

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OCTOBER 4, 2023
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. This meeting of the Hanson Conservation Commission is audio-recorded.

Present: Phil Clemons, Chairman
Thomas Roffey, Jr., Vice Chairman
David Mansfield, Clerk
Edwin Heal, Member
Stephen Smith, Member
Chris Hoffman, Associate Member
Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Also Present: Joe Pelligra, Lakeside Terrace, Hanson, MA
Kim Anderson, Lakeside Terrace, Hanson, MA
Steven Wry, Land Planning, Inc.
Mark Mangello, LEC Environmental Consultants, LLC

Minutes

September 20, 2023

Motion to approve minutes of September 20th, 2023 by: Edwin Heal

Second: David Mansfield

Vote: 5-0-0

Public Hearings

7:00 PM Continued Notice of Intent to construct a new single family house, gravel driveway, subsurface sewage disposal system, utilities, site grading, and landscaping of disturbed areas within 50' of bordering vegetated wetlands at Lot 1A Lakeside Road, Map 79, Lot 26-2A for Scott Burgess, ATL Construction, represented by Steven Wry, Land Planning, Inc., 1115 Main Street Hanson, MA 02341 **(DEP# SE175-0752)**

Continued Notice of Intent to construct a new single family house, gravel driveway, subsurface sewage disposal system, utilities, site grading, and landscaping of disturbed areas within 50' of bordering vegetated wetlands at Lot 2A Lakeside Road, Map 79, Lot 26-2 for Scott Burgess, ATL Construction, represented by Steven Wry, Land Planning, Inc., 1115 Main Street Hanson, MA 02341 **(DEP# SE175-0753)**

Continued Notice of Intent to construct a new single family house, gravel driveway, subsurface sewage disposal system, utilities, site grading, and landscaping of disturbed areas within 50' of bordering vegetated wetlands at Lot 3A Lakeside Road, Map 79, Lot 26-2B for Scott Burgess, ATL Construction, represented by Steven Wry, Land Planning, Inc., 1115 Main Street Hanson, MA 02341 **(DEP# SE175-0754)**

****Vice Chair Roffey recused himself from the hearing.**

Mr. Wry, Land Planning, Inc., notified the Commission that there have been a few changes made to plans. The plans were submitted and approved by Board of Health. Mr. Burgess has spoken to the Fire Department and there are no issues. There will be public water supply, overhead electric, no gas. The easement plan for 2 side lots will be prepared and registered at Registry of Deeds. The easement for Lot 4A is already existing.

Mark Manganello, LEC Environmental Consultants, LLC, submitted a Regulatory Analysis Report to supplement the Notice of Intent to describe the project revisions and analyze the project in the context of the applicable WPA and Bylaw.

To accommodate two-way traffic and to comply with Zoning requirements, the gravel bog roads will be widened in some areas, resulting in 3 areas of wetland disturbance and alternation to BVW, bank, and LUW. The project was redesigned to include retaining walls at each wetland disturbance area. Temporary disturbance to 95 +/- feet of bank and 257 +/- feet of LUW will be restored in place post-construction of the retaining walls. The project requires a 401 Water Quality (WQC) application to MassDEP and By-law and the Commission will be copied on the submittals.

This project is called a Limited Project. The Commission has the discretion to allow Limited Projects based on an analysis of certain conditions. Each of these criteria is addressed in the regulatory analysis which include:

- Magnitude of Alteration
- Significance of the Project Site
- The Availability of Reasonable Alternatives
- Minimizing Impacts
- Mitigation Measures

Mr. Wry stated variances have been requested. It is a heavily vegetated site. Mr. Burgess, the Applicant has offered \$1,500.00 per lot for the purpose of offsite mitigation.

Agent Schellenger asked if Mr. Burgess is clear that he owns the responsibility of fixing the road which includes cleaning out drainage structures and paving beyond Lot 4?

Mr. Wry stated that the Applicant is aware.

Joe Pelligra, Lakeside Road – He would like to commend you for the Engineering. Will the 50' bank change the water table?

Mark Mangello – The Project will not disturb the water table at all.

Agent Schellenger stated that when the project was proposed, a fee was paid for the disturbance of buffer zone. If you could break that down, that would provide some basis for calculation of mitigation.

Chair Clemons proposes the Commission find the simplest possible formula as to what to require for funding for offsite mitigation.

Chair Clemons asked if there were any additional questions, comments.

Hearing(s) to be continued for mitigation calculations/summary to next available meeting.

Motion to continue hearing to October 18th, 2023 at 7:00 pm by: David Mansfield

Second: Stephen Smith

Vote: 4-0-1

Discussions

Upcoming Meeting Dates; October 18th, November 1st, 15th, December 6th, 20th, 2023, January 3, 17th 2024.

Conservation Properties Status/Property Management Update; Trash removed at properties as needed.

Smitty's Bog; USDA site visit. Lower loop trails mowed and mapped on All Trails.

Smith-Nawalzelski; The inner and outer loop of trails are flagged. Inner Loop Trail is cleared of downed trees. Detours are flagged around the worst of the outer loop trail.

Bonney Hill Trail; Japanese knotweed encroachment. Webster Print quote received for 10 trailside signs at \$516.80.

Motion to support wording and photo sections of trailside signs and to authorize expenditure by: Thomas Roffey, Jr.

Second: Edwin Heal

Vote: 5-0-0

Open Space Acquisition; Special Town Meeting October 2, 2023 approved the following Articles:

Article 20: To see if the Town will vote to place the properties identified as Assessors Map 67, Lot 15 and 15A into the care and custody of Conservation Commission for open space protection under Article 97 of the Massachusetts Constitution; or take any other action.

Article 21: To see if the Town will vote to place the properties identified as Assessors Map 88, Lots 7 and 8 into the care and custody of the Conservation Commission for open space protection under Article 97 of the Massachusetts Constitution; or take any other action relative thereto.

Old Business/New Business

Invoice for Public Hearing Notice (Hanson Express) 485 Liberty Street, Map 81, Lot 16 – **Notice of Intent** – signed

Invoice for Office Supplies (WB Mason) batteries – **signed**

Motion to adjourn at 8:51 PM by: Thomas Roffey, Jr.

Second: David Mansfield

Vote: 5-0-0