

**HANSON PLANNING BOARD
AGENDA FOR THE PUBLIC MEETING OF
AUGUST 8th, 2016 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

CALL TO ORDER – By motion made and seconded, the meeting was called to order at 7:03 PM.

Members present: Joseph Weeks, Chairman
Joseph Campbell, Vice-Chairman
Donald Ellis
Laurie Muncy, Town Planner/Conservation Agent

Stephen Regan and John Kemmett were absent.

MINUTES

May 23, 2016 -
July 25, 2016

APPOINTMENTS

7:00 PM Appointment with Warren Bush who is seeking guidance on the granite curbing installation for Great Cedar Condos. Attached is a copy of the granite curbing detail from the approved plans, also attached is an email communication from the granite curbing supplier and a detail on how they propose to install the stone to meet the transition requirements of the plan. Warren Bush approached the Board with a request to discuss the type of granite transition curbing as it meets the Cape Cod berm. Mr. Bush submitted an email from the granite company. He submitted a drawing from Williams Stone Company Inc showing a Standard Transition length installed at an angle where it dives down to meet the berm. The curbing will be installed with concrete at the joints. All transitions longer than 6.9' will be field cut by the setter from standard curbing. Mr. Bush needs to get the granite curbing and sidewalk in before he installs the wearing course in about a month or so. All manholes need to be brought up with adjuster rings provided they are in solid concrete. They will remove the broken concrete and replace it when he raises the rings. He will contact the engineer before he starts work. Everything looks consistent. Donald Ellis made a motion to accept the change in the cut of the dive stone. Joseph Campbell seconded the motion. The motion passed unanimously.

7:15 PM Appointment with Donald Shute to discuss the following regarding Brookside Estates:

- a. Slope from Barakat property: Maintenance of slope, stabilization, vegetation, stormwater management
- b. Construction Schedule: timeframe for completion
- c. Construction Items: Streetlights (solar vs. hard wire, driveway disturbance), materials stored in cul-de-sac, repair of the asphalt at the entrance of Brookside Road and Progress Way, sidewalks, drainage

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- d. Brookside Village Homeowners Trust Agreement and Declaration of Restrictions and Easements: provides for the maintenance of the 'Private Road', restrictions
- e. Other items: received a request for Permanent Brookside Estates signs at entrances of the development, Correct spelling of Way on Street Sign

Mr. Shute and Bob Overholtzer of the Zoning Board of Appeals were present for the discussion. Joseph Weeks went over the agenda so that the public will understand what the Board is permitted to discuss. Chairman Weeks explained to the public that we are not mediators but will allow an opportunity for the residents to be heard. The following residents were in attendance at the meeting:

Angela Greene	94 Progress Way
James Donovan	110 Progress Way
Steve Hoey	9 Progress Way
Suzanne Hoey	9 Progress Way
Julia Furtado	55 Brookside Drive
Bruno Furtado	55 Brookside Drive
Donald Shute	345 Washington St Pembroke
Robert Overholtzer	Hanson Zoning Board of Appeals
Katherine Katapodis	35 Progress Way
Greg Katapodis	35 Progress Way
Charmaine Jordan	49 Progress Way
Jared Curtis	82 Progress Way
Jessica and Rob Kelly	19 Progress Way
Greg Dieso	56 Brookside Drive

Chairman Weeks opened the discussion on the Barakat slope. Bob Overholtzer approached the Board to discuss the slope. Donald Shute also approached the Board and stated that he had met with ZBA to discuss the Barakat site. Several neighbors appeared at that meeting. He stated that the neighbors opposed the use of a retaining wall as they did not like the appearance. The neighbors prefer the use of vegetation for stabilization of the slope. To accommodate the neighbors, Mr. Shute agreed to allow the vegetation plan a chance to work.

Warren Bush will be doing the work in the site. Donald Ellis asked, "What is the process that you required Mr. Barakat to do?" Bob Overholtzer replied that the Zoning Board of Appeals can't require more than what is shown on the original approved plan. Mr. Barakat revised the plantings and used a bob cat to move the earth around. The plan does not include elevation or topography lines to show what is being moved. Mr. Barakat does not plan to plant the vegetation until Sept.

