

HANSON PLANNING BOARD
JANUARY 9, 2017
MINUTES OF MEETING

A meeting of the Town of Hanson Planning Board was held on January 9, 2017 at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Joseph Weeks, Donald Ellis, Stephen Regan and John Kemmett. Joseph Campbell was absent.

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

Don Ellis made a motion to have a flexible agenda. Stephen Regan seconded the motion. The motion passed unanimously.

John Kemmett made a motion to accept the minutes of October 24, 2016, November 21, 2016 and December 19, 2016 as typed. Stephen Regan seconded the motion. Don Ellis stated that he had an amendment to the **October 24, 2016** minutes of the meeting as they relate to the Form A Plan of Donald Ellis, Jr.

The drafted minutes read as follows:

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.

The proposed revision provided to Ms. Muncy by Mr. Ellis reads as follows:

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".

Stephen Regan made a motion to accept minutes as amended by Mr. Ellis. Donald Ellis seconded the motion. The motion passed unanimously.

7:00 PM Appointment with Bill Cushing for an informal discussion regarding the Sub-division control laws as to how they apply to the location of 486 Spring Street.

Bill Cushing approached the Planning Board to discuss the potential subdivision of a property located at 486 Spring St. This property is located in the Residence AA zoning district. Mr. Cushing had previous discussions with the Town Planner regarding this site and how Section 6.B.3 of the Zoning Bylaws would impact the drafting of a plan to subdivide the property. This section of the Zoning Bylaw states that ***where a lot has frontage on two streets only one half of the linear distance on the curve at the intersection shall be computed as frontage on any street. Both frontages shall meet the requirements of minimum lot frontage. Width of all lots shall at least meet the minimum frontage for a depth of 100 feet.***

Bill Cushing stated that Joe Webby is the engineer for the site but was unable to attend the meeting. Mr. Cushing is requesting guidance from the Board prior to moving forward with purchasing the site. He presented the Board with a sketch, for discussion purposes only, which showed the subdivision of the site into 5 lots located on Spring Street before the Rockland landfill. The site is currently for sale. There exists an 18,000 sf lot with a mobile home and garage adjacent to the property. It is pre-existing non-conforming property that has nothing to do with his site.

Mr. Cushing understands that he will be required to meet the property line setbacks of the Zoning bylaws. He is considering a subdivision of the property into 5 lots obtaining frontage via the construction of 2 cul-de-sacs. The lot with frontage on Spring Street will contain a drainage easement that will be required to be part of the entire lot and not a separate free standing lot for drainage only. Donald Ellis stated that the Town has a zoning bylaw which requires that every lot frontage has to be maintained for 100 feet (175 feet of frontage and 100 feet back from the street). Mr. Cushing stated that he will tweak the plan as he is going through engineering. He will continue to work the site and return at a future meeting.

At 7:24 PM Joanne Cameron approached the Board for a discussion to release from covenants (2) a property located on property identified as Assessors Map 111 Lots 144 and 145. Holly Ridge Drive was accepted as a public way in 1982. The subject property is located at the intersection of Holly Ridge Drive and Constitution Drive which is not an accepted way.

- Release from covenant dated 05/07/1970 and recorded on August 3, 1970 in book 3608 page 457.
- Release from covenant dated 12/23/1969 recorded on April 21, 1976 in Book 4153 page 677

Joanne Cameron with a copy of the approved definitive subdivision plan for Winslow Estates dated January 11, 1980. At a previous meeting the Board had questions regarding the installation of waterlines, drainage and paved adequate access.

The plan shows the layout of the streets and the locations of the drainage and water lines. There are existing catch basins located in the road and the nearest hydrant location is 210 feet from the site. There is 60 feet of paved frontage on Holly Ridge that is accepted and maintained by the town. The Planner has received verification from the water department that the waterline

has been installed according to plan. There are two catch basins located in the roadway in front of the lot.

