

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF SEPTEMBER 9, 2020
HANSON MIDDLE SCHOOL, 111 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, Hanson Middle School Auditorium, Hanson, MA

Present: Phil Clemons, Chairman
David Mansfield, Clerk
Paul Andruk, Member
Thomas Roffey, Jr., Associate Member
Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Absent: Sharon LePorte, Vice Chairman
Bill Woodward, Member

Also Present: Ralph Greenberg, Impressed LLC
Sam Malafronte, Solli Engineering
Casey Burch, Solli Engineering

August 26, 2020 Minutes

Motion to approve the minutes of August 26, 2020: David Mansfield

Second: Paul Andruk

Vote: 3-0-0

Public Hearings

7:30 PM Notice of Intent to modify an existing industrial building, the expansion of the parking area, and the construction of a stormwater infiltration basin within 100 ft of bordering vegetated wetlands to be regraded and improved for proposed stormwater basin at 15 Commercial Way, Map 59, Lot 0-17-6 for Shahram Moghaddam, Impressed LLC, 10 Stonegate Drive, Dover MA 02030, represented by Solli Engineering, LLC, 351 Newbury Street, Suite 303, Boston, MA 02115. (DEP# SE175-0722) (New Hearing)

Mr. Mansfield read the Public Hearing Notice and the abutters were verified.

Updated plans and project narrative were presented to the Conservation Commission along with an updated Notice of Intent. Mr. Burch, Solli Engineering, presented plans. They are proposing to demolish the existing loading area which is approximately 2,500 sq ft and put an extension off the existing building approximately 6,800 sq ft. To accommodate operations, they would need to increase parking to the North adding about 5,000 sq ft of new impervious area. They will repave portions of the property to accommodate 38 parking spaces and also update utilities. They are also proposing a basin to the northern portion, no paving, just stormwater mitigation factors. Mr. Burch stated that the runoff toward 23 Commercial Way is not currently being treated, except that in the front there are 2 dry wells. A site visit was performed and the dry wells seem to be working. An updated plan will be provided after discussing the underground tank shown on plans. The revised plan will reflect changes.

Mr. Burch discussed responses to comments by Agent Schellenger:

1. Stormwater management will be reviewed by a third party; Conservation will await that review and resolution of comments will be required before Conservation Commission approval.

Acknowledged. It is Solli's understanding that the Town Planner has coordinated with Environmental Partners to facilitate a peer review for the stormwater management design.

2. One immediate concern is that there are no test pits in the area of the infiltration basin; the design is based on assumptions about the subsurface soils, but no actual site-specific data.

Test pits and an infiltration test were performed in this area by River Hawk LLC on September 4, 2020. The infiltration rate was determined using a falling head test. The infiltration rate was calculated to be a lot slower than assumed and the drawdown time for recharge was greater than 72 hours. Recharge in this area is not practicable. The plans have been modified to raise the detention basin up and were designed for attenuation

only. The basin attenuates the peak discharge rate of runoff for all storm events from that of existing conditions. Revised plans have been submitted at today's meeting.

3. The infiltration basin overflow outlets directly to the adjacent property. Has this been addressed with the abutter?

The property, in its current conditions, consists of approximately 1.6 acres of area that sheet flows to the north on the neighboring property. There are several areas of erosion on the neighboring property due to this uncontrolled discharge. The project proposes to convey this drainage area into a detention basin and control the discharge point to a location that will be stabilized. The overall peak discharge rate, associated with this area, will be reduced for all storm events because of the measures.

4. Agent Schellenger did not find any benchmark(s) on the Solli Plans; is it all based on the Grady Plan (Existing Conditions)?

A revised survey was performed for the project by Grady Engineering; Solli's design was based on the updated survey. The existing site conditions and boundary information have been taken from a plan entitled Existing Conditions prepared March 15, 2020, by Grady Consulting, LLC. It does include a benchmark. They have updated the Overall Site Plan and Site Layout Plan to include the benchmark as well. Revised material submitted at today's meeting.

