

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF FEBRUARY 17, 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
Paul Andruk, Member
Thomas Roffey, Jr., Member
Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Absent: Ryan Morrison, Associate Member

Also Present: Jeff Hassett, Morse Engineering Co., Inc.
Joseph O'Sullivan, County Road
Joe MacDonald, County Road
Marian and Robert Scott, Holmes Street
David Beauvais, Holmes Street
Stephen Egan, Egan Development, LLC
Bob Crowell, Crowell Engineering

Minutes

February 3, 2021

Motion to approve the minutes of February 3, 2021 by: Sharon LePorte

Second: David Mansfield

Vote: 5-0-0

Public Hearings

7:00 PM Notice of Intent to construct a residential subdivision roadway partially within the 100' setback to a bordering vegetated wetland at 0 County Road, Map 74, Lot 7&8, for Ellis Building & Development Corp., represented by County Road Partners, LLC, 20 Stearns Road, Scituate, MA 02066. (DEP# SE175-0730) (**New Hearing**)

Mr. Mansfield read the Public Hearing Notice and abutters were verified. A notice was sent along regarding delinquent taxes.

Jeff Hassett, Morse Engineering Co., Inc., presented plan information to the Commission. He stated that it is a Notice of Intent to construct a subdivision roadway for 2 parcels-52.6 acres, 21.7 acres are upland. Wetland Delineation was completed by Brad Holmes, Environmental Consulting. Mr. Hassett stated that there are no vernal pools, the development would have 2 cul de sacs, road, and 10 residential lots. Stormwater on 3 different areas of property; no alterations to any resource areas. They will need to create access for the entrance-frontage work is at 38' which is within the 50' buffer zone, otherwise, all work is outside of the 50' buffer zone. There will be a stabilization construction area for erosion control and 12" mulch sock. They have an upcoming meeting with the Planning Board on 02.22.21 and asked if there were any comments from the Commission.

Chair Clemons wanted to confirm that the project is only to build roads and Mr. Hassett confirmed. Agent Schellenger asked about soil analysis, the Commission is interested in overall water at property. Will there be mounds in future? Mr. Hassett said yes, the septic would need to be elevated.

Vice Chair LePorte would be interested to see areas that are being tested. Mr. Hassett will provide that at the next meeting.

Chair Clemons stated concerns regarding water behavior now and future; asked how many acres will be going away. Mr. Hassett stated the total disturbance area is 7.7 acres; it would be the road, houses, lawn, and greenage.

Chair Clemons asked if there were any questions, comments.

Agent Schellenger stated that there are perc tests for septic, but where are the test pits for the infiltration basins? This will have to be completed. The Stormwater Report will eventually be part of the project.

Mr. Hassett said it has not been done yet.

Agent Schellenger asked why the drainage boundary on plan was drawn around the piece of land that belongs to someone else. He stated that by looking at the report, the folks may get some water, nothing done to prevent water from running off west.

Chair Clemons asked if there were any questions/comments from the abutters.

Marian Scott, Holmes Street – Ms. Scott addressed concerns of drainage for the neighbors on Holmes Street, she currently has 2 sump pumps. Back in 2019, an earlier project that didn't go forward, there was a lot of water then.

Chair Clemons stated that Bonney Hill collects huge amounts of snow and rainfall, this would be a new disturbance.

Joe MacDonald, County Road - When the last project was proposed that did not go forward, water was a big concern. He moved to residence in 1955 and there was a sump pump in the basement which would come on 3 months a year. Over the years, it has given him time to see changes. There is flooding every time it rains, you always knew water would come into the house. He installed a French drain. All the water goes to wetland that abuts property, how many feet will be untouched until it hits one of the proposed roads?

Agent Schellenger stated that the wetland will not be touched.

Chair Clemons notified Mr. MacDonald that the wetland line to his property is about 300' based on the plan shown.

Mr. MacDonald stated that all the water seems to go year round and it's coming from the high point, it gets worse and worse, it's a constant battle.

Joseph O'Sullivan, County Road - At a previous hearing for the previous project, there was discussion regarding zoning bylaws are not allowed to be waived, if you need to waive a bylaw just to put a road in, you should reconsider.

Chair Clemons stated that in the future, there would be discussion on allowing or not allowing work to occur in the buffer zone.

