HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF
MARCH 27th, 2017 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A

Called to Order at 7:00 PM by Joseph Weeks, Chairman, in Meeting Room A at the Town Hall.

Present:	Joseph Weeks, Chairman
	Joseph Campbell, Vice Chairman
	Don Ellis, Member
	John Kemmett, Member
	Laurie Muncy, Town Planner
	Rebecca Nehiley, Administrative Assistant
Absent:	Stephen Regan, Vice Chairman
Also Present:	Kurt Tarvis, Candidate for Planning Board

APPOINTMENTS

7:00 PM Appointment with Mark Ridder to review a request for a minor modification to an approved Special Permit to use recycled asphalt base for the emergency access path at Stonebridge Commons

Mark Ridder of Glenwood Investments, LLC and Mike Facchini of Bridgestone Development, the developers of Stonebridge Commons attended the meeting. Mr. Ridder approached the Board to request a modification to the plan to use a recycled asphalt base for the emergency access path in lieu of pavers. He submitted a letter from Fire Chief Jerry Thompson (dated 3/6/17) stipulating that the construction of the road be designed and maintained sufficiently to support fire apparatus. Chief Thompson also required a gate at the midway point locked with a Knox Lock. Mr. Ellis suggested to the developers to provide a letter from a qualified engineer certifying the proposed roadway, as designed, supports the weight of a firetruck.

> **Motion to approve a request for a minor modification to allow the surface of the access road be constructed with 6" of recycled asphalt and topped with a 2" wearing coat, is minimum 12' wide with a 2' clear zone on each side and an unobstructed vertical clearance of 13'6" to support and allow the safe passage of fire emergency vehicles:** Don Ellis
> **Second:** Joseph Campbell
> John Kemmett was of the opinion that the road was not in keeping with Hanson's rural character.
> **Vote:** 3-1-0 (John Kemmett against)

In regards to a request for additional cash surety for completion of the sub-division, Mr. Ridder commented that all unsold units (19 units), are under covenant. The town is also holding a $42,000 cash surety. To summarize, Mr. Ridder said that the water mains, the gas service, the underground electric and cable are all installed. In addition, he said, the drainage, the binder coat and granite curbing are in. Over the next 6 weeks, they will install sidewalks and streetlights. Mr. Facchini submitted a quote from Lawrence Lynch Corp. (dated 3/24/17) for $36,835.51 to finish the work that is left. Mr. Facchini was of the opinion that the combination of the cash surety and the covenant for 19 units was substantial enough to cover the cost of the remaining work.

Mr. Ellis differed and commented that if the town were somehow charged with completion of the site, the cash surety would cover only the Winter Street phase and not the new phase off of Liberty Street. Since Town Counsel prefers that the town not takes over land or buildings, Mr. Ellis felt the bond money

was not sufficient to ensure that the infrastructure is done correctly. He suggested that the Planning Board's review engineer provide a cost estimate to finish the site.

Mr. Ridder reiterated that they're not looking to cash out and asked the Board to table the Request for Partial Release of Covenant until the installation of the wearing course of asphalt at the Winter Street portion. Mr. Ridder said that they were on track to finish by the end of April. Therefore, upon completion of the installation of the final top wearing course of asphalt on Stonebridge Drive, it was agreed by all parties that the Town of Hanson would transfer the remaining cash surety balance of $42,000 from the Winter Street phase of the project to a cash surety account to secure the completion of the Liberty Street phase.

7:15 PM Request for Partial Release of Covenant on Bldg. 31, Units 112, 113, 114, 115 & 116 by Mike Facchini for Bridgestone Development **– tabled per request of applicant**

7:30 PM Appointment with Donald Shute to discuss construction progress at Brookside Estates

Mr. Shute attended the meeting. He approached the Board to report that he'd had a conversation with his site manager and Brookside Estates would be first on his schedule when the asphalt plants open. Mr. Weeks asked if he had done any work since the last meeting. Mr. Shute replied, no, but they are on track to loam and seed the sidewalks and observe the success rate of the trees. Mr. Dan Brown, the electrician employed by Mr. Shute, stepped forward to show the Board the subdivision plans depicting the location of the wiring for the streetlights. Mr. Shute added that the poles have been installed. Most of the work is in the street layout; however, they have to bore holes under two driveways to run the conduit to the meters. The driveways will not be affected.

