

**HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF APRIL 24, 2017
TOWN HALL, 542 LIBERTY STREET, HANSON, MA**

A meeting of the Town of Hanson Planning Board was held on April 24, 2017 at the Hanson Town Hall, 542 Liberty Street, Hanson, MA. Members present were Chairman Joseph Weeks, Donald Ellis and Joseph Campbell. John Kemmett arrived at 7:25 and Stephen Regan was absent.

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

Joseph Campbell had a revision to the minutes of April 10th. Mr. Campbell made a motion to change the section under Minutes that reads: Mr. Campbell recalled that to "Donald Ellis." Add the word sign to the sentence that reads: Mr. Weeks clarified that he would like to have the **SIGN** Zoning bylaw as a regular topic of discussion.

Joseph Campbell made a motion to accept the minutes as amended, Donald Ellis seconded. All ayes. 3-0-0

The public hearing to review the proposed Marijuana moratoria bylaw was called to order at 7:10 PM. This article sets a moratorium of the retail sale of marijuana so as to allow various town boards to review and implement regulations with particular attention to appropriate zoning. This proposed moratorium shall be in effect through June 30, 2019.

Donald Ellis made a motion to accept the bylaw as written. This motion failed to receive a second. Joseph Campbell stated that the Board of Selectmen should establish a committee to review marijuana sales instead of adopting this bylaw. Joseph Weeks asked the Board if they want to defer to the Town Meeting. Donald Ellis stated that the Board should go along with the wishes of the Selectmen. Joseph Campbell stated that the town can create their own regulatory commission to review whether or not we desire the sale of marijuana within the town of Hanson.

Joseph Campbell made a motion to not recommend adoption of this proposed bylaw. Motion was not seconded. John Kemmett made a motion to defer to Annual Town Meeting vote. Joseph Campbell seconded the motion, Donald Ellis opposed the motion. The final vote was Joseph Weeks, John Kemmett and Joseph Campbell voted Yeah, Donald Ellis opposed. 3-1-0

Donald Ellis made a motion to close the public hearing, Joseph Campbell seconded the motion. The motion passed unanimously and the public hearing was closed at 7:40 PM.

Mike Facchini approached the Board with an Update for the Stonebridge Commons site. Mr. Facchini indicated that the paving will be commenced on May 8th for the Stonebridge portion of the site. The gas company has a high pressure valve on Winter Street that they want to tie into Stonebridge Drive. Mr. Facchini asked about the installation of asphalt on the last 150 feet of emergency access road adjacent to Liberty Circle. There is proposed construction in this area and he does not wish to disturb the road surface. "What do we do, are we ok not to pave that portion of the roadway? We do not want to disturb new pavement for the installation of the gas line, the timing of which we do not have control over." Joseph Weeks stated, "It will have to be placed on a future agenda to discuss, we can take a peak

in the mean time.” Joseph Campbell asked, “Is the fire access road formerly referred to as a cart path in the past.” Mike Facchini replied that it has always been an access road between the two sites – approximately 800 feet long but may have been labeled as a cart path on the early plans. Joseph Campbell indicated that in the old Planning Board minutes there is reference to a “Cart Path”. John Kemmett stated that one of the reasons he voted against this is he thought this roadway was within Conservation jurisdiction. Mike Facchini stated that he and Mark Ridder had researched the minutes of the meetings as far as they could go, but we could not find reference to that. Columbia Gas has not put their pipes in so it seems like we would disturb new asphalt. “I will be done with the heavy lifting on my lot in about 6 weeks.”

The gas company is going to loop the line through the access road. There are utilities beneath the access road. The gas company wants to loop it to the high pressure main on Winter Street.

Phil Clemons, Chairman of the Conservation Commission had no idea on what the requirements of the OOC are for the project. This is easily answered with a review of the file. In general, I have seen a lot of driveways being paved or not, when it comes to unpaved surfaces, they are expensive to maintain. We should look at the overall project and review how we control the stormwater discharge. There are a lot of things to look at. Chairman Clemons will review the file and provide a response to the Planning Board as to what the Order of Conditions issued by the Conservation Commission required for the surface of the emergency access road. It is terrific to minimize how much you pave things but if you are going to avoid impervious surfaces, it should be suitable to stand up to damages or expensive repairs. Mike Facchini stated that the access road is proposed as a 12 foot wide paved surface with flat topography and one man made pond for agricultural use in the past. Phil Clemons stated that he would like to review what is in place legally and that he will need time to review the file. Joseph Weeks stated that we just need to make sure we are addressing the concerns of all parties. John Kemmett stated, “We have already made a decision and a vote was taken, we need to review any change of activity including asphaltting a road that was originally proposed to be pavers.” Donald Ellis stated, “We would like a recommendation from your engineer stating that the binder course is adequate to support the weight of fire apparatus. We can add this to the record.”

John Kemmett made a motion to adjourn the meeting. Joseph Campbell seconded the motion. The motion passed unanimously.

Meeting adjourned at 8:07 PM

Respectfully submitted,

Laurie Muncy

Town Planner/Conservation Agent