Agent Schellenger clarified that the Wetland Protection Bylaw is not a Zoning Bylaw.

Motion to continue hearing until March 17, 2021 at 7:00 pm by: Sharon LePorte

Second: David Mansfield

Vote: 5-0-0

7:30 PM Notice of Intent to demolish existing house and commercial building and construct two 3-story mixed residential/commercial buildings; building one with 3 commercial units, 14 one-bedroom, 12 two-bedroom units, building two with 3 commercial units, 10 one-bedroom, 3 one+ bedroom, 10 two-bedroom units with associated site improvements and signage at 965&999 Main Street, Map 42, Lot 9&10 for Stephen Egan, Egan Development LLC, represented by Crowell Engineering. **(DEP# SE175-0731) (New Hearing)**

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

Bob Crowell, Crowell Engineering presented plans to the Conservation Commission. He stated that two years ago, they came forth with a plan to develop 965 Main Street. Now the plan is to include the adjacent site, 999 Main Street (formerly an ice cream shop). Discussion regarding swale, ditches, and culverts.

They are proposing 49 units with a mixture of 1 and 2 bedrooms, 71 total, commercial units would be on the 1st floor. Building 1 at 965 with 26 residential, 38 bedrooms and Building 2 at 999 with 33 bedrooms, parking lot in between for 144 spaces. There would be 6 store fronts total with the two buildings.

Mr. Egan stated an enlarged copy of the landscape plan will be presented at the next meeting.

Mr. Crowell stated the septic will be in front, there is enough area for the reserve area. It is a Presby System.

Chair Clemons is interested in the MBTA thoughts. Discussion regarding MS4, has there been any discussion? Mr. Crowell stated that there are no easements, they are handling everything on site. For the runoff, building 1 is to the left, the middle there is a storm sceptor and larger storm sceptor for rest. There will be a swale on the left. Agent Schellenger stated that the Zoning Board will require a Peer Review which will include Stormwater Report and Calculations, they meet with ZBA on 03.09.21. Agent Schellenger stated that the MBTA property will want to know you have an outlet and will have to approve. What you are suggesting is that there is going to be a pipe facing their swale and they are very touchy on that. Chair Clemons added that the previous Highway Director had discussions and they are aware of activities. Mr. Crowell stated they have notified MBTA regarding the infiltration basin.

Motion to continue hearing until March 17, 2021 at 7:30 pm by: Sharon LePorte

Second: David Mansfield

Vote: 5-0-0

Appointments - (None)

Discussions – Property Management Update

Agent Schellenger is researching recordings, there are 70-80 properties that should be under the care and custody of Conservation; He is currently in process of recording Whitman Street plan which was surveyed by Ken Anderson of Anderson Surveys, Brook Street, Map 105, Lot 7, and Town Forest which was voted on at previous Town Meeting.

Sleeper Property; Town attorney is working on.

485 Winter Street; Board of Selectmen voted to have town attorney issue a no bid or non-exercise to property owners. Chair Clemons did contact Town Counsel, the owners were contacted.

Park Perimeter Trail; The Commission discussed scope of work at former Plymouth County Hospital Site. The office is currently obtaining quotes for trail development and site work.

Old Pine Drive Well Development Project; Official ENF has been published in the State Environmental Monitor, they will receive public comments on the project for 20 days and will then decide within 10 days if an Environmental Impact Report is needed.

Town Forest; Mr. Mansfield updated commission on the Bay Circuit Trail through the Town Forest.

Old Business/New Business

Invoice for Recording (Plymouth Registry of Deeds) for 825 Whitman Street, Map 105, Parcel 7 - **Reviewed**

Invoice for Public Hearing Notice (Hanson Express) for 0 County Road, Notice of Intent - **Reviewed**

Invoice for Public Hearing Notice (Hanson Express) for 965&999 Main Street, Notice of Intent - **Reviewed**

Invoice for Mileage Reimbursement (Agent) - **Reviewed**

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

Adjournment

Motion to adjourn at 8:30 pm by: Sharon LePorte

Second: David Mansfield

Vote: 5-0-0

Next Meeting:

March 3, 2021 at the Hanson Middle School Auditorium 7:00 pm