

HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF
SEPTEMBER 28, 2015 AT 7:00 PM
HANSON TOWN HALL, 542 LIBERTY STREET, HANSON, MA

A meeting of the Town of Hanson Planning Board was called to order at 6:55 PM by Joseph Gamache in Meeting Room A on the third floor of the Town Hall

Members present: Joseph Gamache, Vice-Chair
Joseph Weeks, Clerk
Stephen Regan, Member
John Kemmett, Member

Absent: Donald Ellis, Chairman
Virginia Costley, Administrative Assistant

Also present: Laurie Muncy, Town Planner

APPOINTMENTS

7:00 PM Review of A/ANR Plan Form A “Plan of Land on Main Street in Hanson, Massachusetts” dated 9/23/2015 submitted by **Ahmed T. Barakat** concerning a division of property located at **Map 44, Lot 1C** known as **1479 Main Street in Hanson, MA.**

Mr. Bob Crowell, P.E. and Mr. Barakat approached the Board with a Form A plan dated 9/23/15 showing a division of land from property known as Assessors Map 44, Lot 1C. The property is located within the Flexible Use zoning district which requires a minimum lot area of 35,000 s.f. and a minimum frontage requirement of 150 feet. This Approval Not Required plan shows the creation of Lot A containing 53,019 s.f. of area with 220.50 feet of frontage on Main Street. The plan also creates Lot B which contains 45,154 sf of area and 150 feet of frontage on Main St. The plan also shows a parcel of remaining land containing 7,737 square feet of area and 92.31 feet of frontage on Main St. This parcel is not to be considered a buildable lot. Mr. Regan asked Mr. Barakat who would maintain the remaining parcel containing 7,737 sf of area. Mr. Barakat indicated that he would retain ownership of the parcel and maintain it. Mr. Regan requested that the parcel be maintained as far as trash removal and mowing is concerned.

The Board reviewed the Form A checklist. The Board expressed concerns regarding the location of the septic systems for the proposed lot. Mr. Crowell indicated that the Board of Health will be reviewing the septic systems and they do not grant variances for new construction.

Motion to accept the plan pending Board of Health approval for the septic systems: Joseph Weeks

Second: Joseph Gamache

Motion to revise the motion of Mr. Weeks to require an approved septic plan for the file: John Kemmett

Second the revised Motion: Joseph Gamache

Vote: 4-0-0

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Motion to Endorse the Plan: Joseph Weeks

Second: Joseph Gamache

Vote: 4-0-0

The meeting adjourned at 8:20 PM.

Respectfully submitted,

Laurie Muncy
Town Planner/Conservation Agent