

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF JANUARY 6, 2021
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
Sharon LePorte, Vice Chairman
David Mansfield, Clerk
Thomas Roffey, Jr., Associate Member
Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Absent: Paul Andruk, Member
Ryan Morrison, Associate Member

Also Present: Scott Fanara, Grady Consulting
Colin McSweeney, McSweeney Associates, Inc.
Liam McSweeney, McSweeney Associates, Inc.
Craig Leonard, King Street

Minutes

December 16, 2020

Motion to approve the minutes of December 16, 2020 by: David Mansfield

Second: Phil Clemons

Vote: 2-0-1

Public Hearings

7:00 PM Notice of Intent to construct an addition of a proposed garage within 50' of bordering vegetated wetlands at 81 Ocean Avenue, Map 2, Lot 1501 for Sylvia Realty LLC, represented by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, MA 02364. (DEP #SE175-0727) (New Hearing)

Mr. Mansfield read the Public Hearing Notice. Abutter signed certified green cards were not complete as of today's meeting.

Scott Fanara, Grady Consulting, presented updated plan copies to the Commission.

The applicant is requesting to construct a 22X24 garage addition. The property is adjacent to Monponsett Pond.

The total acreage is 8,100 sq ft. No tree removal proposed.

Agent Schellenger stated that the site has a long history with the Conservation Commission; the former owner was before the Commission for:

Request for a tight tank which was deemed to be environmentally safe when trailer was onsite.

Proposal to remove trailer and construct a building (which is the long part of existing dwelling on the plan).

Request for a septic system which was approved.

Request for bump out which goes from middle of building toward the lake.

Request to expand floor plan by building side pieces which are labeled as overhang on the plan.

In the meantime, property has changed hands. The new owner has cleaned out the site. An Emergency Certification was issued for this purpose.

Agent Schellenger is not sure what the new owner plans for the building, but now before us is a proposed 22X24 garage. He has not seen any elevations.

Agent Schellenger stated that Monponsett Pond is a Zone A Public Water System and the lake is habitat for endangered species, Eastern Pondmussel. The lake is also Category 5 impaired due to nutrient intrusion. Some of the intrusion can be contributed from septic around the pond.

The Commission stated concerns about the no touch zones on both sides, concerns of the wetland, and the buffer zone impacts. No mitigation was offered for the proposed garage addition (other than a stone-filled trench for receiving roof stormwater), and due to the small area of the site there seems little opportunity to do so. The Commission noted that, besides the buffer zone extending from the pond shore, part of the site simultaneously is located within a second overlapping zone that extends from wetlands located to the north, just across the road. Chair Clemons stated there is so much stress on the pond, the more impact on the buffer zone, the less the buffer zone can do its job.

Motion to close hearing and deny Order of Conditions based on impact of Buffer Zone as discussed under the Hanson Wetlands Protection by Law 3-13, §5 by: Sharon LePorte
Second: David Mansfield
Vote: 3-0-0

7:15 PM Notice of Intent to construct an addition to a single family residence within 50' of bordering vegetated wetlands and within 200' riverfront buffer zone at 217 King Street, Map 115, Lot 5-2 for Craig Leonard, represented by McSweeney Associates, Inc., 745 Winter Street, Hanson, MA 02341. **(DEP #SE175-0728) (New Hearing)**

Mr. Mansfield read the Public Hearing Notice. A butter signed certified green cards were verified.

Liam McSweeney, McSweeney Associates, Inc. presented updated plan copies to the Commission. The applicant is requesting to construct an addition within 50' of bordering vegetated wetlands which is also within 200' riverfront buffer zone. The house was built in 1995. The addition would be constructed onto pre-existing lawn with proposed filter sock and some grading, the wetland mitigation area which include highbush blueberries.

Chair Clemons asked if there were any questions, comments.

Agent Schellenger stated that when it was first reviewed, there were some issues that he sent to Colin, and there was no mitigation offered. They have addressed the comments.

Motion to issue variance for work within 50' buffer zone by: David Mansfield
Second: Sharon LePorte
Vote: 3-0-0

Motion to close hearing and approve an Order of Conditions subject to Special Conditions as presented with 374' square ft mitigation area plans by: David Mansfield
Second: Sharon LePorte
Vote: 3-0-0

Appointments - (None)

Discussions

Annual Town Report – **requires vote**

Motion to approve 2020 Annual Town Report by: David Mansfield
Second: Sharon LePorte
Vote: 3-0-0

Property Management Update
Sleeper property update; the title and probate work continues.

485 Winter Street update; a new notice of right of first refusal has been received. Chair Clemons to complete Part B of the CPC Application.
Lite Control property; Appraisal work has commenced.

Old Business/New Business

Invoice for Public Hearing Notice (Hanson Express) for 81 Ocean Avenue, Notice of Intent-**Reviewed**

Invoice for Public Hearing Notice (Hanson Express) for 217 King Street, Notice of Intent-**Reviewed**

Adjournment

Motion to adjourn at by: David Mansfield

Second: Sharon LePorte

Vote: 3-0-0

Next Meeting:

January 20, 2021 at the Hanson Middle School Auditorium