Jared Curtis of 82 Progress Way asked if there was anything on the plans to show what he was required to do. Did Mr. Barakat remove too much soils or vegetation? Bob Overholtzer stated that the plan shows a planting area located at the bottom of the property to stabilize the soil. This is mixed vegetation but without rain, it won't happen until September.

Joseph Weeks asked how the vegetation planting will be accomplished. Bob Overholtzer replied that Meadowbrook Landscaping will be doing the work. Joseph Weeks asked if the planting will

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be adequate to stabilize the soil. Greg Katapodis of 35 Progress Way stated that Mr. Barakat showed the abutters a plan which includes re-grading of the hill, re-seeding and was stamped by an engineer.

Donald Shute was asked about the concrete piping that is still standing on the side of the street – when will it be removed. Mr. Shute replied that the next time Warren Bush starts work on the sidewalk. The concrete pipe at the cul de sac will be removed at the same time – 3 weeks from today (Donald Shute indicated that he spoke to him this morning). Joseph Weeks asked, as far as this plan goes, are we looking for a motion or is this for info? Laurie Muncy stated, “Info?” Greg Katapodis stated that the HOA is not prepared to cover the cost of the wall. Steve Hoey asked, “Is there a planting plan?” Yes it is shown on the plan. The diameter of the trees are not shown on the plan. Barakat said at the ZBA meeting that the planting would be completed between the first and fifteenth of September. The planting details are supposed to be on the ZBA plans. They meet with the ZBA again on August 27th.

Jimmy Donovan of 110 Progress Way wanted to know if we could move on to the next item. Construction schedule: timeframe for completion. Donald Shute: I have my list of things to do: granite curbing, sidewalks starting 3 weeks, canvass neighborhood on solar vs hard wired lights. He has not asked the 37 homeowners yet. He will solve the erosion problem prior to installation of top course. After the slope he will shoot for the middle of October for paving. He has a contract with Warren Bush with 30 days lee way until the plants close.

Charmaine Jordan asked if there is a three week time schedule for sidewalks, will that impact the driveways or will anything disruptive be happening to the driveways when the sidewalks go in. Donald Shute replied, “Some driveways did not follow site plans and in order to be compliant with ADA they will need to be cut back and paved with the final course of asphalt. Warren Bush is aware of it.” Joseph Campbell asked, “Was there a waiver for the paving of driveway provided to the property owners?” Donald Shute explained, “Originally all driveways had to be gravel. They went back to ZBA and had the site re-designed to allow for multiple dwellings on each lot. A problem that arose was that the Stormwater Management Act changed during site development. In order to make the basins bigger, they would have had to come up to the current Stormwater Management requirements. To maintain the flow of water from 18 homes to 37 homes, it was decided that each home has a retention area where they can absorb their own water which allowed for the increase of impervious surfaces. With the revisions, they did not need to go to ZBA to have their driveways improved. Three driveways have not paved but they do not have to go to ZBA to have that approved. Each home has its own retention basin. Joseph Campbell advised that the homeowners trust be revised to accommodate this revision.

Mr. Hoey: We don’t want to pave until the sidewalks are installed. Joanna of 68 Brookside asked about erosion problems, how she ensures that it happens. His neighbor had to put in a French drain.

Greg Katapodis asked about the grass strip between street and sidewalk, who is responsible for construction and maintenance of the grass strip? Can we have a date when that will be done by? If it is done in the later fall, they might have to re-seed in the spring. Donald Shute stated that according to Warren Bush, he will start the sidewalks in three weeks.

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Jimmy Donovan of 110 Progress Way asked is there any way to enforce the dates should the developer not complete the site. Joseph Weeks stated that the Board does not have the power to get these things done, we can hold meetings and hold them accountable. Concrete forms will be removed at the time of the sidewalk.

There was a question regarding repair of the hole at the entrance to Main St. Donald Shute stated that he will fill it in with temporary material this week prior to the installation of top course. Joseph Weeks explained the issue of private roads and liability for damage to vehicles on private roads. The developer is responsible for the damage to Main St due to his development so he will take care of it.

Bruno Furtado asked about the timeframe until April 2017, specifically what the process is to extend his time allowed to act. The Board would review the project and make a decision based on what is presented. Jared Curtis 82 Progress Way: what power do we have to encourage you not to extend the time allowed. Greg Katapodis added, come April, if the site is not completed, the only two options are extension or taking the cash surety.

Construction Items: Greg Dieso of 56 Brookside asked about the consensus for Street lights. Donald Shute will include a questionnaire regarding their choice of lighting with the invoice for the HOA. The six lights will be \$46 a month for unmetered lights shared by 37 homes. The solar lights have a life span of 5 years then require the replacement of the battery or light. The solar lights cost three times as much but installation is less. Electric lights are more attractive. Donald Ellis stated that lights are required at the intersections, then asked if the Stop signs are installed there. Donald Shute stated that there is one on Progress Way and he is not sure about Brookside. Donald Ellis stated that he believes it is the Towns requirement that lights be installed at intersections but he is not sure they illuminate at night. They should be electric at the intersections. Greg Katapodis asked if in the original plans it was designed to be electrical lights. What has changed. The technology might upgrade and cost more. Electric lights might require installation of conduit under the driveway within the layout. Greg Katapodis asked, "Is there a reason why we should vote for solar or not?" Donald Ellis asked Mr. Shute, "Will you identify the properties that will have hardwire disturbance?" Donald Shute replied, "Yes."

Angela Green of 94 Progress Way asked, "If people vote for solar lights, will plans have to be revised and delay the project even more?" Joseph Weeks replied, "Perhaps but there are so many variables." Donald Ellis stated, "It would be considered a site adjustment identified on the as-built plans."

There was some discussion regarding Solar light vs Electric lights. Mr. Shute needs to meet with the HOA to determine what type of light is installed. Donald Shute stated that he will try to get something out to the residents in the next week or so. Donald Ellis stated that Mr. Shute should identify the properties that will have disturbance to the driveways and notify the residents. Donald Shute stated that he will just install the electric lights and not use the solar lights. The assembled public were in support of the electric lights.

Donald Shute will look at the spoils deposited in the rear of the detention basin to determine what should be done about the pile of materials. The material from the center of the cul de sac

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will be removed and he will review whether or not there is a landscaping plan for the center. The HOA can decide what to place there if there is nothing on the plan. Donald Shute will speak to the contractor regarding when the lights will be installed.

Drains between the basins and the catch basins will be blown out at the end of construction. Will be inspected prior to release of surety. Donald Ellis stated, "On the retention area, the emergency overflow there is a piece of a tree in there, please remove it. Also there is no safety guard at the discharge pipe to prevent children from getting into the pipes." Charmaine Jordan of 49 Progress Way asked if the drainage will be inspected at the end of construction.

Greg Dieso of 56 Brookside asked about the cul-de-sac erosion when rain events happen and requested the Board look at the site. The Board reviewed item #7 from the Declaration of Restrictions and Easements regarding erosion.

For Sale sign at the entrance of Brookside Estates needs to be removed as there are no longer homes for sale within the site. Mr. Shute stated the signs are real estate signs, and there are no lots available for sale. The residents stated that they do not like commercial real estate signs. They are on the street layout and not on private property.

Hoey family requests change to the spelling of Way as "Waye". The Board reviewed the plans and determined that the sign needs to be revised to read "Waye". The Board reviewed the plans to determine whether a monument sign was required. It was not required on the plan. Should the HOA desire a monument sign, they would have to use the proceeds from the HOA to purchase one.

The Board signed invoices for BayState Roads.

The Board tabled the Town Meeting articles and the minutes until the next meeting.

Joseph Campbell made a motion to adjourn. Donald Ellis seconded the motion. The motion passed unanimously and the meeting adjourned at 9:00 PM.

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent