

**HANSON PLANNING BOARD  
AGENDA FOR THE PUBLIC MEETING OF  
AUGUST 22<sup>nd</sup>, 2016 AT 7:00 PM  
HANSON TOWN HALL, MEETING ROOM A**

By motion made and seconded, the meeting was called to order at 7:05 PM.

Chairman Joseph Weeks, Joseph Campbell and John Kemmett were present. Donald Ellis and Stephen Regan were absent.

**MINUTES**

May 23, 2016

July 25, 2016

August 8, 2016

The minutes were tabled until the next meeting.

**APPOINTMENTS**

**7:00 PM Review of A/ANR Plan Form A “Plan of Land, LOTS 1 & 2 Spring Street & Whitman Street, Hanson, Mass.” dated 8/1/16 submitted by Land Planning, Inc. on behalf of owner Richard Dubois concerning a determination that Lots 1 & 2 have minimum frontage and area requirements for hammerhead lots located at Spring Street & Whitman St., Map 109, Lot 13.** Gary Rice approached the Board on behalf of the applicant. The parcel contains 43 acres with frontages on Spring Street and Whitman St. Both lots are retreat lots. Wetlands are shown on the property and Mr. Rice was advised that he will need a filing with Conservation for development of the large lot. The septic systems of the abutting lots are shown on the plan. The septic for 553 Spring Street was not available for review in the Board of Health. John Kemmett asked How many feet are upland and upland? Mr. Rice answered that there is 18 acres of upland and the rest is wet. The soils are conducive to wetlands. Joseph Campbell reviewed the drainage maps to determine the flows from the site onto Birchbark and Forest Trail. The Board reviewed the Form A checklist. John Kemmett asked when was the last time this site was delineated? Gary Rice, this line was delineated in in 2009 and again in 2015. JC motion to endorse the plan as printed. John Kemmett seconded the motion. The motion passed unanimously.

**OLD BUSINESS/NEW BUSINESS**

Bay State Roads/Invoice – **requires signatures - signed**

**Proposed Articles for Special Town Meeting:** Plan Scanning, Green Community Act bylaws (Photovoltaic and Land Based Wind Energy Facilities) these items are scheduled for public hearing on September 12, 2016

**ADJOURNMENT** – The meeting adjourned at 8:00