

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Planning Board Minutes, February 23, 2015

HANSON PLANNING BOARD
MINUTES OF THE PUBLIC MEETING OF FEBRUARY 23, 2015
TOWN HALL, 542 LIBERTY STREET, HANSON, MA

Call to Order

This meeting was called to Order at 7:00 PM by Vice Chairman Joseph Gamache.

Present: Donald Ellis, Chairman
Joseph Gamache, Vice Chairman
Joseph Weeks, Clerk
Stephen Regan, Member
Absent: Patricia Glenn, Member
Also Present: Laurie Muncy, Town Planner
Rebecca Nehiley, Administrative Assistant

Minutes

January 12th, 2015 – tabled

Appointments

7:00 PM Review of A/ANR Plan Form A “**Plan of Land, Pleasant Street, Hanson, Massachusetts**” dated 1/28/15 submitted by **Richard A. Duncan** concerning a transfer of property located at Pleasant Street, **Map 24, Lot 34** in Hanson, MA

Mr. Dan Malloy of Site Design Engineering, LLC on behalf of Kimberly Duncan, also present, presented a plan depicting the creation of a back lot (LOT 1) off of Pleasant Street consisting of 78,768 s.f. (1.81 acres) from the abutting cranberry bogs. There are no wetlands on the property. Mr. Ellis asked if the property was in Chapter 61A (agricultural exemption). Mr. Malloy answered yes, but because it was a transfer of property within the family, it doesn't have to go through the Chapter 61A process. After reviewing the Form A checklist, it was determined that the existing structures and existing septic systems on abutting properties were not depicted as required.

Motion to approve the Form A pending receipt of a new plan and Mylar with corrections as discussed: Joseph Gamache
Second: Stephen Regan
Vote: 4-0-0

7:15 PM Appointment with the property owners and other interested parties to discuss the installation of the granite curbing at 9 Progress Way at Brookside Estates subdivision

Present: Property owners at 9 Progress Way
Patrick H. Carrera III, P.M.P. Associates, LLC, Senior Engineer

Mr. Carrara, who is the Planning Board's Consultant, reported that the contractors are in the process of installing the granite curbing at the Brookside Estates development. He was of the opinion that the driveway at 9 Progress Way wasn't installed correctly. The road construction contractor went by the Plan and as a result, the granite curbing goes across their driveway. The owners say that it's a hazard getting in and out of their driveway because of the curbing and wondered if there could be a deadline to fix it. Mr. Carrara had recently spoken with Nick Harris who is overseeing construction of the roadway and he says that it is not an issue and will do whatever needs to be done to get it rectified.

Mr. Gamache asked if all the curbing had been installed and if there were problems in other areas as well. Mr. Carrara

answered that they're all installed, but not visible because of the snow cover. He hasn't heard of any other issues as far as driveways were concerned up to this point. Ms. Muncy commented that she would like to see sloped transition stone. She added that this problem highlights the problem of two Boards having oversight of one project: While the Planning Board reviews the Sub-Division Plans, the Zoning Board of Appeals allows the structures and the driveways. Mr. Gamache suggested that in the future, the Planning Board should look at every plan that comes through the building. Mr. Carrara offered to take a look at the Site Plans and send a report to Ms. Muncy so that she is able to make an informed decision. In the meantime, Mr. Ellis suggested that the Board go out and inspect the site.

Motion to send a letter to the developer to temporarily eliminate the hazard as soon as possible at 9 Progress Way and to attend the next Planning Board Meeting to address the Board's concerns with the installation and type of granite curbing: Steve Regan
Second: Joseph Weeks
Vote: 4-0-0

Discussions

Stonebridge Commons – **tabled**

Old Business/New Business

Snow Street, Andrews Adequate Access Decision – **tabled for review**
Mileage/Invoice – **signed**

Adjournment

Motion to adjourn at 9 PM: Joseph Weeks
Second: Joseph Gamache
Vote: 4-0-0