

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF OCTOBER 20, 2021  
SELECTMEN'S MEETING ROOM, HANSON 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, Selectmen's Meeting Room, Hanson Town Hall, Hanson, MA

**Present:** Phil Clemons, Chairman  
Sharon LePorte, Vice Chairman  
David Mansfield, Clerk  
Thomas Roffey, Jr., Member  
Frank Schellenger, Agent  
Lan Woodward, Administrative Assistant

**Also Present:** Bob Crowell, Crowell Engineering  
Ed Johnson, Brookside Realty LLC  
Amanda Monti, Brookside Realty LLC  
Chris Collins, Energy Conservation  
Audrey Flanagan, Recreation Commission  
Frank Milisi, Recreation Commission

**Minutes**

October 6, 2021

**Motion to approve October 6, 2021 Minutes by:** Thomas Roffey, Jr.

**Second:** David Mansfield

**Vote:** 4-0-0

**Public Hearings**

**7:00 PM Notice of Intent** for removal of existing structure and construction on one 96'X36' residential condominium building with 4 one bedroom units, with associated site improvements and signage within 100' of bordering vegetated wetlands and riverfront area at 1139 Main Street, Map 43, Lot 36A, for Edward Johnson, Brookside Realty LLC, represented by Crowell Engineering, 981 Long Pond Road, Plymouth, MA 02360. **(DEP# SES175-) (New Hearing)**

Mr. Mansfield read the Public Hearing Notice and green cards were verified.

Bob Crowell, Crowell Engineering, presented updated plans to the Commission. He is also requesting a variance to allow construction of a four-unit condominium within the riverfront area, and stated that the project does not harm the riverfront and will provide an improvement to the rundown area.

The plan has been approved by the ZBA. There will be 2 parking spaces per building along with one guest parking space. They will be installing a Presby System-It is an advanced enviro septic system and it is within the 100' riverfront. The groundwater-stormwater collected goes into 2 infiltration basins and there is a catch basin stormceptor.

The property line falls at the Fire Department buildings and Mr. Johnson spoke to the Fire Department, there will be a 14' access easement to get around the building. Arborvitaes, Rhododendrons, Holly will be planted along the side between church. The church is presently using the back area.

A perc test was completed and witnessed by the Board of Health. The prior building was not safe, per prior Building Inspector, Bob Curran, we reached out to demo, but could not until ZBA approval.

Grading will be collected in catch basins and swales that fall partially within 14' access. Hay bales, silt socks will be all the way around and it will match the limit of work around the perimeter. There will be a temporary stone entrance during construction.

The prior project had wetland flagging completed by Dr. Hewitson in 2006, and Michelle Grenier re-established in November 2020.

Agent Schellenger notified Commission that he did review project previous to submittal today. This site was subject of submittal by another owner, proposed developer, and that project was approved by the Conservation Commission, but the project was not completed. Mr. Crowell was the engineer for that project as well. The stream in the back is considered a perennial stream. The site is part of a riparian zone with the two MA DEP requirements discussed:

MA DEP requires only developed 5,000 sq feet if riparian zone.

MA DEP requires that 100' of undisturbed vegetation be left. That would probably never be possible. There is vegetation between site, 100' riparian zone is right in the middle of site.

Chair Clemons stated a correction to plan, property marked Clemons was sold in 2017, it is now Chimney Chap. The site has been impacted a lot, any mitigation ideas? Great Cedar Swamp Brook has role in the hydrology of the area, does the culvert need some cleaning?

Mr. Johnson said it is something they can look into.

Agent Schellenger opened manhole on South side during previous project. He could not get down to see other side to see whether culvert was open or not or impacted by sediment. We do know there was some flow, but the pipe needs work. From the manhole, there is a pipe going to South which directs stream into culvert that could be made better. Although variance has been requested, DEP has not given a number yet for the project. Since it includes riverfront, Andrew Poyant, MA DEP, may have comments before approving project.

Mr. Johnson notified Commission that there will be a condo association which will be named once built. We set up the landscaper, maintenance, annual pumping of the septic. We also send owners letters including do and don't's.

Chair Clemons asked if Applicant could host a site visit?

Site visit to be conducted Monday, October 25, 2021 at 10:00 AM.

**Motion to scheduled site visit for Monday, October 25, 2021 at 10:00 AM by:** Sharon LePorte

**Second:** Thomas Roffey, Jr.

**Vote:** 4-0-0

**Motion to continue hearing to November 3, 2021 at 7:00 PM by:** Sharon LePorte

**Second:** Thomas Roffey, Jr.

**Vote:** 4-0-0

### **Appointments**

**7:30 PM Appointment** with the Recreation Commission to discuss Cranberry Cove Maintenance Plan

Chair Clemons welcomed the Recreation members to the meeting.

Frank Milisi notified Commission that he has sent along a spreadsheet regarding bladderwort research. He has found 2 options: surface side skimmer and Aquacide, pellet based, the cost of entire pond would be about \$44,000 and no answer on who would be funding.

Audrey Flanagan met with Jamison Shave, Highway Department, and looked at the beach. He recommended hiring an engineer and Recreation does not have funds for this.

The Conservation Commission reached out to John Chessia, Chessia Consulting, to conduct a Cove site visit.

Audrey stated they would like to remove sand, if not removed the bees will return.

She will work on submitting a Notice of Intent for the project.

### **Discussions**

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

Draft under Commission review.

#### **Property Management Update**

Mr. Mansfield provided the Property Management Update to the Commission along with the year-end draft for Commission review. Trash removal completed in areas that were needed.

**Smith-Nawazelski;** Parts of the return loop trail on the East Bridgewater side are blocked by wide, deeply rutted, wet, boggy, and ponded areas.

**Webster-Billings;** Three medium sized oak trees are across the trail, Member Mansfield will be cutting and clearing next week.

#### **Pond Management**

Chair Clemons discussed creating a reference library for office and creating a spreadsheet of references.

#### **Property Management Signage Project**

Rocky Run kiosk in progress.

### **Old Business/New Business**

**Invoice for Public Hearing Notice** (Hanson Express) for 1139 Main Street, Notice of Intent - **Signed**

**Invoice for Sign at Thomas Mill** (Ace Hardware) - **Signed**

### **Adjournment**

**Motion to adjourn at 9:00 PM by:** Thomas Roffey, Jr.

**Second:** Sharon LePorte

**Vote:** 4-0-0