

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Planning Board Minutes, July 27, 2015

HANSON PLANNING BOARD
MINUTES OF PUBLIC MEETING JULY 27, 2015
TOWN HALL, 542 LIBERTY STREET, HANSON, MA.

Disclosure: *These minutes are not verbatim – they are the administrative agent’s interpretation of what took place at the meeting.*

All materials presented during this meeting are available in the Planning Office.
Open Meeting Law, G.L.c. 30A § 22.~

- **CALL TO ORDER**

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

Also present: Laurie Muncy, Town Planner
Virginia Costley, Administrative Assistant

DISCUSSIONS:

The Board met at 6:00 PM for a Site Inspection at Brookside Estates subdivision. Followed thru at 7:00 PM – to discuss a Bond estimate and Tri-Party Agreement. Revised Tri-Party agreement to include 20% contingency. Everyone received the Tri-Party Agreement and P.M.P.’s revised and updated Bonding estimate. The Tri-Party was present to endorse. Chairman Ellis questioned Page 2 of the agreement, Item #3- which reads “ in such event the Developer shall be deemed to have authorized the Lender and the Board to release such funds for said purposes” – change to read “ to release such funds to the Board for said purposes.”

Motion made to accept the revised addition to the Tri-Party Agreement between S Bank, Donald Shute and the Planning Board of the Town of Hanson: Stephen Reagan

Second: Joseph Gamache

Vote: 5-0

SITE INSPECTION – PROGRESS WAY

The 6:00 PM meeting that took place at Brookside Estates was attended by Chairman Donald Ellis; Vice-Chair Joseph Gamache and Member Stephen Regan. Donald Shute and his daughter Lidia(arrived 6:13pm) were also present, as well as Town Planner Laurie Muncy and P.M.P. Engineer Patrick Carrera.

Issues relating to the inspection as prepared by Stephen Regan, Member, are as follows:

- Catch basin on the right hand side of Progress Way had an opening in the catch basin and silk sacs should be used. The streets had just been cleaned – catch basins obviously not trapping the debris and as a result sediment is getting into the detention basins. The Board wants the catch basins cleaned, silk sacs be used in the interim, and want to see a receipt showing this has been done. The Board also observed 4’ sump full of sand all the way to the separator.

- Observed no sidewalks are present. As a result of no sidewalks present it was noticed that the slopes from some of the existing driveways will not come into compliance with the ADA.
- House #49 Progress Way has a 6/1% slope on the asphalt driveway – fails for a sidewalk match – binder sidewalks should have been in before driveways. House #67 slope was 4.6%. Also found the grade at House #85 was at 3%; back pitch of House #91 is 3.6%, also 3.7% slope at House #99 Progress Way.
- Number 73 Brookside Drive has a 6% slope on the driveway and Lot #5 on Brookside Drive needs 15' of curbing added.
- Transition stone broke across from #85 (chipped edge). Also outfall behind #85 has a tree in it.
- It was also noted that the retention basin at the rear of #85 Progress Way is getting a lot of sand and does need to be cleaned out.
- Trash racks need to be placed on the outfalls at the retention basins.
- The ADA ramp at the intersection of Brookside Drive and Progress Way (left hand side coming down Brookside Drive) is at 3%. The other ramp is fine.
- House #19 has back pitch.

This is the extent of this inspection as not enough time was available to complete the entire subdivision. The Board will return at a later date to complete inspection.

Patrick Carrera would like to be informed when catch basin cleaning takes place.

Donald Shute is working with the home builder to try to get all the houses on the right side done so gas company can do their installations-very difficult to work with. In order to pave by the end of October they need three more connections done; once topcoat goes on the gas company won't be able to come, per Mr. Shute.

S Bank suggested that it would be best to have Nick Harris and Mr. Carrera on site when the road is being paved. The Planning Board agreed.

Chairman Ellis asked Ms. Muncy to check on the regulations to see if there is a clause protecting the Board when something gets overlooked. The Board does not want carte blanche given to an installer in the future.

DISCUSSION – STONEBRIDGE COMMONS

Mark Ridder and Mike Facchini presented the Board with the final revised cul-de-sac layout- this is the last section of Stonebridge. Road not changed, drainage has not changed. Based upon customer demand for two unit buildings and three unit buildings- will lose a few units but will pick them up when they go over to Liberty Street. Street lights are up around the clubhouse; mailbox enclosure all set. Per Mr. Ridder, drainage right now has been done according to the Plan. Member Joseph Weeks brought up the issue of the tree again. Mr. Weeks would like to see a sidewalk where the tree has been planted.

Motion made to accept the changes proposed to decrease the number of units at end of Stonebridge Drive from 13 to 10:

Stephen Regan

Second: Joseph Weeks

Vote: 5-0

OLD BUSINESS/NEW BUSINESS

The Planning Board needs to choose a delegate for the Town Administrator Search Committee. The Board designated Chairman Donald Ellis to fill the position.

Board members were given the articles for public hearings to take place at the end of August. Ms. Muncy told the Board members that she has not received any materials for Azalea Way as yet – not looking favorable to get accepted for winter months.

OLD BUSINESS

When a cape cod berm is attached to a sidewalk without any delineation of a grass strip or similar, it is a dangerous situation. Mr. Gamache feels that a fog line should be painted to delineate the road edge from the sidewalk. Maybe incorporate into a By-law.

Scheduled dates for future meetings are August 10 and August 24, 2015

MINUTES

Motion made to approve the minutes of June 8, 2015: Joseph Weeks

Second: Stephen Regan

Vote: 3-0-0

Motion made to approve the minutes of May 11, 2015: Stephen Regan

Second: Joseph Gamache

Vote: 3-0

Regarding minutes of April 13, 2015, delete "Mr. Gamache indicated that a gutter inlet would assist to alleviate any freezing concerns in the pipe" motion made to accept the minutes upon revision: Joseph Weeks

Second: Stephen Regan

Vote: 4-0

ADJOURNMENT

Motion made to adjourn the meeting: Stephen Regan

Second: Joseph Gamache

Vote: 5-0