5. Checklist for Stormwater Report;

1. Project Type is checked as redevelopment, the narrative says no.

Please see revised Stormwater Checklist. The project is a 'Mix of New Development and Redevelopment.' In accordance with Standard 7 of the Massachusetts Stormwater Handbook, this project cannot be looked at as a redevelopment because the project proposes a net increase of impervious areas.

- b. Standard 3 is checked as soil analysis provided; see number 2.

See revised Stormwater Checklist.

- c. Standard 3, Page 5; The top box on page 5 is checked - Agent Schellenger found no mounding analysis-how could you do it without knowing the water table? See number 2.

See revised Stormwater Checklist. The project has been redesigned for attenuation purposes only; a mounding analysis is not required.

- d. Standard 8; A Construction Period Pollution Prevention Plan included in the Stormwater Reports was checked and it is not, are you counting on Plan 2.31?

The Soil Erosion & Sediment Control Plan (Sheet 2.31) included sufficient information in regard to SEC measures, notes, scheduling, operations procedures, and details. This plan was the reason they checked off this category.

- e. A 2005 Plan by Merrill Associates, Inc. is used for the wetland delineation. However, delineations are only valid for 3 years.

There are no wetlands on the project site. The neighboring property does not contain wetlands and their regulated buffer area does traverse our property, approximately 1,930 sq ft according to the 2005 plan. Attempts were made to coordinate with the property owner of 23 Commercial Way to update said wetland's delineation. The owner of the property has respectfully denied an access to the property to perform this service.

6. On the NOI Form, page 3; There is no Resource Area impacted - uncheck the box.

Acknowledged.

Agent Schellenger updated the Conservation Commission on his recommendations.

The project is located at the corner of Franklin Street and Commercial Way and involves a reuse of and an addition to an industrial building for the purpose of growing marijuana. The site will also be revised to include additional stormwater management. The project is under review by the Board of Selectmen and the ZBA. The ZBA is coordinating the stormwater review by a peer reviewer. Agent Schellenger has reviewed the NOI and plans and provided comments to the Engineer, Sam Malafronte.

A potential issue was discussed with the engineer concerning the use of a 13-year-old wetland delineation. The applicant was not able to obtain permission for a new delineation from the abutter at 23 Commercial Way. Agent Schellenger exchanged emails with Andrew Poyant, DEP-SERO, and Mr. Poyant recommended that we consider an estimated buffer line since the bordering vegetated wetland is offsite. Agent Schellenger viewed the site on September 8, 2020. The bordering vegetated wetland is completely constrained by the earlier development at #23, so the buffer line can be no closer to the #15 site than as shown on the plans. Agent Schellenger recommends the buffer line be accepted as shown.

Agent Schellenger recommends that the hearing be continued, pending resolution of Conservation comments and receipt and review of the peer reviewer's review.

Motion to continue hearing until September 23, 2020 at 7:30 pm: David Mansfield

Second: Paul Andruk

Vote: 3-0-0

Appointments -(None)

Discussions

Update on Sleeper Property

No new update.

Future Business Meeting

Future Business Meeting to be held September 30, 2020 at 7:00pm.

Topics for discussion:

TJ Woodward, Hanson Boy Scouts Troop 68 Project

Land Management Issues/Ideas

Indian Head River Trail

Smitty's Bog

Conservation Funds Overview

TJ Woodward, Boy Scouts, Troop 68 in Hanson

Conservation Commission to invite Mr. Woodward to the September 30, 2020 meeting.

Old Business/New Business

Invoice for Public Hearing Notice (Hanson Express) for 15 Commercial Way, Notice of Intent - **Reviewed**

Invoice for Office Supplies (WB Mason) - **Reviewed**

Next meeting:

September 23, 2020 at 7:00pm at Hanson Middle School Auditorium

Adjournment

Motion to adjourn at 8:00pm: Paul Andruk

Second: David Mansfield

Vote: 3-0-0