John Kemmett asked, "Where is the drainage basin?" In response, Ms. Cameron submitted an existing conditions plan of the site and copies of the stormwater management outfalls identified by Environmental Partners for the town. Donald Ellis stated that the Board should verify that the hydrants and drainage are installed. "They might be paved over, it shows "existing" drainage on the plan that she has although the plan is not signed." Ms. Cameron has asked her attorney if she could identify her property address as Holly Ridge instead of Constitution Drive to make it easier to approve the covenant release. Her attorney indicated in the affirmative.

Donald Ellis recommends that the applicant be required to comply with the Zoning Bylaws, Section 12 Adequate Access, because the property is located on road is that has not been accepted by the town. Once the applicant receives approval through the Adequate Access process the parcel will have been determined to have adequate access. Donald Ellis stated that the applicant should be required to return with a plan stamped by an engineer and the Board will schedule a public hearing to determine Adequate Access. They were advised to get signed copies of the approved plan as the copy provided was not signed by the Planning Board.

7:30 Appointment with Mark Ridder to discuss consultant review invoice from Environmental Partners and recent progress at Stonebridge Commons.

Mark Ridder approached the board at 7:45 PM to discuss invoices which he indicated were excessive. Back in September he received the invoices and he would like to question them. The invoices are approximately \$10,000. Mr. Ridder indicates that his engineer stated that EP was only on site for 20 minutes at a time. The Board was provided with printed inspection and observation reports for review. Mr. Ridder stated he is trying to figure out why it is so expensive

Joseph Weeks asked if the Board can request that representatives from EP appear before the Board to discuss the invoices.

Mr. Ridder indicated that the binder course of asphalt has been installed at the Liberty Street entrance to Stonebridge Commons. Environmental Partners was on-site during installation. The gas line has been installed; the water, sewer and drainage lines have been installed.

Mr. Ridder needs a decision regarding the fire access road to continue moving forward. Mike Facchini stated that he has spoken to Fire Chief Thompson regarding adequate access for fire suppression between the two sites. They have discussed a 16' open space with 12' of surface material suitable to accommodate fire access equipment. This roadway was never intended for public use and was required solely for access of emergency equipment. There are pavers shown on the detail sheets of one of the original plans. The proposed pavers are not the most stable surface and not easy to maintain. Fire Chief Thompson would prefer processed material or an asphalt base and 13 feet of vertical clearance that would accommodate fire access

equipment. Mr. Ridder and Mr. Facchini would like a resolution based on the needs of the Fire Chief.

Joseph Weeks stated that as of right now the resolution is pavers, what is your request. John Kemmett stated that the pavers came from a decision by the Conservation Commission because the area is wet, most likely. He recommends that the applicants should review the Conservation meeting minutes to determine if this was part of the requirements of the Commission. Mike Facchini stated that he has paperwork from 2003 that calls out processed material for the construction. I am trying to see it from your perspective, pavers is the last thing you should require based on the maintenance they would require. We would prefer a binder of pavement or reprocessed asphalt that would provide adequate support for emergency vehicles constructed at a 12' width.

Joseph Weeks stated that you are asking to change the construction detail from pavers to pavement. Mike Facchini stated that we looked to Chief Thompson for input. My experience is that you take the recommendation of the fire chief, so that is the direction that we went. Stephen Regan stated that this existing Board did not approve the original plan. Was it a requirement of the Planning Board members at that time?

Mark Ridder stated there are only 3 buildings in the development that do not have fire sprinklers. "Back in the day Chief Hoyt just came over from Plymouth. We consulted him at that time. Plymouth had problems with adequate access and the reality is, 'What are the needs of the Fire Chief?'

Donald Ellis stated, "That's not totally what the design was back then. The zoning bylaws back then only allowed 500 feet for dead-end roads, and when they are proposed to be longer than 500 feet the Board required a secondary access. There is a subdivision off Whitman Street that has a secondary access so that you could leave if one access is blocked. If the subdivision was a certain length, you were allowed to get relief if you provided a second access out of there. Mark Ridder stated that with the installation of fire sprinklers within the dwellings there is adequate protection against fire.

