

MINUTES OF THE PLANNING BOARD MEETING
DECEMBER 19, 2016
HANSON TOWN HALL
542 LIBERTY STREET, HANSON MA

A meeting of the Town of Hanson **Planning Board** was held on **December 19, 2016** at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Joseph Weeks, John Kemmett, Stephen Regan, Donald Ellis and Joseph Campbell.

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

A motion was made for a flexible agenda by Joseph Campbell seconded by Donald Ellis. The motion passed unanimously.

The Board endorsed the outstanding invoices to be paid. These invoices included:

- P.M.P. Associates, LLC/Invoices
- MMA Annual Meeting/Invoice
- Office Supplies/Invoice
- Agent Mileage Reimbursement/Invoice
- WB Mason/Invoice

The first item on the agenda was Mark Ridder to discuss engineering invoices for **Stonebridge Commons**. Mr. Ridder contacted the office to let us know that he was ill and asked to be re-scheduled to the next meeting agenda.

The second item on the agenda was a discussion for a release of covenant for property identified as a portion of lot 44 and lot 45 located in the **Winslow Estates** subdivision. This development was approved in 1969 and a covenant was drafted to ensure completion of the site. Over the decades, several of the lots within the site were released from covenant. During a title search it was determined that lot 44 and lot 45 remain under covenant. Ms. Joanne Cameron of 707 South Avenue Whitman approached the Board to discuss the covenant with the Board. She stated that during a title search the covenant was found, and her attorney recommended that she appear before the Board to request the release.

Her husband indicated that there was asphalt in the front of lot 45. Don Ellis indicated that the roadway is a private road and in order to release the lot from covenant, the drainage needs to be installed within the roadway prior to release. Constitution Drive is not a town accepted way but Holly Ridge is an accepted public way.

Ms. Cameron indicated that the property directly across the street was built upon but that they have not received a covenant release. Donald Ellis stated that he has no idea how that lot was constructed upon without a release. The developer has passed away. Joe Campbell asked what zoning district the property is located in. The site is within the Residence AA district.

Donald Ellis stated that the property has to be granted an Adequate Access determination from the Board. Unless drainage and water is installed, he cannot grant the requested relief. Mr. Ellis suggested that the applicant contact the water department to determine whether or not a waterline was constructed.

During an inspection of the site, I observed hydrants on Holly Ridge so I believe the water line was installed but the applicant needs to verify it. Donald Ellis also suggested that they find out who owns the remaining lots within the site. Ms. Cameron indicated that part of lot 44 belongs to her father's estate. He suggested that she contact the attorney who handled the estate to determine who owns the remaining property. Mrs. Cameron will contact the office to be placed on an upcoming agenda when she compiles the requested information.

At 7:37 PM **Donald Shute** approached the board to discuss a partial release of bond for work completed within the **Brookside Estates** subdivision. Mr. Shute indicated that he relocated the mailbox at 1 Brookside Drive and repaired the asphalt at the intersection of Brookside and Main St. There is another mailbox that needs to be relocated and he anticipates that it will be relocated soon.

Donald Ellis stated that the binder course of asphalt shows wear and cracks. Donald Shute has not repaired the binder course since the reference in the July 2015 inspection report. Donald will contact Patrick and ask his opinion on the binder course.

Street lighting: Jim Donovan of 110 Progress Way stated that he contacted National Grid and they said there was a work request that Don can reference where they can swap out the transformer in front of his house. He will need to have a designer look at the approved plans. Donald Ellis asked that the property owner send something in writing whether or not they want the light. There was supposed to be a petition distributed within the neighbors to determine whether or not they wanted to keep the light. It was on the table to take the light out and remove the base should the neighbors determine what is best. We are trying to provide a forum for a resolution.

Jessica Kelley 19 Progress Way asked if the town would accept the road if the lights were connected to the homes. She was informed that it is highly unlikely that the road would be accepted by the town as this is a condo complex.

The amount held for cash surety is \$323,500 Donald is requesting \$75,000 be released with a balance of \$248,500 remaining to ensure completion. It was advised that the residents open up communication with Mr. Shute to deal with the HOA obligations when they have questions relating to snow plowing, types of lighting, and other issues regarding condo ownership. There were several questions regarding road acceptance. I again explained to the public that they purchased a condo and not a regular single family dwelling in a subdivision; as such the roadway accessing the units is basically a driveway.

Mr. Shute will be on the agenda for January 23 to provide a construction update to the Board. John Kemmett made a motion to release cash surety in the amount of \$75,000. Donald Ellis

seconded the motion. The motion passed unanimously. The Board endorsed the release of funds. The release will be submitted to the Treasurer/Collector for disbursement.

Joseph Campbell made a motion to adjourn, John Kemmett seconded the motion. The motion passed unanimously and the meeting adjourned at 8:55 PM.

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent