

**HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF
DECEMBER 7th, 2015 AT 7:00 PM
HANSON TOWN HALL, MEETING ROOM A**

A meeting of the Town of Hanson Planning Board was called to order at 7:05 PM by Chairman Ellis in Meeting Room A on the third floor of the Town Hall

Members present: Donald Ellis, Chairman
Joseph Gamache, Vice Chairman
Joseph Weeks, Member
John Kemmett, Member

Absent: Steve Regan, Member
Virginia Costley, Administrative Assistant

Also Present: Laurie Muncy, Town Planner

Discussion

The Board voted to appoint Joseph Gamache to serve as the Planning Board representative to the Open Space Committee. The office will notify administration of the recommendation.

Motion to appoint Joe Gamache: Joseph Weeks
Second: John Kemmett.
Vote: 4-0-0

Appointments

7:00 PM Appointment with Mike Facchini to discuss a Release of Covenant for Building 10, Units 36, 37 & 38 of the Stonebridge Sub-division

Mr. Mike Facchini approached the Board with a request for a release of covenant for Building 10 Units 36, 37 and 38 of the Stonebridge Commons subdivision. Mr. Facchini outlined the drainage improvements completed to alleviate some of the water accumulating on the roadway causing icing in the winter months.

Motion to endorse the covenant release: Joe Weeks
Second: John Kemmett
Vote: 4-0-0

7:05 PM Form A plan for 172 Indian Head Street Donald Ellis – adjusting side property lot lines

Mr. Al Vautrinot approached the Board with a Form A Approval Not Required plan drafted for property owned by Donald Ellis, Donald Ellis Jr. and Keith Boyle located on Indian Head Street. Donald Ellis recused himself and Joseph Gamache acted as Chair of the Board. Mr. Vautrinot stated that Mr. Boyle owns the abutting bog (Assessors Map 47 Parcel 1-2AH deed reference Book 41209 Page 252). Susan Boyle owns the house at 144 Indian Head Street (Assessors Map 47 Lot 1-A Deed Reference Book 46136 Page 349). Chairman of the Planning Board Donald Ellis as Elko Construction owns the property identified as Assessors Map 47 Lot 1, Lot 2 and Lot 4 (Deed Reference Book 45669 Page 123). Donald Ellis Jr. owns Assessors Map 47 Lot 3 (Deed Reference 46012 Page 316). All lots have the required area, upland and frontage for the zoning district and are all legal sized lots.

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After survey and division of the lots from the original parcel it was determined that Parcel 1-2AH, the bog property, does not have the minimum required area of at least five acres to qualify for Chapter 61 assessment. In order to meet the minimum acreage requirements for Chapter 61 designation, area had to be added to the parcel.

There will also be an easement area along the 40' wide portion of the parcel that travels to the water. This easement is to accommodate the needs of the bog owner to utilize the bog road. The Board reviewed the Form A checklist with Mr. Vautrinot who did not have a copy of one to complete on his own. The application fee was not yet paid and is still due.

Motion to endorse the revised Form A plan of 172 Indian Head Street: Joe Weeks

Second: John Kemmett

Vote: 4-0-0

Old Business/New Business

The Board endorsed the mileage invoice for the Town Planner to conduct site inspection and attend meetings outside of the office.

Mr. Ellis asked the Town Planner to send a letter to Mr. Watson and schedule a meeting with Mr. Shute to come to the next meeting regarding a status update on the replacement of granite curbing at 9 Progress Way.

Minutes

Motion to approve the minutes of September 21, 2015: John Kemmett

Second: Joseph Weeks

Vote: 4-0-0

Motion to accept the minutes of September 28, 2015: Joe Weeks

Second: John Kemmett

Vote: 3-0-1 (Donald Ellis abstained)

Motion to accept the minutes of October 26 2015: Joe Weeks

Second: John Kemmett

Vote: 4-0-0

Meeting adjourned at 8:35 PM

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent