

MINUTES OF THE PLANNING BOARD MEETING
OCTOBER 24, 2016
HANSON TOWN HALL
542 LIBERTY STREET, HANSON MA

A meeting of the Town of Hanson Planning Board was held on **October 24, 2016** at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Joseph Weeks, Stephen Regan, Donald Ellis, Joseph Campbell and John Kemmett. Town Planner/Conservation Agent Laurie Muncy was also present.

By motion made and seconded, the meeting was called to order at 7:00 PM.

A motion was made by John Kemmett and seconded by Joseph Campbell to accept minutes of September 12, 2016 as typed. The motion passed unanimously.

A motion was made by John Kemmett and seconded by Stephen Regan to accept minutes of September 26, 2016 as typed. The motion passed unanimously.

The Board reviewed and endorsed the invoices for PMP Associates and the Citizens Planner Training Workshop that was recently held at Old Colony Planning Council and was attended by members of the Board.

At 7:05 PM Guy Thompson approached the Board to discuss construction progress at **Great Cedar Condominium** located off Main Street. Mr. Thompson stated that the granite curbing has encroached onto Main Street and abuts the fog lines. According to the Highway Department they would like the curbing pulled back. Mr. Thompson stated that the granite curbing at the cul-de-sac was installed correctly.

Mr. Thompson explained to the Board that the granite was installed and is located where the plan detail shows it to be. The surveyor has staked the granite as to where the plan detail depicts it. Warren Bush appeared and stated that the fog lines should be adjusted. Highway Surveyor Robert Brown requests that the granite removed from Main Street so that the plows do not hit it.

John Kemmett made a motion to relocate the granite outside of the road layout and allow the change to be reflected on the as-built plans. Donald Ellis seconded the motion. The motion passed unanimously. Donald Ellis recommended that Mr. Thompson review the grass strip between the sidewalk.

At 7:20 PM Donald Shute approached the Board to discuss the construction activities at **Brookside Estates**. The abutters submitted a list of open issues that they would like to discuss with Mr. Shute and the Board. Mr. Shute approached the Board with a status update. He indicated that construction of the sidewalks has commenced, although some of the stakes had to be relocated last Thursday.

Patrick Carrera has performed construction inspections on the site and submitted a report to the Board. Mr. Carrera did not appear at the meeting. There was some erosion that will be addressed this week. The stop signs will arrive on Friday. Mr. Barakat has completed the landscaping to the slope of his property. The catch basins will be cleaned and inspected by Patrick.

Warren Bush approached the Board to answer any questions. John Kemmett asked Mr. Shute the total amount of cash surety held to secure completion of the site. The town has a cash surety agreement with Mr. Shute in the amount of \$323,500.

John Kemmett asked questions regarding the functioning of the detention basins. Donald Ellis recommended that the Board get the drainage system and detention basins reviewed by the consultant. Mr. Ellis indicated there was debris in the overflow and a log in the overflow of one of the detention basins.

Angela Greene 94 Progress Way indicated that the detention basin held water after the rain. Mr. Carrera arrived to the meeting at 7:25 and indicated that this is how the basins should function and that they would drain after 72 hours. Mr. Carrera indicated that there was a tiny bit of standing water in the basin and a little erosion of the embankment. Donald Ellis stated that there is debris in the chamber and a log in the basin. He also requested that the security bars be installed.

Joe Campbell asked that if the sign is ordered, can you return documentation to the board showing this. The concrete forms at the Barakat property have been removed, according to Mr. Bush. Donald Ellis asked about the levels of the sidewalk. He stated that he was out there with the level and there are areas that are too high and too low. Mr. Bush stated he is doing the best that he can. Mr. Ellis agreed to meet with Mr. Bush on site to discuss.

Patrick stated that there are areas with granite curbing close to driveways. He indicated that he gave Warren latitude at the areas near the driveways. Patrick said he would visit the site about 8 am to meet with Warren and Don Ellis.

Joseph Weeks asked what the Board wants to do with the escrow account. Mr. Shute stated that the trees were planted last fall and they have survived. Mr. Hoey indicated that the cherry trees lost all their leaves. The apple trees seem to be fine but the residents state that the cherry trees may have died. Donald Ellis did not want to release surety for the trees until next spring to ensure that they live. Almost everyone in the room stated that their trees did not survive the winter.

Patrick has not reviewed the as-built plans. The bounds were installed but he has not counted them. He has not looked at the trees but will do so tomorrow. The hydrant was adjusted and are now where they belong. The hydrant could be placed in an easement rather than relocating it. The sidewalks are at the edge of the layout. The hydrants are in the best location possible. As far as the repair of the granite curbing, at 9 Progress it was cut back and shaved down. The Board must decide if they are happy with the curbing, as it has been cut back.

Stephen Hoey at 9 Progress Way asked questions regarding the location of the hydrant. Joseph Weeks stated that pending review by Patrick prior to release of cash surety. The owner of 72 Brookside Drive stated that she would like clarification for her list. She asked for clarification of what is included with Phase 1 and Phase 2. Joseph Weeks stated that the Board would table the discussion on the escrow account pending a report from Patrick.

Street lights: when will the wiring be installed, who will be impacted? Donald Shute stated that the light poles have been purchased. He is approaching 5 homeowners to see if they will allow the lights to be wired into their homes and be reimbursed \$50 per month. He has only contacted 2 of the 5 homeowners. The third alternative would be to install a meter at the light for billing purposes. It is a

150-watt bulb with 12 hours of darkness = 53,000 kw or \$10-12 per month. Their homeowner fees will be reduced by \$50 per month. The light will have a photocell so the residents will not have to switch it on or off.

