will be so that no hazards are created when the forest is cut down. They have a lot of tall pines and the integrity

has been compromised. She does not want to be responsible for those tall pines to fall on top of a unit, her house because they have children, or her pool. There is a question on who removes trees once the forest is removed because they can't keep those tall pines up, many are top heavy. She would also like to request that prior to the units that are by her property being built or obtaining occupancy, that a privacy fence be installed. She wasn't sure if she goes to Board of Appeals or these go in the Order of Conditions?

Mr. Clemons stated fences would be a Conservation matter only if they encroach on wetlands. It would be a question of different town department. The Planning Board has by-laws regarding fences and where they can/cannot go.

Mr. Clemons said he did not see the vegetation line. Mr. Gates said they are working on tightening it up.

Motion to issue variance of work within BVW by: Bill Woodward

Second: Sharon LePorte

Vote: 5-0-0

Agent Schellenger stated that the latest set of plans were from 01.27.2020.

Mr. Gates said ZBA has one more after that date.

Agent Schellenger stated he has to have the most recent version before we write the Order of Conditions. There is concern because if it was approved tonight it has a 21-day deadline for DEP and the plans are expected to be on Order of Conditions. It will state that those are the recorded plans.

Mr. Gates stated that he has one more minor revision. They are meeting with ZBA 03.24.2020 and would like to meet with the Conservation Commission after that meeting, which is also 03.24.2020, with the time of 7:45pm.

Motion to continue hearing until March 24, 2020 at 7:45 pm by: Sharon LePorte

Second: Paul Andruk

Vote: 5-0-0

Appointments

7:30 P.M. Appointment with Ken Anderson of Anderson Surveys, Inc. to discuss survey and boundary markers at Whitman Street, Map 109, Lot 5-1.

Ken Anderson distributed the updated affidavit and plans for the town owned property located on Whitman Street for review. The recorded plan was in error and the updated plan shows the corrected property lines. The town has to record the plan, then the affidavit goes on record. Otherwise, the plan will not be included in the chain of title.

Discussions

Update on Sleeper property acquisition - Mr. Clemons

Town Planner, Deb Pettey, has completed The Open Space and Recreation Plan, and it has been submitted. She will follow up to make sure it is ready to be approved. This will qualify us to receive the grant, purchase the property, and also have an environmental review done. The deed will state that the property is under the Care and Custody of the Conservation Commission.

Future Business Meeting: Meeting date of 03.31.2020 at 7:00 pm.

Kevin Keane, Hanson Troop 68 Boy Scouts was present at the Commission meeting. Mr. Keane stated that he is awaiting response for a future Eagle Scout project for Eagle Scout TJ Woodward.

Mr. Clemons stated the sincere apologies from the Commission for a belated response, the Commission would like to work with any Scouts that have ideas.

Conservation Commission will invite TJ Woodward to the business meeting scheduled for 03.31.2020 to address specific projects. An email will be sent from the Conservation Office.

Old Business/New Business

Reimbursement Webinar MACC/Invoice -**Signed**

Meeting and Mileage Reimbursement(s)-**Signed**

Next meeting: March 24, 2020 at 7:00pm in Meeting Room C

Adjournment

Motion to adjourn at 8:32 pm: Sharon LePorte

Second: Paul Andruk

Vote: 5-0-0.