John Kemmett stated that he feels like the applicants are in the wrong room for this discussion. This was a requirement under the Conservation Commission because the fire road is located inside the fifty-foot buffer zone to bordering vegetated wetlands, which is why the pavers may have been required. Stephen Regan stated, "I am trying to figure out why the pavers were put on the plan. Was it just an idea that was put on paper? Why on the original plan was it pavers?"

A copy of the Planning Board public hearing minutes of August 18, 2003 as it relates to comments from the Fire Chief were submitted for review.

C. Fire Department

Chairman Lindquist read a July 24, 2003 memorandum from Fire Chief Allen P. Hoyt relative to hydrant spacing, the looping of water mains, the need for hydrants on the cul-de-sac off Liberty Street, the need from a minimum 50 foot inside turning radius on all cul-de-sac, The need for fire alarm systems, sprinkler systems, lock boxes, and exterior alarm indication, and the need for an gated access road capable of supporting an ambulance or forest fire unit.

Mike Facchini stated that the applicants want to construct a stable surface. Fire Chief Thompson stated, "I just need an all weather surface that will accommodate a fire truck." Donald Ellis stated, "When you put asphalt down instead of pavers, maybe in the minutes the Conservation Commission required pavers because of the wetlands? Someone needs to do the research as to why it was changed from asphalt to pavers." Stephen Regan stated that he doesn't have a problem with asphalt but someone made a decision to require pavers." Mark Ridder will meet with Becky to research the requirement through the minutes of the Conservation Commission.

DISCUSSIONS

Fire Chief Jerry Thompson approached the Board to discuss a draft bylaw for lot access.

Donald Ellis recues himself with a statement that reads as follows: ***"I do own a lot of land in excess of 250 feet in length of driveway. I have no financial interest in the matter of driveways more than 750 feet."***

The proposed bylaw reads as follows:

LOT ACCESS

Driveways that are in excess of 150 feet in length that provide the principal means of vehicular access from a public right-of-way to a one or two family residential structure shall be subject to the following regulations:

The driveway shall have a minimum width of 12 feet with a 2-foot clear zone on each side of the driveway. (16 feet overall)

The driveway shall have an unobstructed vertical clearance of 13 feet, 6 inches.

Driveways in excess of 250 feet in length shall have a turn-around. The turn-around must meet the minimum turning radius of 30 feet

Driveways, including bridges and other supporting structure of driveways, must be designed and maintained to support the imposed loads of fire apparatus and shall be provided with an all-weather driving surface.

The grade of the driveway must not exceed 10% overall.

Lot Access: Chief Thompson stated that he has researched several communities and have revised the drafts accordingly. I want to be safe and fair. Some of it is the same as MFPA Code for height with 16' overall - The weight of the fire truck is not on this. For the turnarounds he did not want to see a 12 foot wide driveway that went to a dead end. Fire equipment requires a 30' inside turning radius. Chief Thompson stated that he would prefer to be able to turn a truck around.

Some properties in town are substandard, with long deep parcels and would be difficult to remove equipment after an event. In an emergency the fire department needs to be able to get a truck down there and then safely return to the fire department.

Stephen Regan stated that the Board has control over access and roadway requirements, what is the scope of how far we go. We need adequate access no matter what with height clearance. How do you maintain that clearance down the road 5 years later? Chief Thompson stated that with the 2 foot on each side of the driveway will buy you some clearance.

Stephen Regan stated, "I am about telling people that if the Fire Department has to come over and you did not clear the vegetation, they will have problems. Adequate access is very important so I would like to see the 12 feet minimum width on the driveway. Housing is a problem now for kids; the cost has gone through the roof. How do we make it so it is not onerous? They may not have the resources to do crazy things but they could maintain access for fire vehicles." Joseph Weeks asked, "If someone has a heart attack can you get down there?" Stephen Regan, "A fire where can you get a ladder to the second floor?" Joseph Weeks stated (to Chief Thompson), "I appreciate that you take everything under consideration. I am all for safety."

Stephen Regan made a motion to accept the draft and written and to schedule a public hearing in anticipation of Annual Town Meeting recommendation. John Kemmett seconded the motion. The motion passed 3-1-0 with Donald Ellis abstaining.

