



TOWN OF HANSON PLANNING BOARD
APPLICATION FOR DETERMINATION OF ADEQUATE ACCESS
Filing Fee: \$150.00 (Make check payable to the Town of Hanson)

Date: _____

TO THE PLANNING BOARD OF THE TOWN OF HANSON:

The undersigned, wishing to build on land in Hanson, Massachusetts, hereby requests a **Determination of Adequate Access** in accordance with Hanson Zoning Bylaw, Section XII.

Assessors Map: _____ Lot: _____

The name of the Private Way on which a Determination is being sought: _____

The owner's title to the land is derived from deed: _____ Dated: _____

Recorded in the Plymouth County Registry of Deeds, Book: _____ Page: _____
or registered in the Plymouth County Land Registration Office under Land Court Certificate of
Title Number: _____

Description of Proposed Project: _____

Existing Roadway surface width: _____

(Note: Roadway must be a minimum width of 15 feet of bituminous concrete.)

Existing roadway surface type: _____

Does the existing roadway contain drainage structures? Yes: _____ No: _____

If Yes, describe the type of drainage system and where does it outfall:

(Use additional pages if necessary)

Is there a need for drainage along the roadway? Yes: _____ No: _____

Number of Existing Roadway Lots: _____

Number of Potential Roadway Lots: _____
Slope of the existing Roadway: _____ (within 100 feet of site in both directions).
Are there any resource areas within 100 feet of access entrance requiring a filing with the
Hanson Conservation Commission? Yes: _____ No: _____ If Yes,
Has filing been completed? Yes: _____ No: _____

APPLICANT CONTACT INFORMATION

NAME OF APPLICANT PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

NAME OF LAND OWNER PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

NAME OF ENGINEER/SURVEYOR PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

PLANNING BOARD PROCEDURE

Upon receipt of a completed request for an Adequate Access Determination, the Planning Board will schedule the request for its next available meeting.

REVIEW STANDARDS

The Planning Board will consider the following criteria in determining whether a private way is of sufficient width, suitable grades and adequate construction to provide adequate access to the lot(s).

- a.) *The roadway surface must be a minimum width of (15) feet of bituminous concrete.*
- b.) *The adequacy of or need for drainage along the roadway.*
- c.) *The Number of existing and potential lots.*
- d.) *The Slope of the Roadway.*

Additional Plan Information

Please provide as much of the following information on the proposed plan to assist the board in making its final determination .

- An Adequate Access Plan at a scale of 1"=20' or greater prepared and wet stamped by a Massachusetts Registered Engineer and/or Surveyor showing the following;
 1. – The entire parcel of land in which adequate access is sought, including the number of existing and potential lots and total frontage along roadway (Show a detail for large tracts of land).
 2. – The width and type of roadway as it exists at time of application.
 3. – Existing resource areas as defined by the Wetlands Protection Act within 100 feet of Proposed site access.
 4. – Existing drainage structures within the roadway and where drainage outfalls.
 5. – Existing topography at 1-foot intervals along roadway within 100 feet of site (not just access point) and from roadway to buildable portion of lot where proposed structure will be located.
 6. – Existing utilities located within roadway within 100 feet of site.
 7. – Existing obstructions along frontage of site if applicable (guardrails, fencing, etc.).
 8. – Existing roadway slope and roadway cross slope.
 9. – Proposed driveway access location and surface type.
 10. – Proposed structure location and total area of land disturbance.
 11. – Proposed site distance from access driveway along roadway in either direction.
 12. – Proposed driveway slope and total length.

Minimum driveway requirements: (For driveways in excess of 150 feet in length).

 - Minimum driveway width shall be 12 feet with a 2-foot clear zone on each side of driveway for a total of 16 feet.
 - Driveway shall have an unobstructed vertical clearance of 13.5 feet.
 - Driveways in excess of 250 feet in length shall provide an area for the turning around of fire apparatus. (Approval from Planning Board and Fire Department required).
 - Driveways, including bridges and other supporting structures of driveways, must be designed by a Massachusetts Registered Structural Engineer and maintained to support loads of fire apparatus and shall be provided with an all-weather driving surface.
 - The grade of the driveway may not exceed 10% at any point.
- Submit Eight (8) copies of the site plan and an electronic copy of plans and application (PDF or CAD)
- A locus map which shows adjacent ways and is sufficient to locate the way and parcel.
- Completed Adequate Access Determination Checklist.



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DECISION

- The Planning Board will vote to issue a positive or a negative Adequate Access Determination within **sixty (60)** days after the Board has completed its review of the request. The Board's decision will be issued in writing with reasons set forth and a copy shall be provided to the Building Inspector.
- **A Positive Determination:** Applicants may be issued a building permit upon the issuance of a Positive Determination (Provided that all other requirements for a building permit are met)
- **A Negative Determination:** The Building Department shall not issue building permits when a negative determination is made by the Planning Board.
- If a Negative Determination is made the next steps are to complete an Improvements of Private Ways Application and Checklist

Below for Official Use Only:

Board Determination is as follows:

(Please Check the determination that applies)

POSITIVE DETERMINATION: _____

The applicant may be issued a Building Permit by the Town of Hanson Building Department for the Site listed upon this application provided that the applicant has met all other requirements necessary for obtaining a building permit in the Town of Hanson.

NEGATIVE DETERMINATION: _____

The applicant **SHALL NOT** be issued a Building Permit for the site listed on this application for the following reason(s).

___ The proposed application as submitted, in the opinion of the Planning Board does not meet the criteria required for a positive determination as set forth in Section XII of the Hanson Zoning By-law.

Additional Comments:

Town of Hanson Planning Board Members:

Joseph Campbell, Chairman

Don Ellis, Vice-Chairman

Kevin Cohen, Clerk

Joseph Gamache, Member

John Kemmett, Member

Date: _____

Received by **Town Clerk:**

Date: _____

Time: _____

Signature: _____