

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF DECEMBER 15, 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
Lan Woodward, Administrative Assistant

Absent: Frank Schellenger, Agent
Thomas Roffey, Jr., Member

Also Present: John and Darlene Chumsae, Lakeside Road
Dominic Rinaldi, BSC Group
Matt Abraham, Dakota Partners
Mark Pilote, Dakota Partners
Jeffrey Miller, Franklin Street

Minutes

November 17, 2021

Motion to approve November 17, 2021 Minutes by: Sharon LePorte

Second: David Mansfield

Vote: 3-0-0

Public Hearings

7:00 PM Request for Determination of Applicability for a sunroom addition with gable type roof to be built over pre-existing back deck within 50' of bordering vegetated wetlands located at 283 Lakeside Road, Map 79, Lot 3, for John Chumsae. **(New Hearing)**

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

John Chumsae was present to discuss the proposed project with the Commission. Request is for a sunroom addition that would be built over a pre-existing deck within 50' of bordering vegetated wetlands. Agent Schellenger has visited the site, it requires silt barriers and sonotubes. Mr. Chumsae has also been in communication with the Building Inspector. Modern Manufacturing Company, Oxford, MA, is where the supplies would be purchased.

Chair Clemons stated that it appears there will be no impact to the resource area.

Motion to issue variance for work within 50' buffer zone by: Sharon LePorte

Second: David Mansfield

Vote: 3-0-0

Motion to close hearing and approve a Negative 3 Determination subject to Special Conditions

by: Sharon LePorte

Second: David Mansfield

Vote: 3-0-0

Appointments

7:15 PM Appointment with Matt Abraham, Dakota Partners, to discuss Depot Village infiltration basin issues (DEP# SE175-0705)

Mark Pilotte, Dakota Partners, had requested the meeting to discuss the project. They have also been in touch with MA DEP regarding the Superseding Order of Conditions. Matt Abraham, Dakota Partners, has been in contact with Agent Schellenger. The basin is completed, they would like to post a bond, every time they have tried to complete the loam and seeding, there seems to be a deluge of rain. In the Springtime, they will clean out the bottom of the basin. They will re-soil and re-seed, the seed mix used is not taking quick. Dominic Rinaldi, BSC Group, said the original basin did not have an outlet control structure.

Matt Abraham, Dakota Partners, notified the Commission that the Board of Health approved the septic. They started capping the area today and can now address the material pile which will go over the leaching area. Chair Clemons is not comfortable discussing bond without Agent Schellenger present. He stated that the ZBA has organized an umbrella style meeting to share observations to see if there is still anything that would need to be completed.

Discussions

Request for Certificate of Compliance for 48 Spring Street, Map 100, Lot 10, for Spiros Garnavos (DEP # SE175-0713) – requires votes and signatures

Chair Clemons has inspected the site and the project was in compliance with the proposed plan. The Board of Health has already approved the project.

Motion to approve and issue a Certificate of Compliance by: Sharon LePorte

Second: David Mansfield

Vote: 3-0-0

Upcoming Meeting Dates

January 5th and 19th, 2022, February 2nd and 16th 2022

Annual Report-Due January 7, 2022

Reminder Annual Report deadline date of January 7, 2022.

Property Management Update

Mr. Mansfield provided the Commission with Property Management 2021 Year End Summary Report.

The year 2021 proved to be challenging for the management of the Commission's properties due to the COVID pandemic, use of the properties for recreation was increased significantly, and the severe October storm created a lot of damage to trails. As a result, early in the year trash and litter at the properties (mostly at the trail heads, parking areas, boat ramps) became an ongoing issue. However, weekly trash pick-up and presence by the Commissioners at the properties for trail maintenance and inspection provided increased visibility for our role in maintaining the public land. As the summer approached, there was a noticeable decrease in trash and litter in most areas.

The Eagle Scout Poor Meadow Brook project to establish two loop trails, regrade parking lot, and provide a kiosk and signage is nearly complete. The area has seen an increase in hikers and dog walkers to take advantage of this beautiful property along the Poor Meadow Brook and Shumatuscant River.

One positive outcome of this pandemic year has been an increase in the interest and awareness in the opportunities available for hiking, walking, boating, and other outdoor activities. We anticipate that this will lead to increased public support for preservation of open space in the Town of Hanson.

Open Space Acquisition**485 Winter Street**

The Board of Selectmen have signed a purchase & sales agreement for 485 Winter Street. The closing date is set for December 30, 2021. The Chair of the Board of Selectmen signs at the closing.

Sleeper Property

Michael Sleeper and several lawyers are making progress with probate and are closer to dates for clearing the title.

Hawks Avenue Parcel 24-0-70-1

Chair Clemons discussed appraisal from 03.09.21 completed by Realworth Appraising & Consulting.

- 45.6-acre, western portion of the property with access by way of Crooker Place suitable for forestry or farming is appraised at \$157,500
- 45.6-acre, western portion of the property with only pedestrian access by way of Crooker Place is appraised at \$117,500
- Entire 87.1-acre property with only pedestrian access by way of Crooker Place is appraised at \$250,000

The 45.6 acres which consists of extensive wetlands would close the gap at Bay Circuit Trail. In cooperation with MA Dept of Fish and Game (DFG), the town would seek to arrange for the purchase and protection of the 87.1-acre property that lies west of the MBTA railroad tracks, between Crooker Place and Hawks Avenue. Using DFG's terminology, the Town is interested in the so-called western "45 acres", while DFG is interested in the eastern "41 acres".

We would have several steps required which would include composing a proposal to Hubbell Lighting, Town Meeting approval for CPC funds, and supplemental grant funds from one or more outside sources.

Motion to compose and submit proposal to Hubbell Lighting for 45.6-acre, Map, 24, Lot 70 (87.1 acres) (to be split into 2 parcels), western portion of the property with only pedestrian access by way of Crooker Place appraised at \$117,500 by: David Mansfield

Second: Sharon LePorte

Vote: 3-0-0

Volunteer Trail Management 101

Mr. Mansfield will be participating in the NSRWA's 28th Annual New Year's Day Walk, January 1, 2022, from 1:00pm-3:00pm. He will be covering the Rocky Run area.

Scout Project Update

No update.

Old Business/New Business

Invoice for Public Hearing Notice (Hanson Express) for 283 Lakeside Road, Request for Determination of Applicability - **Signed**

Invoice for Conference (NEWEA) for 2022 Annual Conference & Exhibit - **Signed**

Adjournment

Motion to adjourn at 8:05 PM by: Sharon LePorte

Second: David Mansfield

Vote: 3-0-0