The proposed Water Supply bylaw reads as follows:

A dwelling on a retreat lot shall be located no more than 750 feet from an existing fire hydrant as measured from the dwelling along the center of the driveway and along the sideline of the street to an existing fire hydrant. A fire hydrant or hydrants must be installed as per the Hanson Water Department Regulations for all proposed dwellings located in excess of 750 feet from an existing fire hydrant. Where a one or two family residential structure is protected with an approved automatic sprinkler system as per NFPA requirements, no hydrants will be required.

Water Supply Draft: Fire Chief Thompson stated that he has researched local communities and telephoned several fire chiefs and the fire marshal's office. This was something he put together but is still on the fence about. His concern is the truss roofs and particle board basements that some structures are built with that burn to the ground in six minutes. If he can be notified of properties with houses constructed 1000 feet off the road, he would like to

recommend it. A lot of other towns have these types of bylaws. I am looking for feedback rather than action.

John Kemmett stated that the Board could make this a part of the regulation. Chief Thompson stated that he is concerned with the water department fees for installation of a waterline suitable for sprinklers. He is on the fence; he does not want the proposed by-law to be a burden on property owners. Stephen Regan asked Chief Thompson if the state regulation was withdrawn in November. Chief Thompson indicated there were 300 pages of amendments that had to do with access rather than water supply. A requirement was to construct a 20 foot driveway but with the installation of a sprinkler system the property owner could reduce those width requirements. Some homes were putting in the sprinkler system rather than the road. Those requirements were revoked. Properties in construction during those requirements have revised their plans. The water department fee is \$50,000 for a tap for 8" main.

Stephen Regan stated that these long deep parcel lots are more common. "My thing is we are not the building department. How can I tell a young couple that wants to build a home and the cost of construction is X and the cost of the water service is a third of the entire project?"

Donald Ellis stated that he spoke to Bob Curran about the water supply draft, 1 and 2 family homes are exempt from sprinklers. "I am under the belief that it is too much to require people to put a hydrant in." Joseph Weeks stated that he has no problem supporting whatever the fire department needs. We will look at what the zoning requires before we move forward.

John Kemmett asked, "Couldn't we do something, a similar alternative where the driveway was wider?" Stephen Regan stated, "Personally I feel that if there is a mandate for sprinklers, it should come from the state. We are planning, access and width of road that's where we are. When you get inside the structure, we are out of our expertise. We don't want to create an onerous burden." Joseph Weeks stated, "As you are the fire expert, if you say this is necessary, we will take your opinion as the most important." Donald Ellis stated that sprinklers will happen it's just a matter of time. Stephen Regan stated, "I would think the insurance companies would take that under consideration."

After some discussion, Chief Thompson stated that he doesn't want to pursue the water supply draft but wants to move forward with the retreat lot access. Donald Ellis stated that it would be helpful if the Fire Department had something in writing about this topic.

Staffing:

Joseph Weeks stated that he and Mr. Ellis recently had a meeting with Mike McCue about replacing Virginia's Administrative Assistant position with the Board. The Planner expressed concerns over how this would be accomplished in relation to the Administrative Assistant position of Rebecca Nehiley and within the Job Description within the union contract. He asked that the Planner speak to Merry about how this should be accomplished.

Mr. Weeks and Mr. Ellis also discussed with Mr. McCue the desire to separate the Planning department from the Conservation department. They requested that the Planner provide a cost estimate to see how much a part-time Conservation agent would cost.

Purchases:

Mr. Weeks also stated that they discussed with Mr. McCue the need for the Board to purchase a smart level. The Town Planner made it clear to the Board that she would not be using it nor would she verify the slopes of sidewalks. She indicated that service is best performed by the review engineer.

Donald Ellis stated that he will consult with Joe Gamache on the requirements for a laser level purchase.

John Kemmett made a motion to adjourn the meeting. Stephen Regan seconded the motion. The motion passed unanimously.

Meeting adjourned at 9:25 PM
Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent