

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF JANUARY 28, 2020
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 Philip Clemons, Chairman, in Meeting Room C at the Town Hall

Present: Philip Clemons, Chairman
Paul Andruk, Vice Chairman
Sharon LePorte, Member
Absent: Bill Woodward, Member
Also Present: Frank Schellenger, Agent
Lan Woodward, Administrative Assistant

Janet Warren, 144 Elm Street
Jean Dean, 162 Elm Street
Karen Obillo, 135 Elm Street
Kirk Obillo, 135 Elm Street
Michael Borgen, Bay State Builders
Gary Rice, Land Planning

Minutes

January 14, 2020 Minutes

Motion to approve the minutes of January 14, 2020: Paul Andruk

Second: Sharon LePorte

Vote: 3-0-0

Public Hearings

7:00 P.M. Notice of Intent to construct a new single family dwelling with associated septic system, driveway, utilities, and site grading within 100' of bordering vegetated wetlands at 135 Elm Street, Map 35, Lot 3, for Michael Borgen, Bay State Builders, represented by Land Planning, Inc. (DEP#) (New hearing).

Mr. Clemons read the Public Hearing Notice and the certificate of mailing was verified.

Gary Rice, Land Planning, presented plans to Conservation Commission and stated there is an existing house on 135 Elm Street. The house was built in 1909. There is also an attached greenhouse. The lot was surveyed, the wetlands were flagged and the soil is good. The site is 7 ½ acres and 5 ½ acres are uplands. The plans were submitted to Board of Health, any comments that they had have been addressed. Conservation posts to be put up. There will be grading off street, but it will be minimal. They are here to get Conservation Commission approval to tear down existing house, fill in old septic system with sand, re-grade and, if necessary to do plantings in the area where the 50' buffer is disturbed. A proposed 12' driveway will hug the property line as it goes to the new house site. The driveway will be about 391 to the back and 360 to the house. The proposed house which shows a greenhouse is situated so that the greenhouse would get as much sun as possible. A garage will be built which will be free standing. Stone construction entrance will be installed entrance in the front area. The driveway will eventually be paved; there will be no runoff into the neighbors' land.

The soil will be raised with the water table being so high. The plan shows the new proposed elevations. Discussion on water line and underground electric. Elm Street does not have gas lines.

Mr. Clemons discussed the intended paved area and turning apron. The Commission has seen other projects in town, either actual or proposed driveways, and that is always a question for present or future properties.

Mr. Rice said this is one of the requirements of Hanson Fire Department.

Discussion on details of the landscaping. Mr. Borgen, Bay State Builders, is hoping to have it graded off.

Discussion on buffer zone. Construction alterations are listed on the map. Mr. Clemons asked if there were any questions/comments.

Agent Schellenger visited the site and walked around with permission. The pinch point of the bordering vegetated wetland is a problem; he does not believe that the wetland stops where the point is flagged, but goes to the lot line, so he suggested to Land Planning that they have transect done there to pinpoint where the wetland stops. Agent Schellenger also stated that the neighbor, on the right side, apparently chips wood and has been pushing it over across the lot line, so that the area that is shown as the driveway it is littered with wood chip piles that do not belong there. It tends to hide the fact that the underlying ground may be wet.

Mr. Rice notified Commission that Land Planning will get a botanist out there and Agent Schellenger could be present if he would like.

Kirk Obillo, 135 Elm Street - Mr. Obillo stated that the neighbor has horses and asked permission to put wood chips there temporarily.

Mr. Clemons discussed the proposed mitigation steps and ways to prevent undesirable vegetation.

Agent Schellenger stated that the proposed mitigation for the disturbance in the 50' zone is to allow front part of the site to re-vegetate. If the Commission feels it needs to be vegetated in a certain way, the engineer can specify plantings.

Mr. Clemons discussed re-vegetation plan. The Commission would like to see the report. He said the office can give advice informally.

Mr. Clemons requested that a list be made and update given to Conservation Commission.

Mr. Obillo discussed having a Coy Pond. Mr. Clemons said there would be a concern with herring if constructed.

Janet Warren, 144 Elm Street - Ms. Warren asked, given the age of the house, if there would be any hazards from the destruction, like the structure of the house, asbestos, anything like that?

Mr. Borgen stated that everything will be done according to the town by-laws, there's a permitting process and things that the building inspector wants to see.

Mr. Clemons said that since we are looking for more information regarding project which includes wetland line(s), transect detail, mitigation/vegetation proposals, we would like to continue hearing. A variance will also be needed for work within the 50' buffer zone.

Motion to continue hearing for the purpose of gathering more information is obtained to February 11, 2020 at 8:00pm by: Sharon LePorte

Second: Paul Andruk

Vote: 3-0-0

Appointments – (None)

Discussions

Letter of Support for MassTrails Grant Application

Discussion regarding the MassTrails Grant. There is an application due this week.

The Board of Selectmen, Open Space Committee, and Bay Circuit Alliance have submitted a letter of support for this grant and Mr. Clemons would like to invite a motion to draft a letter of support from the Conservation Commission for the Bay Circuit Trail.

Motion to draft a letter of support for the MassTrails Grant by: Sharon LePorte

Second: Paul Andruk

Vote: 3-0-0

Update on Sleeper Property Acquisition - Mr. Clemons

No current update on the acquisition. The Open Space and Recreation plan was submitted two years ago. Discussion regarding the 11 conditions that are needed for the application. Mr. Clemons notified the Conservation Commission that Town Planner, Deb Pettey, has been working on this project.

Future Business Meeting

Agent Schellenger brought forward the idea of having a business meeting since regular meetings are not conducive to other things that are important. He feels it would be useful to see what the Commission would like to see happen, and he is open to anything on the agenda. Occasionally, once a year, discuss goals, town meeting articles, and directions that the Commission would like to see the town go in.

Possible future meeting discussions: Smitty's Bog, Poor Meadow Brook access, firewood sales, open projects, trail maps, management plans, stewardships, acquisitions, Eagle Scout projects, lake studies, projector, and service work.

Agent Schellenger asked Conservation Commission if there is a list of goals in the Open Space Plan?

Mr. Clemons said there are goals and that the Open Space Recreation Plan should be part of the agenda.

Town Meeting Articles

Agent Schellenger submitted draft of Town Meeting Article to Commission members for review.

Mr. Clemons recommended checking with Town Accountant, Todd Hassett, so that he is aware of the article request and also Finance Committee, possibly be added to the agenda for an upcoming Finance Committee Meeting to discuss the future article.

Old Business/New Business

Express Newspapers/Invoice - **Signed.**

MA Association of Conservation Commissions Conference /Invoice(s) - **Signed.**

Plymouth Registry Deeds Recording Fee/Reimbursement - **Signed.**

Next meeting: February 11, 2020 at 7:00pm in Meeting Room A

Adjournment

Motion to adjourn at 8:06pm: Paul Andruk

Second: Sharon LePorte

Vote: 3-0-0