

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF MAY 5, 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  
David Mansfield, Clerk  
Thomas Roffey, Jr., Member  
Ryan Morrison, Associate Member  
Frank Schellenger, Agent  
Lan Woodward, Administrative Assistant

**Absent:** Sharon LePorte, Vice Chairman

**Also Present:** Greg Morse, Morse Engineering  
Elizabeth and Joe O'Sullivan, West Washington Street  
Marian and Robert Scott, Holmes Street  
Heather and Keith, Johnson, County Road

**Minutes**

April 21, 2021

**Motion to approve the minutes of April 21, 2021 by:** David Mansfield

**Second:** TJ Roffey Jr.

**Vote:** 3-0-0

**Public Hearings**

**7:00 PM Continued 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)

\*Member Thomas Roffey, Jr., recused himself from the hearing.

Chair Clemons stated that since there are only 2 voting members, no voting can be done this evening. The information can be added for the record for others to examine.

Mr. Morse notified commission that there have been changes since last hearing including additional soil testing, and determination of groundwater elevations at the infiltration basins. Screening has been added, a site distance analysis has been performed and a stormwater basin has been reconfigured. Environmental Partners is performing peer review. Brad Holmes has performed a site visit. There is no disturbance of the bordering vegetated wetlands, and MA DEP had no comments on the site. There are no vernal pools.

The Planning Board meets on May 10, 2021, and Mr. Morse plans to reply to peer reviewer comments.

**Joe O'Sullivan, West Washington Street** – Has there been any change regarding top surface?

Mr. Morse stated that the groundwater table fluctuates 20"-30". They have completed perc tests which Board of Health has witnessed. The individual septic plans have not been designed yet.

**Joe O'Sullivan, West Washington Street** – Where will they be going, the water from the leaching system will go back to ground.

Mr. Morse stated the septic systems will be raised.

Chair Clemons stated the Title V standards are being taken into account.

**Joe O'Sullivan, West Washington Street** – What about the houses already there? Will the water run over there?  
Mr. Morse stated that if liquid flows from septic it represents failure and that would require Board of Health.

**Joe O'Sullivan, West Washington Street** – We are potentially looking at houses raised 6'-8' above grade.  
Mr. Morse said yes.

**Elizabeth O'Sullivan, West Washington Street** - Does the water go downhill?

Mr. Morse said all the water would be running downhill.

Chair Clemons stated this would be addressed in the Stormwater Management Plan. The Commission shares the same concern, and we would be able to obtain answers to that once we have the final plans in our hands.

Agent Schellenger stated that the roadway drainage has been designed to present that. There are concerns regarding the design of the infiltration basins, they may be undersized.

**Keith Johnson, County Road** – His main concern is drainage, his backyard does not drain well and the sump pump is always running.

**Elizabeth O'Sullivan, West Washington Street** - We have many puddles in our backyard when it rains.

**Joe O'Sullivan, West Washington Street** – Is this hearing just for the roadway?

Chair Clemons stated that is was.

**Joe O'Sullivan, West Washington Street** – Mr. O'Sullivan stated that if they are proposing to put a road in, the area is so wet, they would need variance. What is it that the Commission would be voting on?

Chair Clemons stated:

1. Compliance with Wetlands Protection Bylaw
2. Compliance with the Hanson Local Bylaw
3. Stormwater Management Plans

**Heather Johnson, County Road** – Application is to construct just the road?

Chair Clemons stated that Commission is not aware of being asked yet, there may be a needed variance for small area, within the 50' buffer, something the Commission would have to consider.

Agent Schellenger stated the small area that cuts through the 50' buffer zone would require a variance. As far as the wetlands are concerned, the concern is how the wetlands are affected. The plans are within bounds.

Chair Clemons stated the wetland around project are what the Conservation Commission are trying to protect. The applicant may wish to improve the form of mitigation, there are many ways to mitigate.

**Heather Johnson, County Road** – Would the number of houses there, if there were less, make a difference? Does the number of houses impact site drainage, could it potentially be fewer, say 8 instead of 10?

Chair Clemons said the more houses, the more impervious areas you are creating.

Mr. Morse said it absolutely would. The majority of the site is wooded, wetland, and upland forest. They do a full analysis and look at the pre-development and post development change and take areas such as the road, driveway, dry wells, catch basins, detention basins into account.

**Elizabeth O'Sullivan, West Washington Street** - Will there be tree cutting?

Mr. Morse notified Ms. O'Sullivan that there would be a limit of clearing along roadway. Later in time, when the lots are being built, there will be more clearing when you have the final house design. All lots would require fill, 85% would be undisturbed.

**Marian Scott, Holmes Street** – In response to Lot 4, what is the plan on Lot 4? At some point, they could change? There would be potential for another house.

Mr. Morse stated the plan is a house on Lot 4. If there is a change, there would be a whole new process, it would not happen without input.

**Robert Scott, Holmes Street** – If the board grants a variance, would that set a precedence for Lot 4? On Page 10 of Map Plans, he would like to know the distance from drill hole.

Mr. Morse said 30', they are offering vegetation and supplemental planting in between.

Agent Schellenger stated to elaborate on your concern, why is it that the applicant did not make excess acreage on Lot 4 a separate parcel? Seems to me that it would be easy to cut all of the wetland and make Lot 4 other than a potential developable situation?

Mr. Morse stated that they did not want to restrict.

**Heather Johnson, County Road** – Is there a reason that those lots have been congested and so close to all the abutters? If you wanted to build in the back, you would need another access?

Mr. Morse said on the plan, the blue line represents the wetland areas and they tried to place on upland area, and you would need another access anything built in back.

**Keith Johnson, County Road** – How much fill would be brought in?

Mr. Morse said about 53,000; they submitted information on plan.

**Keith Johnson, County Road** – About 4,000 truckloads of fill, that is a lot of traffic.

Agent Schellenger stated it was about 2,000 truckloads.

Mr. Morse would like to request next hearing in, June 2, 2021 at 8:00 pm.

Noted for the record the above date and time for continuation of hearing.

**Appointments - (None)**

**Discussions**

**Request for Minor Modification** to the Order of Conditions for Depot Village, Map 50, Lots 24D and 152 at Phillips and Station Streets for Dakota Partners, Inc. (DEP SE#175-0705) – requires vote

Agent Schellenger notified the Commission that the minor modification request is to redesign the outlet for the infiltration/detention pond. The pond (not finished) is holding a lot of water. We put a question to the Engineer. Some of the water is supposed to infiltrate and the excess is supposed to have controlled outlet. Engineer has designed an outlet structure change that modifies drainage calculation and mounding analysis. Agent Schellenger stated that the modification is acceptable.

**Motion to accept minor modifications** to the Order of Conditions for Depot Village, Map 50, Lot 24D and 152 at Phillips and Station Street for Dakota Partners Inc. by: David Mansfield

**Second:** TJ Roffey, Jr.

**Vote:** 3-0-0

**Oldham Pond**

Oldham Pond signature form passed out to the Conservation Commission for signatures regarding the invoice approved to pay at the April 21, 2021 meeting for the Accounting Department.

**Mass DEP NRD Grant Opportunity Update**

We will continue watching any future information regarding Winter Street sale availability.

Brad Chase, Division of Marine Fisheries, is interested in doing a 2-year assessment to see if suitable for river herring and also look into training personnel. There would be 6 month assessments of water and vegetation. It would be from May-October for 2 years, Mr. Morrison would be willing to do, or train an intern, we are allowed to use their equipment. Eventually, the hope is to install a fish passage.

Agent Schellenger stated that the grant is exactly for this kind of work, planning to give out money to plan things.

Agent Clemons stated that if we are going to apply, we have to plan to administer it.

Agent Schellenger asked if there was any idea of when NSRWA would be looking at the State Street Dam. Mr. Mansfield stated that their engineer has the as-built plans, and they are exactly what is needed.

Chair Clemons stated that as a Commission we can commit to support the NSRWA for the State Street Dam Feasibility Project. Looking ahead, we can also see if we can take advantage of the Division of Marine and Fisheries 2-year Habitat Monitoring. Mr. Morrison could be in charge, administering work if he thinks it is reasonable.

**Motion to send support letter to the NSRWA to support the State Street Dam Feasibility Project by:** David Mansfield

**Second:** TJ Roffey, Jr.

**Vote:** 3-0-0

#### **USDA Draft Update**

Agent Schellenger notified the Commission that proposed revisions have been discussed. A draft letter will be created for Ms. Castles to agree to what was proposed by NRCS, along with some changes that hopefully make progress. Communication was received from Nick Nelson of Interfluve, he is working on the last permit. When it comes together, we can then put out bid requests.

#### **Eagle Scout Project Update(s)**

Chair Clemons is waiting to hear back from Scout Andruk regarding project discussions. The Conservation Commission discussed bog bridges as a project.

Mr. Roffey emailed Scout Woodward regarding Poor Meadow Brook Trail. plans for some changes to the dimensions of the parking area in addition to resurfacing. Scout Woodward notified the Commission that the parking area will have the same measurements as it does now which is 55' X 80' and the kiosk will be located approximately 6' from the edge of the parking area.

We are still awaiting the Tree Warden and Highway Department regarding the tree work.

Mr. Roffey stated there were two National Honor Society high school students interested in obtaining their volunteer hours with Conservation. They each have 7 hours.

Commission discussion trail clean up at Town Forest and also at the Indian Head Pond Boat Ramp.

#### **Property Management Update**

**Rocky Run Trail Clean Up;** The cleanup was a success.

#### **Rockland Open Space Committee**

Chair Donald Cann, from Rockland Open Space Committee, reached out to Chair Clemons. Rockland would like to apply for a state land grant to purchase McCarthy Farm, located near Hanson and Whitman town line. Chair Cann wanted to be sure we were aware and also to obtain support from Hanson Conservation Commission. A letter can be sent stating support.

**Motion to send support letter to the Rockland Open Space Committee to support the application for a state land grant for McCarthy Farm by:** David Mansfield

**Second:** TJ Roffey, Jr.

**Vote:** 3-0-0-

#### **Old Business/New Business - (None)**

**Adjournment**

**Motion to adjourn at 8:48 PM by:** David Mansfield

**Second:** TJ Roffey, Jr.

**Vote:** 3-0-0

**Next Meeting:** May 19, 2021 at Hanson Middle School Auditorium 7:00 pm