Angela Green: when is it going to happen and when will the residents be notified that the property will be disturbed. Donald Shute: I did not request a release of lighting. Annette Bennetado: are you saying that the streetlights will be on meters? Donald Shute: No, there are six houses on that junction box which is the limit, so we will need to trench from Progress Way toward Main.

The disturbed area is within the road layout and will be restored to a reasonable order after installation of the underground street lights wires. The HOA will be responsible for the electric bill. The conduit is in place but some of it got crushed during construction, the first two lights are connected. Joseph Weeks: In your best estimate when will the streetlights be installed and functioning? Donald Shute: 2 or 3 days depending if it is hand dug. Joseph Weeks: Let's assume you can't get 5 people to say yes, what is the hard way, how long will it take you? Donald Shute: a week and a half with an 18-24" deep trench.

Donald Ellis: Are you going to be installing the lights according to the approved plans? Donald Shute: they are to plan with the exception of one light that shone into a bedroom window. Other than that, the bases are already in. We used a Norwell standard light and you said we could go electric. The bases have been in place for 8 years. The lights were not located scientifically and the revision will show up on the as-built.

Joseph Weeks: I will tie my vote into the completion of some of these items. Any trenching will be done before the final paving. We discussed a sign a month and a half ago and you just ordered the sign. There are weeks when nothing is getting done.

Paul Bennato 72 Brookside Drive: we awoke this morning with heavy equipment around. We do not receive prior notice for construction activities. Annette Bennato met with Donald Ellis and Joe Gamache on site earlier today. Joe Gamache had concerns with water pooling and freezing on the sidewalks and had concerns for cracking in the future. Patrick Carrera: They were only doing binder course today, when you roll out the binder you will often find dips, but when you install the wearing course that is when it is leveled out. John Kemmett: When is the final course of asphalt being installed? Warren Bush stated that if we can get Aggregate in there before the asphalt plants close then we will get the work completed. He has to cut all the driveways and key the Main Street portion. He can't start the work until Aggregate commits. Patrick Carrera: At the entrance of Route 27 (Main Street) and Brookside Drive, that pothole needs to be addressed.

Joseph Weeks: What can we get done by the next month? Warren Bush: Sidewalks and preparation for top course. If the weather is friendly, we can get on it. I will get the sidewalk crew to address the pothole. Kelly Collins asked about a contract for snow plowing this winter. Donald Shute: I have not signed a contract for plowing for this winter. He is currently negotiating a contract for plowing.

A motion was made by John Kemmett to continue the discussion at the next meeting scheduled to be held on November 21st. The Board will await a report from Patrick Carrera for the next meeting to determine whether or not we will release any cash surety.

At 8:15 PM the meeting for a Form A plan was called to order. Donald Ellis recused himself from the meeting and left the room. Al Vautrinot approached the Board to review the **Form A plan**. This plan

shows the creation of a parcel from the **lot of Donald Ellis Jr located on Indian Head Street**. There were no abutters present. The Board had a question regarding when the parcel is revised to create a buildable parcel would the requirements of stormwater management apply. Mr. Vautrinot stated that he will answer those questions when the parcel is revised. Stephen Regan motion to endorse the ANR plan, Joseph Campbell seconded the motion. John Kemmett was opposed, Donald Ellis abstained. **The motion passed and the Board endorsed the Form A plan.** Mr. Vautrinot asked Mr. Kemmett why he was opposed. Mr. Kemmett said that he did not have to provide a reason why he chose not to endorse the plan. Mr. Vautrinot asked Mr. Kemmett if there was anything wrong with the plan and Mr. Kemmett replied “no”.

Tax Properties:

Map 70 Lot 37 – 308 Maquan St. – Wilkies site – John Kemmett made a motion to reserve as part of the Maquan St roadway improvement project. Joseph Campbell seconded the motion. The motion passed unanimously.

Map 105 Lot 7 – 0 Brook St. John Kemmett made a motion that the property be sold to the abutters. Stephen Regan seconded the motion and recommended town sell the property to abutters because it is not buildable. The motion passed unanimously.

Map 109 Lot 78 – 0 Whitman St it might be buildable but it could also be wet. Joseph Campbell made a motion to place the property for sale. Donald Ellis seconded the motion. The motion passed unanimously.

Map 119 Lot 122 – 0 Adams Circle John Kemmett made a motion to sell the property to an abutter because he believes it contains wetlands and might not be a buildable lot. Stephen Regan seconded the motion. The motion passed unanimously.

Map 79 Lot 12A – 0 Lakeside Rd – Joseph Campbell made a motion to sell the property to the abutters. Stephen Regan seconded the motion. John Kemmett stated that the town should keep the property to provide access to the pond. The motion passed.

Map 79 Lot 12B – 261 Lakeside Rd – Donald Ellis made a motion to sell the property. Joseph Campbell seconded the motion. The motion passed unanimously.

Map 69 Lot 29 – 34 Oak St – This property might need a title search as it might be undersized. The town should review the site to determine if the property is grandfathered through zoning.

Map 7 Lot 25 – 143 Woodbine Ave – John Kemmett made a motion to sell the property. Stephen Regan seconded the motion. Joseph Campbell abstained. The motion passed.

Map 79 Lot 2B – 266 Lakeside – Joseph Campbell made a motion to sell the property. John Kemmett seconded the motion. The motion passed unanimously.

Donald Ellis made a motion to adjourn the meeting. Joseph Campbell seconded the motion. The motion passed unanimously and the meeting was adjourned at 9:12 PM.

Respectfully submitted,

Laurie Muncy

Town Planner/Conservation Agent