A Mr. Jack Curley, father-in-law to James Donovan, 110 Progress Way, approached the Board to express his concern about the legality of making revisions to the original plan without an engineer's stamp. Mr. Donavan added that it's the first he's heard of the meters and was also concerned with the price of the lighting. Ms. Annette Benenato of 72 Brookside Drive expressed her frustration over why the original plan wasn't followed. Mr. Campbell asked if the original plan was being followed. Mr. Brown replied yes, the only difference was the meters. Mr. Shute further clarified that National Grid approves the plans and that after Mr. Brown connects the lights, it will be inspected by both the Town and National Grid.

Mr. Weeks said that he understands the frustration of the homeowners, but it is not the Board's responsibility to act as a mediator for a Homeowner's Association. The Planning Board is trying to help by keeping the developer on task to finish the job. Mr. Kemmett added that the construction of the infrastructure is covered by a cash surety bond and as part of release of that surety, an as-built will be submitted that depicts the location of the underground utilities. Addressing the cost of the streetlights, Mr. Shute said that on average, they would cost around $10/month per household. Mr. Weeks asked if everyone was comfortable with the plan so as to keep moving forward.

Ms. Suzanne Hoey of 9 Progress Waye had concerns with the timing of the paving as it related to installation of the lighting. Mr. Ellis asked Mr. Shute to notify the homeowners when he would be paving. Ms. Benenato was concerned about the basin on Progress Waye and whether it was working properly. Mr. Shute answered that it was a retention basin and it was designed to hold water and to slow it down before infiltration. Mr. Anthony DiBenedetto of 67 Progress Waye had a question about tree cutting on an adjacent property but was advised that it was under the jurisdiction of a Special Permit from the Zoning Board of Appeals. Mr. Curley asked if everything could be wrapped up in 12 weeks; the

lighting, the asphalt and the plantings. Mr. Weeks summarized by saying that is the expectation, but the Board will revisit the situation in April to see where the project is at in 30 days.

OLD BUSINESS/NEW BUSINESS

Lot release for Joanne Cameron for Constitution Drive – **signed**

1. **Large Scale Ground Mounted Solar Photovoltaic Installations** – proposed bylaw for ATM revisions recommended by Town Counsel. Ms. Muncy had printed out a copy of the warrant as it related to the article for the Solar By-law reflecting the changes made by Town Counsel. The Board reviewed the revisions and comments.

   Motion to approve amendments to the By-Law as written by Town Counsel: John Kemmett
   Second: Don Ellis
   Vote: 4-0-0

2. **Lot Access Bylaw** – Town Counsel suggested the following revisions. Mr. Ellis recused himself from this discussion and vote and left the room.

Town Counsel suggested that the By-Law not be limited to public rights of way but include private rights of way as well. The town's definition of "street" covers both public and private ways. The Board reviewed the amendment.

Motion to approve to make changes as suggested by Town Counsel: John Kemmett
Second: Joseph Campbell
Vote: 3-0 (Mr. Ellis recused)

3. **Temporary Moratoria on the Sale and Distribution of Marijuana -** This proposed By-Law was submitted by the Board of Selectmen for consideration at the Annual Town Meeting. Ms. Muncy explained that because this is a Zoning By-Law, a public hearing for review is required to be held by the Planning Board. Ms. Muncy explained that the change was generated by petition. There is no infrastructure in place state-wide to regulate the sale of marijuana so the government has decided to recommend a moratorium to give towns time to decide who will oversee retail sales of marijuana. A public hearing has been scheduled for 4/24/17.

MINUTES

Motion to approve Minutes of March 20, 2017 with a minor revision: John Kemmett
Second: Joseph Campbell
Vote: 4-0-0

ADJOURNMENT

Motion to adjourn at 9:05 PM: Don Ellis
Second: Joseph Weeks
Vote: 4-0-0