

HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF JUNE 13, 2016
HANSON TOWN HALL, 542 LIBERTY STREET, HANSON, MA

A meeting of the Town of Hanson **Planning Board** was held on **June 13, 2016** at the Hanson Town Hall, 542 Liberty Street, Hanson, MA.

Present: Donald Ellis, Chairman
Stephen Regan
Joseph Weeks
John Kemmett
Joe Campbell was present but arrived to the meeting at 7:15 PM.

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

Mark Ridder and Mike Faccini approached the Board to discuss the Stonebridge Commons development. Mr. Ridder indicated that there is no change to the roadway system or drainage design. The applicants have previously appeared before the Planning Board to re-configure the units located on the Winter Street portion of the site, subsequently due to the changes to the site configuration, the applicants are short 3 units from the total number of permitted units within the development. The applicants are contractually obligated to construct a total of 121 units. There is no requirement in the Master Deed for approval for design or architecture by the Homeowners Association. To address the shortage of units the applicants proposed to revise the plan and construct a three unit building in the center of the cul de sac on the Liberty Street side of the development.

Mr. Ridder stated that the customers of the site prefer three unit buildings over the four or five unit structures originally approved by the Board, which is why they chose to revise the configuration of the units. Steve Regan asked when the units were re-configured, if they were aware that they would be short three units. Mark Ridder indicated that they do not need approval from the Homeowners Association as indicated in the Master Deeds to make design and plan changes. John Kemmett asked if three units constructed within the center of the cul de sac would change the drainage calculations of the site. Mr. Ridder indicated that they have had the drainage calculations verified and would provide those calculations to the board.

The bylaw requires two parking spaces be provided per dwelling unit but the applicants are providing four parking spaces per unit. The plan shows adequate parking that exceeds the requirements of the bylaw. If these spaces are considered guest parking, they are not counted as parking for the units. The parking allowance is located within the bylaw. Joseph Weeks and Donald Ellis reviewed the bylaw during the meeting.

Donald Ellis would like to see something different as what is proposed is not within the "Flavor" of the bylaw. What is taken away is the village environment. John Kemmett asked if the walking paths are required as part of the open space. Mark Ridder stated that it is within their legal right to change their design.

Donald Ellis read directly from the 55 and over bylaw regarding site planning and design to meet the housing needs of the population. When you stick something in the middle of the green, you change the whole flavor. We would prefer that you not use the green area in the cul-de-sac for the construction of dwelling units. Mark Ridder asked, "You would prefer that we construct second story units to keep the

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green area?" Donald Ellis asked if there was any other area on site where they could construct the proposed units? Mark Ridder will review the site and return to the Board. The Board reviewed the plan to determine if there is area outside of the wetlands where these units could be constructed.

Mike Facchini reviewed the Plan with the Board and stated that if they constructed a multi-level building they would be able to accommodate the units. Joseph Weeks would prefer a second level structure versus something constructed inside the green area of the cul de sac, if nothing else can be worked out. Mr. Facchini stated that he had discussions with Linda and Tony of the ice cream business but the land transfer did not work out. Donald Ellis pointed out that the parking needs to be accommodated for the second story units.

Mike Facchini approached the Board to discuss proposed release from covenant for Building 12A Units 47 & 48. They are the last building units in the Winter Street phase. Joseph Weeks made a motion to release Building 12A Units 47 & 48. This motion was seconded by Joe Campbell. The motion passed unanimously and the Board endorsed the release.

Steven Egan from Egan Development presented a Form A plan to the Board for review. The Board reviewed the Form A checklist. The septic system was not located on the plan. They are doing a land swap with Lot A-1 for 278 square feet. Mr. Egan presented an as-built plan from the Board of Health showing the located of the septic system. They are creating three lots and two parcels. John Kemmett stated that the septic system needs to be shown on the property with the land swap (Lot A-1). The engineer who drafted the plan should have shown the septic location. The board reviewed the remainder of the checklist. The zoning requirement is 175 feet of frontage and 40,000 square feet of area.

The two items remaining are the septic system and the language indicating that there is a land swap shown with the calculations verified for the Lot A-1. The next meeting is scheduled for June 27th. John Kemmett is not available to meet that week. The applicant will revise the plan to include the aforementioned items.

At 7:50 PM Mr. Donald Shute and Mike Watson of Coastal Heritage Bank approached the Board to review the Brookside Estates development. There are three bounds remaining to be set. Mr. Shute indicated that he has the topo and bench marks for the back basin which will be scrapped a foot out and replaced with a foot of sand. The contractor for the project is Corey Merritt who did the site work. All lawns have been hydroseeded. Mr. Shute has an appointment on July 12 at 7:30 with ZBA and Barakat to discuss an erosion control plan for this property. Donald Shute is under tremendous pressure from the Coastal Heritage Bank to complete the site. Mr. Shute is having extreme difficulty exchanging the granite. Swenson can cut custom dive stones. Redoing the granite is more work than installing it the first time. There are still four pieces that have to be removed due to the location of the driveways.

Donald Ellis asked how long the pieces are that Swenson planned on adding. Donald replied about two feet long. The stones near driveways will need to be removed and replaced. Part of the problem was the different look of the stones, this will ensure a better looking product. It should be a little less money and a lot less time and material. He is asking that Board to consider this solution to keep the site moving forward.

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Mr. Shute would like to get going on the sidewalk and thinks the sidewalks are unaffected by the granite. He will return with a plan showing the Board exactly what he proposes but he wants to get started working on the sidewalks without waiting on the granite. Mr. Shute did install silt socks around the basins but the residents move them when it rains. Joseph Weeks asked what the ponds look like. Three ponds are great but one that has silted up. Mr. Shute will meet with his engineer and notify our engineer prior to the start of work and would like to put a barrier at the seven-foot mark. John Kemmett asked if you put the mats down it will prevent erosion? No, it would overtake the mats. The cloths in the basins are going to be replaced. Donald Ellis asked if the drains will be flushed.

The roadway coming in; both engineers think it is not a problem and will be addressed with the top course of asphalt. The sumps are at least ten feet deep and water is not getting into the basins. He is asking for relief for the sidewalks. He will bring a plan in for the granite but would like to start the sidewalks now to keep the progress moving forward.

Mr. Shute has reviewed the proposed street lights and his attorney recommends relocating the hydrants. He did not write all the deeds, so he recommended that the hydrants be relocated. This has been approved by the fire department.

Mr. Shute has already purchased the street lights for the site. The lights are solar lights on top of a 14 foot pole. They come in 50 – 70 and 100-watt variety. The bulbs last for approximately five years. The wattage is the upper two thirds of the wattage range. There was some discussion regarding using solar lights versus the hardwired lights. The Homeowners Association owns the lights and there are no specification for lights. He would prefer not to have to run the wires beneath driveways. There are six driveway crossings that would be impacted. Donald Ellis does not like solar lights. Joseph Campbell does not think the technology is advanced enough. John Kemmett prefers hardwire lights. John Kemmett made a motion to go with the hardwired lights. Joseph Weeks voted nay. Steve Regan, Joseph Campbell and Donald Ellis voted Aye. Joseph Weeks made a motion to approve the use of solar lights. The motion did not receive a second.

Donald Ellis asked what is going on with the handicap ramps. He may hire TL Edward to complete the handicap ramps. He would like to start work preparing the aprons for the sidewalks. It takes time and he would like to get going on those now. Steve Regan and John Kemmett would like to see the plans for the granite curbing before the board moves forward with approving the sidewalks. The changes to the granite is a concept.

This item will be placed on the agenda for June 27th. The Board will need a copy of the plan as it relates to the granite. Don Shute would like to get started with the basin erosion and drainage. Whatever he has to do to keep the basin clean. Between the ZBA and the Attorneys, maybe we can come up with a solution for the Barakat property. Don Shute might be able to have plan ready in the next week or so. Joseph Weeks asked if the applicant was able to wait until the meeting of June 27th. Don Shute indicated that he can wait until the 27th in the interim he will try to get some pictures from Swenson for the Board to review.

Joseph Weeks is more concerned that the granite curbing plans show longevity of the granite ten years out. Swenson is proposing making custom stone to meet the requirements of the Board. The discussion ended at 8:23 pm/

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The Board signed bills for BayState Roads Conference, PMP Associates, WBMason and Old Colony Planning Council for the costs of the Annual Dinner.

Meeting adjourned at 8:40 PM.

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent