

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing January 7, 2014**

RECEIVED  
TOWN CLERK  
HANSON, MA  
14 JAN 13 AM 10:25

**Members present:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Petitioner:** Manickam Muthukumar-Case#13DC38  
20 Winslow Drive – 7:15 PM  
Variance/Special Permit

This hearing was originally scheduled for December 17, 2013, but due to a lack of quorum on the 17<sup>th</sup>, it has been continued to this date.

Petitioner is requesting a variance and or special permit to allow for the construction of a 6' x 36' farmer's porch which will reduce the front setback requirement from 50' to 47.6' at the above address. Property is located in Residence A zone.

The Building Commissioner, R. Curran, commented that he has no concerns regarding the proposal; a building permit will be required prior to start of construction.

Concrete stairway currently in place which extends 10' with five steps, farmer's porch will be 6' with three stairs – 1' each.

The Board asked the Petitioner to withdraw his request for a Variance as this project would not be detrimental to the neighborhood. The Petitioner made the motion to withdraw without prejudice the request for a variance.

Sean: second the motion. Motion made and seconded. All in favor say aye: Bob-aye; David-aye; Sean-aye.

Motion made to approve the Special Permit: David Nagle  
Second: Sean Joanis  
Vote: 3-0

Motion made to close the hearing.



**Town of Hanson**  
**HANSON BOARD OF APPEALS**  
542 LIBERTY STREET  
HANSON, MASSACHUSETTS 02341  
781-293-5165

January 8, 2014

Mr. Kenneth Marston Trustee  
Marston Realty Trust  
PO Box 1439  
Hanson, Ma. 02341

Dear Mr. Marston:

At a posted hearing held on January 7, 2014, at 7:00 pm the Hanson Board of Appeals determined that they could not decipher your request of January 2, 2013 (the date of your letter, see enclosed) and were unable to determine what you are requesting.

Please submit a new letter, preferably typed, that clearly defines your request.

Thank you for your cooperation.

Cordially,

  
Robert Overholtzer, Chairman

Cc: Town Clerk

Enclosure



## Town of Hanson

OFFICE OF TOWN CLERK  
542 LIBERTY STREET  
HANSON, MASSACHUSETTS 02341

7  
Elizabeth  
Assist  
781-293-27

January 7, 2014

Kenneth Marston  
Marston Realty Trust  
P.O. Box 1439  
Hanson, Ma. 02341

Dear Mr. Marston:

Per your public records request dated January 2, 2014 the Town Clerk's office does not have decided from November 1, 2013 to December 31, 2013 on file with the name of Depot Village, Marston Realty Trust or any other name this project may be listed under.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Sloan".

Elizabeth Sloan

Town Clerk

1-2-13

KENNETH HANSON TRUSTEE OF HANSON REALTY  
TRUST. PO BOX 1439 HANSON MA. 02341

I HEREBY REQUEST ANY COPY OF  
ANY DOCUMENTS DATED FROM 11-1-13 - 12-31-13  
ON FILE WITH THE HANSON TOWN CLERK'S OFFICE  
IN THE NAME OF DEPOT VILLAGE, HANSON REALTY  
TRUST OR ANY OTHER NAME THIS PROJECT MAY  
BE LISTED UNDER. WHEN I ASKED THE  
CLERK'S OFFICE ON 1-2-13 THEY COULD  
NOT FIND ANY SUCH RECORDINGS



TRUSTEE HANSON  
REALTY TRUST

1-2-13

10:55 AM

IN PERSON

RECEIVED  
TOWN CLERK  
HANSON, MA

14 JAN -2 AM 10:58

JK

received  
1-6-14 BOA

1-2-13

KENNETH HANSON TRUSTEE OF HANSON REALTY  
TRUST. PO BOX 1439 HANSON MA. 02341

I HEREBY REQUEST ANY COPY OF  
ANY DOCUMENTS DATED FROM 11-1-13 - 12-31-13  
ON FILE WITH THE HANSON TOWN CLERK'S OFFICE  
IN THE NAME OF DEPOT VILLAGE, HANSON REALTY  
TRUST OR ANY OTHER NAME THE PROJECT MAY  
BE LISTED UNDER. WHEN I ASKED THE  
CLERK'S OFFICE ON 1-2-13 THEY COULD  
NOT FIND ANY SUCH RECORDS



KENNETH HANSON  
REALTY TRUST

1-2-13

10:55 AM

IN PERSON

RECEIVED  
TOWN CLERK  
HANSON, MA

14 JAN -2 AM 10:58



**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING DECEMBER 10, 2013**

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 DEC 11 AM 9:55

**Member present:** David Nagle, Clerk

**Absent:** Robert Overholtzer, Chairman  
Sean Joanis, Alternate

**Petitioner:** Marston Realty Trust – 7:00 pm  
Kenneth Marston, Trustee  
Depot Village – Comprehensive Permit  
Phillips Street

David stated that we have a Board member in the hospital so the Zoning Board of Appeals does not have a quorum. Marston previously indicated that he would not be available for this hearing tonight, and then made himself available.

Marston stated that the hearing needed to be opened as he had stuff he wanted to read into the record. David stated that we are not doing a hearing – Marston said just get the stuff on tape – David said we are not doing that, this is not a hearing, we are going to continue it - that will have to wait for the public hearing.

David then went on record stating that we have a public hearing that was scheduled for Marston Realty Trust. Today we were informed that one board member is out of the country. We needed two for a quorum, and the second board member suddenly fell ill and is currently hospitalized at South Shore Hospital. Accordingly the hearing needs to be continued to Tuesday, January 21, 2014 for a public hearing and notices will be sent out accordingly.

Marston asked to keep the tape rolling as he wanted something to be put on tape. David Nagle said no this is not a hearing, we don't have a quorum.  
End of meeting.

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 NOV 20 AM 10:50

Minutes Informal Hearing  
Kenneth Marston – Depot Village 40B  
Phillips Street  
November 12, 2013 – 7:00 pm

Members presiding: Robert Overholtzer, Chairman; David Nagle, Clerk; Sean Joanis, Alternate  
Also present with Mr. Marston – Paul Cusson, Managing Member of Delphic Associates, 651  
Orchard St., Suite 308, New Bedford, Ma.

(First tape had defects after starting )

Marston spoke about bringing Mr. Cusson on board to help him navigate thru the financial side of the project, even though Marston's partner in this particular endeavor is bringing financing to the table. Paul Cusson is an expert on the 40B's – has been in business for 25-30 years in the area of 40B's for both single family and multifamily in taking it thru the different processes, including local boards -, subsidizing agency whether it be DHCD – Mass. Housing - and also through financing. Cusson stated that this development is a little unusual in that there is an executed Regulatory Agreement – executed a number of years ago. The Regulatory Agreement is still valid, per Cusson, but the permit needs to be extended. Cusson continued that in order to get a 40B development approved thru the zoning board process you have to become a limited dividend organization, that is different from a LLC – it is not something that you record with the Secretary of State's Office - the document itself regulates the agreement which creates the limited dividend organization. So the developer has agreed to limit their profit in accordance with the rules and regulations as established by DHCD. The Hanson Housing Authority presently is down as what is called the monitoring agent – they monitor the return on costs at the end of the project and also the affordability of the units which involves a lottery process.

According to the permit, continued Cusson, the development has 26% or so set aside for affordable. In many communities the so called affordable units would rent for \$1,100, \$1,200, \$1,300 a month – the market rate might rent for \$2,000 per month – a fair spread. Here in Hanson, per Cusson, there is not. Hanson is in the geographical area that the fair market rents as established by HUD and what we would call general market rents are very similar on new construction. For a two-bedroom that is roughly about \$1,200 per month, three bedroom - \$1,350 per month – so with Marston talking about going to a larger percentage, would be in later to the ZBA to request that, would be meeting the same standards between the market rate and the affordable. The real estate market for the last five/six years has not done well, it has been difficult to get developments financed, but the market has turned around substantially, per Cusson. Cusson spoke about a development he will be doing in West Bridgewater that will be financed with some tax credits. Hanson falls under the Brockton fair market area, per Cusson.



Cusson then said what they are looking for is an extension. Cusson went on to say that they have had some interest from some regional folks who are interested but thru tax credits – in order to do this, this is a very competitive process thru the State, there one step application process is substantially different when you are doing tax credits. In that case, Marston would have to come back before the Board and request an amendment in the regulatory permit depending upon what change it is; if you went from 25% to 100% you would have to modify the permit and a modification to the regulatory agreement.

Cusson stated that to start over with a new site eligibility letter – it is just not economic to do this. Nothing has changed in the project – same number of units – even though the site could support more. Cusson stated it makes sense to grant the permit extension for a period of one year – then if any changes are necessary in the permit – that is when you could possibly approve or deny or approve with certain conditions the changes. Cusson said that there was some serious interest that did not pan out. Cusson also stated that this site could afford a much greater density than what has been permitted.

If denied, per Cusson, they would have to file an appeal with the Housing Appeals Committee. While he understands that the Board has bent over backwards with the extensions given this project, he feels that they are at the point where it is really doable – either from a tax credit point of view or from a straight development point of view. Cusson does not feel that the Town would gain anything by not granting an extension.

The Board asked Cusson who is interested in financing this development. Cusson responded that there are two players – financing in their case would be the tax credits. HUD would do a 221D4 but that most likely won't be proposed. This is thru DCHD - a state agency.

Member Joanis stated that an informal hearing was held by the Board and Mr. Marston about a month or so ago and was told by Marston that all documentation was into HUD. The Board asked Marston did he have any documentation from HUD stating that all the information is in and they are considering it. Marston response was "no." Do you have any information from the new player- any documentation – that says I am considering doing this. Response was "yes", then asked by the Board if they could see it – Cusson responded that they did not want to make the names public - Joanis went on to say that a month ago he said he would be inclined to deny the extension unless Marston came back with some documentation showing that either all the information was into HUD and they will have an answer by a certain date; or that there is some sort of financing set up – and now we are here tonight and Marston has brought nothing that was asked for- one reason to deny the extension is that when we asked you to bring something to us to show us what we are looking at – and you bring in nothing – then that is a reasonable basis to deny the extension, said Joanis.

Cusson said HUD does not give out letters showing anything. Marston stated that nothing has been submitted to HUD. Marston said going back to previous hearings he had someone on board who was filling out the application to go over and over it again before submitting to HUD.



To date, it has not been submitted to HUD because all the criteria has not been met. Per Marston, the developer he is currently working with is ready and able to go on HUD's ok to put the money in the pot to break ground.

Cusson went on about the permit expiring in twelve months – HUD is not going to look at it. Cusson said he can understand the Board's frustration but by denying the extension it is just going to create more problems. What they want to do collectively is to try to get to a point where a couple of things would happen – while he is not a fan of HUD, if someone has that experience and wants to go that route that's one thing – the most viable is through the tax credits – the problem with tax credits is an application could be submitted to DHCD and the process is that they want a substantial amount of information and it takes at least one year or more.

Board member Nagle spoke and said November 13, 2012 Marston was before this Board and there was representations made that, in his recollection (Nagle's), that funding was imminent and that the project was viable and would be a matter of months before this would be off the ground. And the Board collectively, although reluctantly, agreed to a one year extension with the extension granted that one the condition that 90 day reviews would be done showing that progress was being made. Here today, we are no way closer to finality if anything what is being told to the Board is that in order for this to be approved further amendments to the original decision would have to be made.

Cusson said his personal involvement with this project was a little over a year ago, he can tell us there is interest in developing this property - no purchase and sales – no letter of intent or anything like that from a buyer- Wynn Development is very much a serious player here – Clairmont Development is potentially another serious player and Universal is still showing interest.

Board member Nagle said they have to base the decision on some kind of evidence other than oral representations that show this project is moving forward. Nagle said that the Board has nothing to corroborate what it being said.

Cusson said nothing is going to be gained by denying this. He also said that even with a one year extension it might not be enough time. Cusson went on to say that the Housing Appeal Court, in his substantial experience, they will look at it and see that the position of the Board is not all that unreasonable in their concerns, etc., and then will say that the developer is faced with the market conditions and so forth, tried to do something over the years, and he thinks that the Housing Appeals Committee would grant the extension, but that does not help because then you have appeals to the Superior Court, Court of Appeals, etc.. – So nobody wins by going this route. Cusson is suggesting that in the interim go for a shorter term extension. Nagle stated that if they grant an extension it is for a year.

The Board recognizes that Marston has expended a great deal of money into this project. Is the project that was approved ten years ago the same project? Has the Town changed?

Marston stated that his development team is a nice, small niche company. Marston said that he has been in town since 1980, comes to work every day, and does not want 300 units at Depot Village – perfect spot for number of units he has proposed. Marston stated that if this development comes back before the Board they will never see what he proposed again. Cusson said any change in number of units would require a hearing before the Board to determine whether the change is substantial or insubstantial. If substantial would require a public hearing and the Board could either approve or deny the request. Cusson said they would not come in with a new application, so the choice would be to appeal it to HAC.

David made the motion to deny the extension. Sean – seconded the motion. Bob-motion made and seconded. All in favor? David-aye; Sean-aye; Bob-aye.

The reasons for the denial are as follows:

1. Project is stale – 8 years old
2. Project approved in 2003 – sat idle for a good number of years
3. A request was made for an extension on November 13, 2012. Although the time for an extension had expired, the Board of Appeals granted Marston the courtesy of a one year extension. There were representations made that funding was imminent, the extension was granted on the condition that periodic reports were made showing the project was moving into finalization
4. The Board repeatedly asked for reports and/or documentation, nothing has been provided
5. There is no financing nor any indication of any financing in the near future
6. Representation made a year ago that financing was imminent
7. The Town has changed over the last 8-10 years, and most likely no financing would be available unless the underlying permit was changed to tax credits
8. Mr. Cusson represented that a one year extension probably would not be enough

Sean made the motion to close the hearing. David – second. Bob-motion made and seconded. All in favor? David-aye; Sean-aye; Bob-aye.

**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING DECEMBER 3, 2013**

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 DEC -9 AM 10:56  
JK

**Members present:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Petitioner:** Kelly Ryan-Holmes – Case#13DC37  
1000 Main Street - 7:00 pm  
Special Permit/Site Plan

Lt. Gary Smith of the Hanson Fire Department was also present.

Holmes is requesting a Special Permit and Site Plan Approval to allow for various retail and office related businesses with related signage plus warehouse and storage areas at the above address. Property is located in Residence B zone, Business zone, Commercial Industrial zone and Flexible Overlay zone.

Comments from the Building Inspector – no concerns regarding this proposal.

Lt. Gary Smith indicated that he is working with Holmes on this proposal. Knox box is in place.

Holmes told the Board that her plan is to renovate the building and be able to secure some nice businesses – long term. Holmes indicated that most of the offices upstairs are occupied on Main Street. All are rented with the exception of two. Downstairs there is an engraver in the back far corner with a small workshop/office; also Rhyme & Reason toy store has a storage space for their toys; and Phil Johnson who is a Personal Trainer. Currently there are 72 parking spaces, but will be expanding the parking area plus will be installing new handicap accessibility. All units are connected to a keyed up master lock.

Special Permits are for the following tenants:

Just for You Personal Training – Unit 109 – Phil Johnson Personal Trainer. Hours are 5:00 am to 11:00 pm. Monday thru Saturday. Three parking spaces allotted.

AM Contractors - has two units #208 – Main Street and warehouse space in the back of the building to store their equipment (carpentry, etc.) loading dock area - Phillip Anderson, owner - two parking spaces – two employees. Hours 8:00 am to 6:00 pm, Monday thru Friday.

Brushworks (formerly at 1375 Main Street) – Unit 107 - Keith O'Sullivan, owner. Hours are 8:00 am to 6:00 pm seven days a week. – Assigned one parking space.

NABC – Raymond Terry, owner – Unit 201 office , and one space in back for storage of supplies– two employees – sells beauty supplies (shampoos, salon chairs, etc.) – on-line orders, ships from facility on Main Street. Hours 7:00 am to 7:00 pm Monday thru Friday – assigned two parking spaces.

John Collins – Unit 205 – private office for now, until spouse completes massage therapy classes. Before massage therapy can move in, needs Board of Health approval and a subsequent hearing by the Board of Appeals. Hours 8:00 am to 6:00 pm, Monday thru Saturday. Assigned one parking space.

Joel's Auto Transport – Unit 203 – needs an office to operate per the State of Mass. – no customers to office – no parking of vehicles there – transport only. Hours 8:00 am to 6:00 pm, Monday thru Friday – assigned one parking space.

Morton and Vincent – Unit 212 – Jeanie, owner, - on-line business selling clothing and small household items to be shipped – hours 11:00 pm to 6:00 am, Monday thru Friday. Assigned one parking space.

StoneEngravers - Unit 102 – Len DiBonz, owner – small office space – work on monuments, etc. , at various locations. - hours 4:00 am to 10:00 pm, seven days a week. Assigned two parking spaces.

Rhyme and Reason – Christopher Kusy, owner – Units 105, storage of toys, only. No designated hours.

Ryan Holmes Contracting Inc. & Wade Properties, LLC - – Unit 113 – Kelly Ryan Holmes, owner of property. Hours 8:00 am to 4:00 pm, seven days a week.

Holmes presented the Board with three options for signage , questions on placement and height need to be finalized. Holmes would like the first sign presented to work out if possible.


David made the motion to approve the signage subject to final approval of the Building Inspector and submitting to the Board of Appeals a rendering of the sign and of the parking spaces to scale.

Second: Sean

Motion made and seconded. All in favor? David-aye; Sean;- aye; Bob-aye.

Motion made to close the hearing.

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 NOV -4 PM 12:57



HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING OCTOBER 22, 2013

Members present: Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

Petitioner: Scott Dummer-Case#13OC36  
407 E. Washington Street  
Special Permit/Variance

Dummer is requesting a special permit/variance to raze an existing house and rebuild a new house which includes a garage at 407 E. Washington Street, Map 107 Lot 5A. Property is pre-existing nonconforming and is in Residence A zone.

Bldg. Commissioner Robert Curran had no concerns regarding this proposal, however a demolition permit will be required prior to the razing of the existing house. This office will require a Building Permit prior to the start of construction of the new home.

Planning Board had no comment.

Dummer's son, Paul DeCoste will be occupying the premises.

A pre-fab split level house will be built – 27' x 48' – on the site. The nonconformity will be decreased overall. The house will stay a three bedroom – septic is all set.

The Board determined that a variance was not necessary and requested the petitioner to withdraw the request for a variance. Dummer requested to withdraw without prejudice his request for a variance. Bob-motion made to withdraw the variance without prejudice. David-second. Motion made and seconded. All in favor? 3-0

David made the motion to approve the special permit as presented. Sean-second. Bob-motion made and seconded. All in favor? Vote 3-0

Motion made to close the hearing.

RECEIVED  
TOWN CLERK  
HANSON, MA

HANSON ZONING BOARD OF APPEALS 13 OCT 31 AM 10:18  
MINUTES OF PUBLIC HEARING OCTOBER 22, 2013

Members present: Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

Petitioner: Scott & Dereck Varley – Case#13OC35  
1283 Whitman Street – 7:30 pm  
Special Permit/Variance

Varley is seeking a special permit/variance to add a second floor addition for bedrooms and a second bath at the above property. Property is pre-existing nonconforming and is in Residence AA zone.

Building Commissioner Robert Curran has no objection to the proposal, a Building Permit will be required prior to the start of construction on the second floor.  
Planning Board had no comments.

Plans submitted were prepared by Designs by JAC, 687 Market Street, Rockland, Ma. 02370, dated August 20, 2013 and numbered 13-106.

Board of Health has already approved the project.

Three bedrooms total will be on the second floor with a full bath. Half-bath will be down on first floor.

On the exterior of the building, the only changes will be re-siding, putting in new windows and doors. Existing porch will be replaced with a new one – same size.

Abutters present: James Hickey, 66 Perry Ave., Gregory DeLue, 82 Perry Ave. and Ken DeLue father of Gregory were all concerned about water runoff. This area has had water problems for over 20 years and they wanted to see if anything could be done to alleviate the problems. Varley is only adding a second story, no changes to footprint at all. The Board advised the abutters to take these issues up with a different Board.


The Board felt this Petition should be for a special permit, and requested the Petitioner to withdraw the request for a variance without prejudice. Varley made the request. Sean Joanis made the motion to approve the request to withdraw the variance without prejudice. David – second. Motion made and seconded. All in favor? Vote: 3-0

Sean made the motion to approve the special permit for 1283 Whitman Street. David-second.

**Motion made and seconded. All in favor: Vote: 3-0**



**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING OCTOBER 22, 2013**

 RECEIVED  
TOWN CLERK  
HANSON, MA  
13 OCT 24 AM 11:02

**Members present:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Petitioner:** Carl Berens – Case#13OC34  
1282 Main Street – Unit 3 – 7:15 PM  
Site Plan Approval

Petitioner is requesting site plan approval to allow for the operation of fence installations and storage of materials with related signage. Property is located in the C/I zone and Flexible Overlay Zone.

The business is known as "Solid Fence Co."

Building Commissioner Robert Curran had no concerns regarding this proposal.  
Planning Board had no comments.

Mr. Berens has purchased this unit which is considered a commercial condo from the owner, Tracey White.

Types of fencing stored on the property are vinyl, cedar, chain link, aluminum, steel and wood. Also have a trailer and piping stored on site along with two trucks and two trailers.  
Hours of operation will be 7:00 am to 7:00 pm five days a week. There will be four employees.

Signage on signboard out in front and one will be allowed on the unit per zoning by-laws.

Motion made to approve the site plan: David Nagle  
Second: Sean Joanis  
Vote: 3-0

Motion made to close the hearing.

**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING OCTOBER 22, 2013**

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 OCT 24 AM 11:03

**Members present:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Petitioner:** Padraic Thompson – Case#13OC33  
1282 Main Street – Unit 4 – 7:00 PM  
Site Plan Approval

Thompson is requesting site plan approval to allow for the storage of trucks and equipment, also indoor storage of tools plus office space and related signage at the above location. Property is located in C/I Zone and Flexible Overlay zone.

The name of the business is "Thompson & Sons Enterprises, Inc." The basic business of the company is dumpsters and vending machines – provide trash barrels to customers those will be stored in the unit, tools, and vending machines. Trucks will be parked in a small parking area across from the unit. Dumpsters are 14' long and he also has two small two- yarders

The unit also has office space. Vending machines include soda machines and snack machines.

Hours will be seven days a week -5:00 am to midnight. There are two employees that drive the trucks – their hours will be from 6:30 am to 6:30 pm.

Signage will be on signboard out front and one over unit.

Building Commissioner Bob Curran had no concerns regarding this proposal.  
Planning Board had no comments or concerns.

Motion made to approve the site plan as proposed: David Nagle  
Second: Sean Joanis  
Vote: 3-0

Motion to close the hearing.

**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING SEPTEMBER 24, 2013**

RECEIVED  
TOWN CLERK  
HANSON, M.  
13 OCT -2 PM 1:15  
JK

**Members presiding:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Also Present:** Robert Curran, Building Commissioner/Zoning Enforcement  
Officer for the Town of Hanson  
Attorney Roger Davis, representing SBD Realty

**Petitioner:** SBD Realty – Case#13SP32  
121 Franklin Street – 7:00 pm  
Section 13 Appeal

The Petitioner has filed an Appeal to a letter of August 15, 2013 from the Zoning Enforcement Officer regarding the display and placement of a truck and signage at 121 Franklin Street, Map 45 Lot 5-A Hanson Assessors Map. Property is located in the Commercial Industrial and Flexible Overlay Zone.

The letter was sent to notify Mr. Sullivan that he was in violation of the Site Plan and Special Permit approved on March 18, 1997, Decision #97FE09, specifically under "Findings" – page 2 – c., d., and g. Mr. Sullivan has a truck with signage placed in violation of the site plan on the property.

Atty. Davis questioned the jurisdiction of the Board in this case. He stated that the sign in question is fixed to a registered motor vehicle legally parked on his clients premises. He questioned where is the zoning violation as the sign is affixed to a registered motor vehicle. As of tonight's hearing, the vehicle has now been moved to the paved paving area. Problem solved, per Atty. Davis.

The Zoning Enforcement Officer said that prior to tonight's hearing, the truck was parked on the grass. Now it is in the paved parking area and is now conforming.

The next thing is the two yellow trucks that are for sale parked out in front on the grass. The Zoning Enforcement Officer sees this as a problem because they are not parked in an approved parking area. The Zoning Enforcement Officer would like the Board to make a determination that any vehicles that are parked out in front on the grass area is a violation of site plan approval.

The original Petition notice prepared by Mr. Sullivan and submitted on August 22, 2013, was entered into the hearing as evidence per the BOA. (see attached)

Board member David Nagle remarked that on the strip of grass in the front area of the property near the corner- vehicles cannot be parked there. He proposes that a finding be made that the Petitioner not be allowed to park his vehicles there – for sale or for display – or any other apparatus.

Board member Joanis suggested to Atty. Davis that they file a new Petition for a site plan for a new parking area up front that would allow for parking. He also stated that you cannot park a giant truck up in that area one day – appeal that – two days later park two vans up there – appeal that – keep going with other stuff.

The Zoning Enforcement Officer, Bob Curran stated that the issue here is the BOA had allowed this building to exist and the additions that have been added based on Site Plan Approval presented to this Board. That showed green area, parking area and now this is in violation of that.

Member David Nagle stated that Mr. Sullivan could have asked the BOA for relief from the original site plans. In not doing so, the jurisdiction is on the Building Inspector/Zoning Enforcement Officer to determine whether or not there is a violation.

Board Chairman read into the minutes an e-mail from an anonymous caller that Sullivan has three vehicles for sale in front of his property. Also asked if Sullivan had a used car license.

David made the motion to deny the appeal of the decision of the Building Inspector by letter dated August 15, 2013 for zoning violation by parking vehicles and other apparatus in front of the property and not in an approved parking area in violation of the Site Plan Approval for SBD Realty dated March 18, 1997.

Sean: second. Bob- motion made and seconded. All in favor say aye. David-aye; Sean-Aye – Bob-aye. Vote: 3-0

Motion made to close the hearing.



## Town Of Hanson Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

August 15, 2013

Mr. Robert Sullivan  
SBD Realty Trust  
PO Box 598  
Hanson, Ma. 02341

RE: DECISION 97FE09

Dear Mr. Sullivan:

Enclosed for your review is a copy of the above Decision (see enclosed) pertaining to your hearing held on March 18, 1997 for Site Plan Approval and a Special Permit.

Under "FINDINGS", with regard to the **Site Plan**, see Page 2 pertaining to the following:

- c. minimize obstruction of scenic views from publicly accessible locations;
- d. minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from the public ways or premises residentially used or zoned;
- g. minimize unreasonable departure from the character and scale of building in the vicinity as viewed from public ways.

You are currently in violation of the Town of Hanson Zoning By-laws Section VII.F. Please remove the truck and signage immediately from the property.

Your right of appeal is to the Town of Hanson Zoning Board of Appeals.

Cordially,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer

Cc: Board of Appeals  
Board of Selectmen

TOWN OF HANSON  
Hanson, Massachusetts

RECEIVED  
TOWN CLERK  
HANSON, MA

97 APR 16 AM 10:09

HANSON ZONING BOARD OF APPEALS

Hearing Findings & Decision

APPLICANT: SBD Realty Trust

ADDRESS: 121 Franklin Street, Hanson

CASE #: 97FEO9

HEARING DATE: March 18, 1997

TIME: 8:00 p.m.

BOARD MEMBERS:

VOTE OF BOARD:

Chairman:  
Alan Spera

APPROVE (XX) REJECT ( )

Member:  
Lila Coyle

APPROVE (XX) REJECT ( )

Member:  
Edward Casey

APPROVE (XX) REJECT ( )

SUBJECT: Application for  
from the terms of a section of the By-Laws of the  
Town of Hanson, Section # VII.F. & VI.E.1. & VI.F.

LOCATION: Hanson Assessors Map 45 Lot 5A  
STREET: Franklin Street

You are hereby notified that after careful consideration of  
your application dated February 24, 1997, and after a  
Public Hearing as required by Chapter 40A, M.G.L., the  
Appeal Board voted:

( ) To deny the application.

(XX) To approve the application, and Site Plan & Special Permit  
is hereby approved subject to conditions hereto  
annexed.

FILING DATE OF DECISION: April 16, 1997

Case No. 97FE09  
SBD Realty

**REPRESENTATIONS TO BOARD:**

1. The premises that is the subject matter of this petition is located at 121 Franklin Street, Hanson Assessor's Map 45, 5A.
2. The project is for the removal of part of the buildings on the premises to the rear of the existing buildings, and the construction of an addition to the existing buildings for warehouse space, all as shown on a plan entitled "Site Plan of Land Located on Franklin Street, Hanson, Massachusetts, Owned and prepared for SBD Realty Trust," dated December 23, 1996 by Land Planning Engineering & Survey, and received by the Hanson Zoning Board of Appeals on February 24, 1997.
3. The existing part of the premises that is to be moved to the rear of the complex, as shown on the said plan, is to be connected to the main complex of buildings by way of a conveyor belt.
4. There is added additional parking as shown on said plan, and there is no planning increase in the number of employees. The hours of operation, number of employees and general operation of this existing building will be as previously permitted by this Board.

**FINDINGS:**

1. With regard to the Site Plan:

With regard to the Site Plan, the Board finds that the alteration provides adequate access to each structure for fire and service equipment and adequate provision for utilities and storm water drainage consistent with the functional requirements of the Planning Board's Subdivision Rules and Regulations.

The premises is located considering the qualities of the specific location, the proposed land use, the design of building form, grading, egress points, and other aspects of the development, so as to:



Case No. 97FE09  
SBD Realty  
Franklin Street  
Page 2

- a. minimize the volume of cut and fill, the number of removed trees 6" caliper or larger, the length of removed stone walls, the area of wetland vegetation displaced, the extent of storm water flow increase from the site, soil erosion, and threat of air and water pollution;
  - b. maximize pedestrian and vehicular safety both on the site and egressing from it;
  - ✓ c. minimize obstruction of scenic views from publicly accessible locations;
  - ✓ d. minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from the public ways or premises residentially used or zoned;
  - e. minimize glare from headlights through plantings or other screening;
  - f. minimize lighting intrusion through use of such devices as cut-off luminaires confining direct rays to the site, with fixture mounting not higher than 20 feet;
  - ✓ g. minimize unreasonable departure from the character and scale of building in the vicinity, as viewed from public ways;
  - h. minimize contamination of groundwater from on-site wastewater disposal systems or operations on the premises involving the use, storage, handling, or containment of hazardous substances.
2. With regard to the Special Permit it is clear that there is compliance with both parking and coverage requirements of the Zoning By-Law; and the Planning Board has advised that the drainage calculations submitted by the applicant are sufficient and within industry standards for measurement and use.
3. The Board took into consideration of each of the following:

Case No. 97FE09  
SBD Realty  
Franklin Street  
Page 3

- a) Social, economic, or community needs which are served by the proposal;
- b) Traffic flow and safety;
- c) Adequacy of utilities and other public services;
- d) Neighborhood character and social structures;
- e) Impacts of the natural environment;
- f) Potential fiscal impact.

**DECISION:**

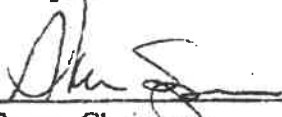
The Application for Site Plan Approval and Special Permit is granted, subject to the following conditions:

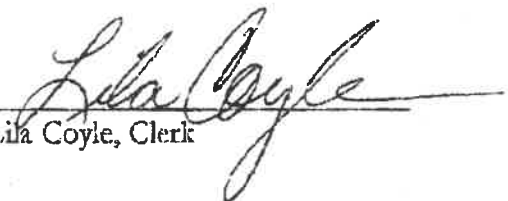
(See Page 4)

Case No. 97FE09  
SBD Realty  
Franklin Street  
Page 4

1. The construction and site development shall conform to the above cited plan and representations to the Board;
2. The parking spaces on the premises shall conform to the plans submitted to the Board, as above described;
3. Applicant shall obtain all necessary permits from all other Boards in the Town of Hanson;
4. This decision must be recorded with the Plymouth Registry of Deeds within one year from the filing of this decision with the Clerk of the Town of Hanson.
5. Applicant shall submit the building plans to this Board, for its review, prior to the issuance of a building permit.

Dated: April 15, 1977

  
Alan Spera, Chairman

  
Lila Coyle, Clerk

  
Edward Casey, Member

C:\Zoning\ Site Spec Perm SBD Realty 97FE09

THE TWENTY DAY APPEAL PERIOD HAS ELAPSED AND NO APPEAL HAS BEEN FILED.

  
TOWN CLERK

  
DATE



**Town of Hanson**  
**HANSON BOARD OF APPEALS**  
542 LIBERTY STREET  
HANSON, MASSACHUSETTS 02341  
781-293-5165

**PUBLIC HEARING PETITION**

This Petition, when completed and signed, **MUST BE FILED** with the Administrative Assistant of the Hanson Board of Appeals, Town Hall, Hanson, Ma.

8/22/13

2013

**TO THE BOARD OF APPEALS:**

I/We hereby Petition the Hanson Board of Appeals for a Public Hearing on the action checked below:

- ☒ Appeals allowed under Section 13, MGL Chapter 40A
- ☐ Variance from requirements of Town of Hanson Zoning By-laws
- ☐ Permit for a specific use which is subject to Board of Appeals approval
- ☐ Site Plan approval

To allow:

Track + Signase per letter of  
August ~~22nd~~ 14th from Robert Curran  
Robert Sullivan

Signature

121 Franklin St.

Address

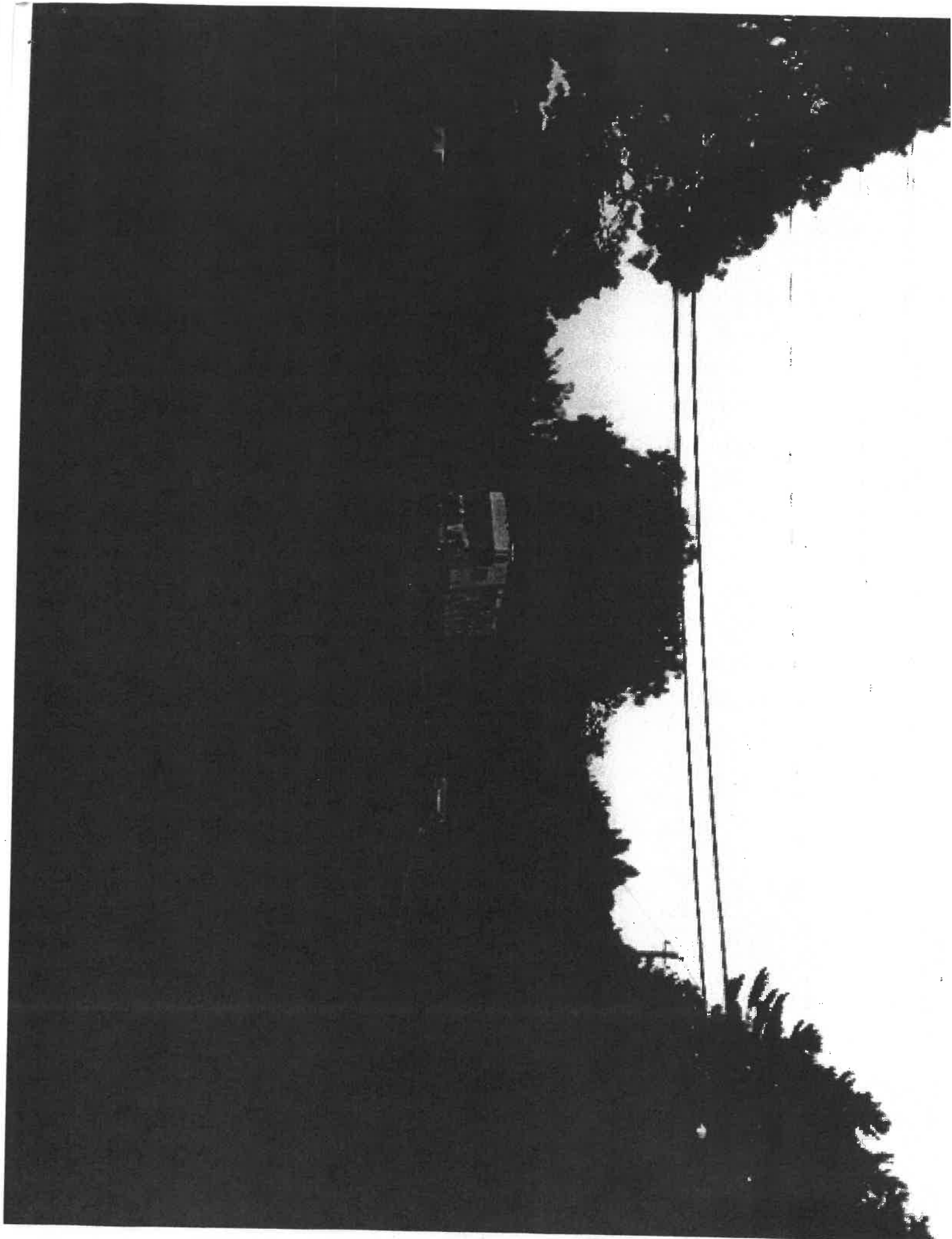
800.343.5984

Telephone Number



13 AUG 22 AM 11:40

RECEIVED  
TOWN CLERK  
HANSON, MA





**HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING SEPTEMBER 10, 2013**

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 SEP 19 AM 11:31  
*JK*

**Members presiding:** Ronald Herlet, Vice-Chair  
David Nagle, Clerk  
Sean Joanis, Alternate

**PETITIONER:** JEFF BAILEY – 7:15 PM  
54 Thayer Drive – Case#13SP31  
Variance/Special Permit

Bailey is requesting a special permit/variance to allow for the installation of an 8' fence along sideline area for privacy at 54 Thayer Drive. Property is located in Residence A zone.

The fence will be just under 96' and will transition down to 6'. The property will be surveyed prior to fence installation. Bailey will stay 2' inside for maintenance purposes.

The Building Inspector, Bob Curran, had no concerns with this proposal.

Abutter Charles Conant, 89 Thayer Drive, has no objection to this proposal.

Abutter Elaine Kreckler, 36 Thayer Drive, concerned about sight distance at end of driveway – has grandchildren that visit. Per Bailey, the fence will stop way short of the end of the driveway. Fence will be 96' in length.

The Board told Bailey that he cannot have a fence that interferes with visibility of motor vehicles. The fence will be a good 15' off the road, per Bailey, with a final inspection by the Building Inspector that it does not impede the roadway.

Abutter Tom Kreckler, 36 Thayer Drive, concerned with visibility as well.

The Board determined that the variance was not needed and asked the Petitioner to withdraw this request for a variance without prejudice. Bailey made the request to withdraw the variance without prejudice. Sean made the motion to accept the withdrawal of the variance. David- second. Motion made and seconded. All in favor? Aye-Aye-Aye-.

Sean made the motion to approve the Special Permit as proposed with the provision that the Building Inspector approve the distance from the road. There is a stipulation that the fence start 13' off the road, that the Building Inspector could require a 6' stepdown to 4'. David- second. Motion made and seconded. All in favor? Aye-aye-aye.

Vote: 3-0



RECEIVED  
TOWN CLERK  
HANSON, MA

13 SEP 19 AM 11:31

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING SEPTEMBER 10, 2013

Members presiding: Ronald Herlet, Vice Chair  
David Nagle, Clerk  
Sean Joanis, Alternate

PETITIONER: MARYELLEN and PAUL FOLSOM – 7:00 pm  
479 Main Street – Case#13SP30  
Special Permit

The Folsoms are requesting a special permit to allow for the approval of a 780 sq.ft. first floor in-law apartment at the above address. Property is pre-existing nonconforming and is in Residence A zone.

The Building Inspector commented in favor of the in-law proposal and had no concerns.

The property originally had a store on the first floor and an apartment on the second floor. The Folsoms want to convert the store to a first floor in-law apartment to be occupied by their son Adam.

The proposed has both front and rear egresses.

Abutter Arthur Turner, 472 Main Street, wanted assurances that only relatives would occupy the in-law apartment.

The Board explained to Turner that a Covenant that has to be recorded at the Registry of Deeds would be part of the Decision.

David made the motion to approve the Special Permit as presented.  
Sean: second. Motion made and seconded. All in favor? Aye-Aye-Aye-  
Vote: 3-0

Motion made to close the hearing.

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 20, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 29 AM 9:29

Members presiding: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

PETITIONER: MARK SIBLEY – 7:15 PM  
248 Spring St. – Case#13AU26  
Special Permit/Variance

Sibley is requesting a special permit/variance to raze existing house at the above address, reconfigure existing lot to create a new buildable lot, reconfigure lot at #272 Spring St., to provide a side yard for a future addition. Property is located in Residence AA zone.

Sibley is going with the two-175' lots – basically Plan #2 as submitted. #272 and #248 will be doing a land swap which will allow #272 to add an addition which will reconfigure his lot – preexisting nonconforming, not losing any land area and is gaining side setback.

#248 will be demolished and with land swap will now have two conforming buildable lots.

Sibley would like this Board to allow #272 to reconfigure his preexisting lot to allow the land swap which is shown on the Plan. The end result will be two buildable lots that meet all zoning requirements.

The Board requested the Petitioner to withdraw without prejudice his request for a variance. Mr. Sibley made the request to withdraw the variance without prejudice. David made the motion made to accept the withdrawal without prejudice. Ron-second. Motion made and seconded. All in favor? Vote: 3-0

Ron made the motion to grant the special permit to reconfigure Lot at 272 Spring St., to raze an existing house at 248 Spring Street and to reconfigure an existing lot on Whitman Street to provide two buildable lots – one on Spring Street and one on Whitman Street. David-second. Motion made and seconded. All in favor? Aye-Aye-Aye-  
Vote: 3-0

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 20, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 29 AM 9:30

Members presiding: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

PETITIONER: BRUCE BEAULIEU-Case#13AU27  
116 Woodman Terrace-7:30 pm  
Special Permit/Variance

The Petitioner is seeking a Special Permit/Variance to demolish and reconstruct a single family home at 116 Woodman Terrace. Property is pre-existing nonconforming and is in Residence A zone.

Original home was built in 1920 and is a two-story dwelling.

Plan for the proposed dwelling was prepared by James Engineering, Inc., 125 Great Rock Road, Hanover, Ma. 02339 dated July 18, 2013.

The proposed dwelling will be 28' x 40', 3 bedrooms with a walkout basement and a small loft on a 3<sup>rd</sup> floor.

Abutter Sylvia Salas, 96 Woodman Terrace, was questioning if there would be any blasting and/or heavy equipment jarring the ground.

Beaulieu responded that he is looking to have a full basement installed with cement walls to support the house and obviously heavy equipment will be needed to dig that out. There will be no blasting.

Abutter Steve Johnson, 104 Woodman Terrace, wanted to know how much closer this house will be to his.

Beaulieu responded 4'.

Abutter Robert McCue, 109 Woodman Terrace, asked about the size of the septic system. Beaulieu responded the septic system was set up for three bedrooms.

The Board determined that a variance was not needed and requested the Petitioner to withdraw his request for a variance without prejudice. The Petitioner made the request to withdraw the variance without prejudice. Sean made the motion to accept the withdrawal of the variance without prejudice. Ron-second. Motion made and seconded. All in favor? Aye-aye-aye.

Vote-3-0

Sean made the motion to approve the Special Permit for 116 Woodman Terrace to demolish and reconstruct a single family home.

Ron: second. Motion made and seconded. All in favor? Aye-Aye-Aye

Vote: 3-0

Motion made and seconded to close the hearing.

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 20, 2013

RECEIVED  
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HANSON, MA  
13 AUG 29 AM 9:30

Members presiding: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

PETITIONER: ERIC MILLS –Case#13AU28  
225 Waltham St. – 7:45 PM  
Special Permit/Variance

The Petitioner is seeking a Special Permit/Variance to demolish existing house and reconstruct a two-story single family home with optional one car garage at the above address. Property is pre-existing nonconforming and is in Residence A zone.

As this property abuts Halifax, those abutters within the 300' area were also notified.

Original home was built in 1930.

Petitioner is planning to construct a three bedroom Garrison Colonial with a full basement. Garage is optional.

Comments from the Conservation Commission will require the Petitioner to file for a Notice of Intent with the office and to schedule a public hearing as the property falls within jurisdiction of a bordering Vegetated Wetland.

Abutter Cheryl Hunnewell, 32 Ocean Ave., Halifax, commented on the stream that runs from the edge of her property to the Town Hall and also the property lines.

Abutter Peter Mailly, 5 Waltham St., questioned the boundary markers on the property.

The Board informed both abutters that they would have to obtain the services of a surveyor to have their property lines marked.

The Board requested the Petitioner to withdraw without prejudice the variance. Petitioner asked to have the variance withdrawn without prejudice. Ron made the motion to accept the withdrawal of the variance without prejudice. Sean-second. Motion made and seconded. All in favor? Aye-aye-aye. Vote: 3-0

Ron made the motion to approve the Special Permit to demolish and reconstruct a two-story single family home at 225 Waltham Street with the option for a one car garage to be built as long as the setback requirements are met.

Sean: second.

Motion made and seconded. All in favor? Aye-aye-aye. Vote: 3-0

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 20, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 29 AM 9:30

Members presiding: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

PETITIONER: JEFF GOSSELIN – Case#13AU29  
314 Woodbine Ave. – 8:00 pm  
Special Permit/Variance

The Petitioner is seeking a Special Permit/Variance to demolish and reconstruct a single family home at the above address. Property is pre-existing nonconforming and is in Residence A zone.

Comments from the Conservation Commission will require the Petitioner to file for a Notice of Intent with their office and to schedule a public hearing as the property falls within the jurisdiction of a Bordering Vegetated Wetland and the White Oak Brook.

Original home was built in 1910.

Plan for the proposed project was prepared by Webby Engineering Associates, Inc., 180 County Road, Plympton, Ma., dated July 22, 2013 and numbered W-4496.


The Petitioner is proposing to build a split level two bedroom ranch on the property. The proposed meets all zoning requirements.

The Petitioner made the request to withdraw the variance without prejudice. Ron made the motion to accept the withdrawal of the variance without prejudice. Sean- second. Motion made and seconded. All in favor? Aye-aye-aye. Vote: 3-0

Ron made the motion to approve the special permit to demolish and reconstruct a single family home at 314 Woodbine Avenue. Sean- second. Motion made and seconded. All in favor? Aye-aye-aye. Vote: 3-0

Motion made to close the hearing.

HANSON ZONING BOARD OF APPELS  
MINUTES OF PUBLIC HEARING AUGUST 20, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 28 AM 10:41  


Members presiding: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

PETITIONER: BOSS ACADEMY OF PERFORMING ARTS, INC.  
782 Main Street – 7:00 pm  
Special Permit/Site Plan – Case#13AU25

Boss Academy is requesting a Special permit and Site Plan approval for allow for the demolition and construction of a new performing arts studio building with related signage at the above address. Property is located in Residence B district.

Atty. Ronald Whitney represented the Petitioners Kathy Jo Boss and Geoff Diehl.

Boss School of Dance has been in business for 12 years in the Town of Hanson. They are looking to relocate to the former Hanson Grange building which they have purchased. The current building will be demolished and replaced with a 3,800 sq.ft. steel building. Clapboard siding will be placed over the steel on the front of the building facing Main Street and the side of the building facing Robinson St.

An existing underground oil tank was removed from the site and remediation of the soil from the oil tank is currently ongoing. (see attached reports)

Classes only will be held at the new building – performances are held off site. Class sizes are about 12 students per class; classes include dance, acting and voice for ages two to eighteen. Hours of operation will be Monday thru Friday , 3:30 pm to 9:30 pm. Saturday – 9:00 am to 1:00 pm with some morning classes during the work for toddlers. A maximum of thirty students will be on site at any given time. Staffing is done thru sub-contractors for a total of 12 at various times depending on class instruction.

Three items of concern on the property, per Diehl, are the oil tank situation, asbestos and the lead paint. (see attached reports)

There will be approximately 21 parking spaces to include 2 handicaps.

New building conforms to zoning setbacks, paving and landscaping will be done. Outdoor lighting will be wall mounted on each corner of the building.

Abutter Pamela Fredericks, 25 Robinson St., would like to see a speed bump to slow down traffic from fields on Robinson Street.



Abutter Doris Matthews, 34 Crooker Place, is totally in favor of this project.

As far as signage, no plans as yet for what would be erected. The Petitioners asked to come back at a later time to go over signage plans separately.

Ron made the motion to approve the Special Permit and Site Plan for the demolition and construction of a new performing arts studio building at 782 Main Street with related signage to be discussed at a future meeting.

Dave –second. Motion made and seconded. All in favor?

Vote: 3-0

Motion made to close the hearing.

Hanson Fire Department

8/15/2013

Recap of notes for tank removal at 782 Main street ( former Hanson Grange Association Building)

On site for Fire Department at 08:30: Lieutenant Ralph Becker

On arrival to address met with excavation contractor C.A Rollins (Bubba Rollins)

And the perspective purchaser of the property Geoff Diehl of Boss Academy in Hanson

On arrival I observed that the tank had been half excavated at the A-B corner of the building, approximately 3 feet down. additionally I could see next to the tank staining and I could smell an odor of fuel oil, I entered the pit and confirmed the area to the left front of the tank smelled of oil. I advised the contractor that further excavation would have to wait until the scheduled arrival of the LSP.

At 09:10 the LSP Geoffrey Souza of Sitec Environmental arrived on site. He tested the area I had observed and found it to contain 154 pip and we also stuck the tank and found it to contain approximately 16" of fluid in the tank. The LSP advised he needed to contact DEP as this was now a reportable leak.

The LSP then contacted DEP Rep. Bob Murphy at 0930 and was assigned case # 4-24728 and was given permission to remove for remediation up to 1000 gallons of fuel/water and up to 100 yards of soil.

Forni Oil was contacted to remove the fluid from the tank and arrived on scene at approximately 10:30hrs. After attempting to pump out tank Forni advised it was mostly water and he believed it would be approximately 200 to 300 gallons of water/oil mix which he would not be able to take so he discontinued and recommended the buyer contact a waste hauler.

At 11:00hrs Cyn Environmental of Stoughton was contacted and gave an ETA of 1200 to 1300 hrs for arrival of a vac truck.

At 11:45 hrs Bob Murphy of DEP arrived on scene, took pictures and consulted with all parties made no further recommendations and left at 12:00 hrs.

At 13:00hrs Cyn environmental arrived on scene and removed all oil/water mix from the fuel tank during this operation a hole was cut into the top of the tank and I observed the interior of the tank to have a lot of scaling rust damage. After pumping the tank Cyn advised they had pumped approximately 480 gallons of waste.

At this time further excavation of the tank was continued with all material being place on a plastic sheet behind the building. The tank was then strapped and removed from the hole. As the tank was removed I could see that it was porous on the bottom and generally in very poor rusty-scalely condition. The area under the tank appeared to be oil soaked and smelled of fuel oil. After some further excavation the LSP tested the soil under the center of the tank at 6.5 ft and found it to contain 250 ppi and at 8ft and found it to contain 260 ppi. Further Excavation of the site will continue under the direction of the LSP and DEP.

The Tank which was approximately 11 feet long and 4 foot in diameter was designed to hold 1038 gallons according to the LSP's conversion scales.

At 1400 hrs the tank was removed from the site by the contactors dump truck with the driver having the disposal permits as amended for the change to Cyn Environmental and signed and initialed for the changes. Tank was to be transported immediately to Brockton Iron and Steel.

Cyn Environmental info:  
1771 Washington st  
Stoughton, Ma 02072  
781-341-5108

All other info is contained on the permit as amended, submitted 8/15/2013

  
Lieutenant Ralph Becker (HFD)



Make application to local Fire Department.  
Fire Department retains original application and issues duplicate as Permit.

Commonwealth of Massachusetts  
Department of Fire Services — Office of the State Fire Marshal

# APPLICATION and PERMIT

Fee: \$ 50.00

for storage tank removal and transportation to approved tank disposal yard in accordance with the provisions of M.G.L. Chapter 148, Section 38A, 527 CMR 9.00, application is hereby made by:

## Tank Owner

Tank Owner Name (please print) Hanson Garage Assoc. x [Signature]  
Address 782 Main St Hanson MA 02346  
Street City State Zip

## Removal Contractor

Company Name C.A. Rollins Corp  
Address 18 Chestnut St E. Boston MA 02338  
Print  
Signature (if applying for permit) [Signature]  
☐ IFCI\* Certified ☒ Other Exempt Contractor

## Contamination Assessment

Co. or Individual SITEC Environmental, Inc.  
Address 769 Plain St Marsfield MA  
Print  
Signature (if applying for permit) [Signature]  
☐ IFCI\* Certified ☒ LSP # 4122 Other       

## Tank Information

Tank Location 782 Main St Hanson MA  
Street Address City  
Tank Capacity (gallons) UNKNOWN 1000 GAL RB Substance Last Stored #2 OIL Heating RB  
(Telephone #)  
Tank Dimensions (diameter x length) UNKNOWN 4' X 11' RB  
Remarks: ALL THE ABOVE IS UNKNOWN AT THIS TIME

## Disposal Information

Firm transporting waste CYN Environmental State Lic. # 000675393 JJK RB  
000675393 JJK  
Hazardous waste manifest # MA082303777 E.P.A. # MA082303777  
Approved tank disposal yard Brookton Pen/Steel Tank yard # 0100  
Type of inert gas OIL Tank yard address 45 Freight St Brookton MA

## Approvals

City or Town HANSON FDID# 23123 Permit#         
Date of issue 8/15/13 Date of expiration         
Dig safe approval number: 20133303414  
Signature / Title of Officer granting permit [Signature] Fire Chief  

Dig Safe Toll Free Tel. Number - 800-322-4844

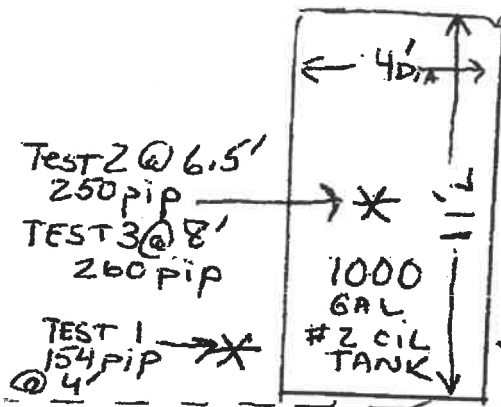
After removal(s) ("Consumptive Use" fuel oil tanks exempted) send Form FP-290R signed by Local Fire Dept. to UST Regulatory Compliance Unit, Department of Fire Services, P.O. Box 1025, State Road, Stow, MA 01775.

\*International Fire Code Institute

Robinson St

DRIVEWAY  
+  
PARKING AREA

MAIN St



GRACE BUILDING  
A/B

\*NOTE: ALL CONTAMINATED SOIL WAS STORED ON PLASTIC NEAR THE B/C CORNER OF THE BUILDING

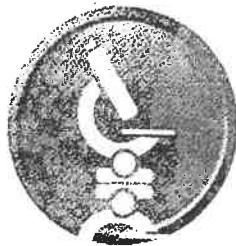
At Nash Bk

10% surch \$79.76 = \$877.36

Please print or type. (Form designed for use on elite (12-pitch) typewriter.)

403 CBOW  
Form Approved, OMB No. 2050-0039

UNIFORM HAZARDOUS WASTE MANIFEST		1. Generator ID Number	2. Page 1 of	3. Emergency Response Phone	4. Manifest Tracking Number	
		MP 2815231449		8008991038	000675393 JJK	
5. Generator Name and Address		Generator's Site Address (if different than mailing address)				
10 VILLAGE WYOMING DEHL		782 MAIN ST,				
WHITMAN MA 02382		HANSON MA 02340				
6. Generator's Phone:		7815231449				
6. Transporter 1 Company Name		CYN OIL CORPORATION				
7. Transporter 2 Company Name		U.S. EPA ID Number MAD082303777				
8. Designated Facility Name and Site Address		U.S. EPA ID Number				
CYN OIL CORPORATION		U.S. EPA ID Number				
1771 WASHINGTON ST						
STOUGHTON MA 02072						
Facility's Phone:		MAD082303777				
781-341-5108						
9a. U.S. DOT Description (including Proper Shipping Name, Hazard Class, ID Number, and Packing Group (if any))		10. Containers		11. Total Quantity	12. Unit Wt/Vol	13. Waste Codes
1. OW, STATE REGULATED WASTE OILY WATER (NON DOT REGULATED MATERIAL)		No. Type				
2.		001 TL 480				MARR
3.						
4.						
14. Special Handling Instructions and Additional Information						
15. GENERATOR'S/OFFEROR'S CERTIFICATION: I hereby declare that the contents of this consignment are fully and accurately described above by the proper shipping name, and are classified, packaged, marked and labeled/placarded, and are in all respects in proper condition for transport according to applicable international and national governmental regulations. If export shipment and I am the Primary Exporter, I certify that the contents of this consignment conform to the terms of the attached EPA Acknowledgment of Consent. I certify that the waste minimization statement identified in 40 CFR 262.27(a) (if I am a large quantity generator) or (b) (if I am a small quantity generator) is true.						
Generator's/Officer's Printed/Typed Name GEOFF DIEHL						
Signature [Signature]						
Month Day Year 18 15 13						
16. International Shipments <input type="checkbox"/> Import to U.S. <input type="checkbox"/> Export from U.S. Port of entry/exit: Date leaving U.S.:						
17. Transporter Acknowledgment of Receipt of Materials						
Transporter 1 Printed/Typed Name JOHN WYBRANIEC						
Transporter 2 Printed/Typed Name [Signature]						
Month Day Year 10 15 13						
18. Discrepancy						
18a. Discrepancy Indication Space <input type="checkbox"/> Quantity <input type="checkbox"/> Type <input type="checkbox"/> Residue <input type="checkbox"/> Partial Rejection <input type="checkbox"/> Full Rejection						
18b. Alternate Facility (or Generator) Manifest Reference Number: U.S. EPA ID Number						
Facility's Phone:						
18c. Signature of Alternate Facility (or Generator)						
Month Day Year						
19. Hazardous Waste Report Management Method Codes (i.e., codes for hazardous waste treatment, disposal, and recycling systems)						
1. H067 2. 3. 4.						
20. Designated Facility Owner or Operator: Certification of receipt of hazardous materials covered by the manifest except as noted in item 18a						
Printed Name Mark O'Connor						
Signature [Signature]						
Month Day Year 10 15 13						



# AEC

## Laboratories, LLC

MA License: AA000197

CT License: PH-0124

VT License: AL877888

RI License: AAL-112A1

ME License: LB-0074

May 09, 2013

**Client Name and Address:**

Banner Environmental Services Inc.

16 Back River Way

Duxbury, MA 02332

**Re: Bulk Asbestos Results from RENO-DEMO Former Grange Hall**

782 Main Street; Hanson, MA

Client Project Number: Not Provided

AEC Laboratory Number: **06136.00**

Dear Rudy Nelson,

We at AEC Laboratories, LLC would like to thank you for your recent business. 15 sample(s) were received on 05/08/2013 from a job located at 782 Main Street; Hanson, MA for 24 Hour Turn Around Time. The final report is enclosed for the aforementioned samples.

Please note that this report conforms to all applicable State and Federal requirements. AEC Laboratories, LLC follows prescribed procedures for the analysis of bulk materials to identify and quantify asbestos type and content.

These results only pertain to this job and should not be used in the interpretation of any other job. This report may be reproduced only in its entirety.

If you have any questions please do not hesitate to call me at the number below.

Regards,

Valerica Stanca

Laboratory Manager

**Enclosures:**

- Analytical results
- Chain of Custody
- Client Communications and/or Project Unconformities (If Applicable)



# AEC

Laboratories, LLC

814 Broad Street - Weymouth, MA 02189 - Ph. 781.337.0567

**Client:** Banner Environmental Services Inc.  
16 Back River Way  
Duxbury, MA 02332

**AEC Laboratories Project Number:** 06136.00  
**Client Project Number:** Not Provided

**Attention:** Rudy Nelson

**Phone:** 781-934-6873

**Fax:**

**Re:** RENO-DEMO Former Grange Hall

782 Main Street; Hanson, MA

**Date Sampled:** 5/07/2013

**Date Received:** 5/08/2013

**Date Analyzed:** 5/09/2013

**Date Reported:** 5/09/2013

Client			Analysis by EPA Method 600/R-93/116						
Sample/ HA ID	Laboratory Sample ID	Location	Description	Asbestos Type(s)	%	Other Materials	%	Asbestos Present	Total Asbestos %
1	06136-01	Basement Cafeteria	White, Homogenous, Ceiling Plaster			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
2	06136-02	Basement Furnace Room	Brown, Homogenous, Ceiling Plaster			Cellulose Nonfibrous	<1 100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
3	06136-03	Basement Rear Stairway	White, Homogenous, Wall Plaster			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
4	06136-04	Main Stairway	Brown, Homogenous, Ceiling Plaster			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
5	06136-05	Kitchen Furnace	Brown, Homogenous, Burner Gasket	Chrysotile	65	Cellulose Nonfibrous	10 25	Yes	65
Analyzed by: JB Date Analyzed: 5/9/13									

**Reporting Notes:** NAD = "No Asbestos Detected" PS = "Positive Stop" PR = "Present" <1% = Trace Due to inherent Polarized Light Microscope limitations, fibers and/or bundles below the resolution of the light microscope (approximately <25 microns in width) will not be detected. "NAD" and "Trace" samples should be confirmed by Transmission Electron Microscopy. AEC Laboratories, LLC (AEC) maintains liability limited to cost of analysis only. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by AEC. AEC is not responsible for sample collection activities or analytical limitations. Interpretation and use of results are the responsibility of the client. AEC retains all samples for thirty (30) days after reporting. After this period AEC will dispose of all samples according to all local, state, and federal guidelines, unless requested in writing by the client. All results are expressed as a percentage based on Calibrated Visual Estimate (CVE), unless otherwise noted. Distinct layers are noted by .1, .2, etc. suffixes to lab ID.





**AEC**  
Laboratories, LLC

814 Broad Street - Weymouth, MA 02189 - Ph. 781.337.0567

**Client:** Banner Environmental Services Inc.  
16 Back River Way  
Duxbury, MA 02332

**AEC Laboratories Project Number:** 06136.00  
**Client Project Number:** Not Provided

**Attention:** Rudy Nelson  
**Phone:** 781-934-6873 **Fax:**  
**Re:** RENO-DEMO Former Grange Hall  
782 Main Street; Hanson, MA

**Date Sampled:** 5/07/2013  
**Date Received:** 5/08/2013  
**Date Analyzed:** 5/09/2013  
**Date Reported:** 5/09/2013

Client		Analysis by EPA Method 600/R-93/116							
Sample/ HA ID	Laboratory Sample ID	Location	Description	Asbestos Type(s)	%	Other Materials	%	Asbestos Present	Total Asbestos %
6	06136-06	1st Floor Rear Stage	Brown, Homogenous, Base Wall Plaster			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
7	06136-07	1st Floor Hardwood Slip Paper	Brown, Homogenous, Slip Paper			Cellulose Nonfibrous	95 5	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
8	06136-08	Basement Window Glazing	Off-White, Homogenous, Window Glazing			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
9	06136-09	1st Floor Window Glazing	Off-White, Homogenous, Window Glazing			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									
10	06136-10	Attic Insulation	Brown, Homogenous, Vermiculite			Nonfibrous	100	No	NAD
Analyzed by: JB Date Analyzed: 5/9/13									

**Reporting Notes:** NAD = "No Asbestos Detected" PS = "Positive Stop" PR = "Present" <1% = Trace Due to inherent Polarized Light Microscope limitations, fibers and/or bundles below the resolution of the light microscope (approximately <25 microns in width) will not be detected. "NAD" and "Trace" samples should be confirmed by Transmission Electron Microscopy. AEC Laboratories, LLC (AEC) maintains liability limited to cost of analysis only. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by AEC. AEC is not responsible for sample collection activities or analytical limitations. Interpretation and use of results are the responsibility of the client. AEC retains all samples for thirty (30) days after reporting. After this period AEC will dispose of all samples according to all local, state, and federal guidelines, unless requested in writing by the client. All results are expressed as a percentage based on Calibrated Visual Estimate (CVE), unless otherwise noted. Distinct layers are noted by .1, .2, etc. suffixes to lab ID.



**AEC**  
Laboratories, LLC

814 Broad Street - Weymouth, MA 02189 - Ph. 781.337.0567

**Client:** Banner Environmental Services Inc.  
16 Back River Way  
Duxbury, MA 02332

**AEC Laboratories Project Number:** 06136.00  
**Client Project Number:** Not Provided

**Attention:** Rudy Nelson  
**Phone:** 781-934-6873

**Fax:**

**Date Sampled:** 5/07/2013  
**Date Received:** 5/08/2013  
**Date Analyzed:** 5/09/2013  
**Date Reported:** 5/09/2013

**Re:** RENO-DEMO Former Grange Hall

782 Main Street; Hanson, MA

Analysis by EPA Method 600/R-93/116									
Client Sample/HA ID	Laboratory Sample ID	Location	Description	Asbestos Type(s)	%	Other Materials	%	Asbestos Present	Total Asbestos %
11	06136-11	Main Peak Roof	Black, Homogenous, 3 Tab Roof Shingles			Cellulose Nonfibrous	35 65	No	NAD

Analyzed by: JB Date Analyzed: 5/9/13

12	06136-12	Main Peak Roof	Black, Homogenous, 3 Tab Roof Shingles Seal Cement			Nonfibrous	100	No	NAD
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Analyzed by: JB Date Analyzed: 5/9/13

13	06136-13	Rear Flat Roof Rolled Roof	Black, Homogenous, Roller Roof			Cellulose Nonfibrous	35 65	No	NAD
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Analyzed by: JB Date Analyzed: 5/9/13

14	06136-14	Rear Flat Roof	Black, Homogenous, Seal Cement			Nonfibrous	100	No	NAD
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Analyzed by: JB Date Analyzed: 5/9/13

15	06136-15	Exterior Siding Apron	Off-White, Homogenous, Caulking			Nonfibrous	100	No	NAD
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Analyzed by: JB Date Analyzed: 5/9/13

**Reporting Notes:** NAD = "No Asbestos Detected" PS = "Positive Stop" PR = "Present" <1% = Trace Due to inherent Polarized Light Microscope limitations, fibers and/or bundles below the resolution of the light microscope (approximately <25 microns in width) will not be detected. "NAD" and "Trace" samples should be confirmed by Transmission Electron Microscopy. AEC Laboratories, LLC (AEC) maintains liability limited to cost of analysis only. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by AEC. AEC is not responsible for sample collection activities or analytical limitations. Interpretation and use of results are the responsibility of the client. AEC retains all samples for thirty (30) days after reporting. After this period AEC will dispose of all samples according to all local, state, and federal guidelines, unless requested in writing by the client. All results are expressed as a percentage based on Calibrated Visual Estimate (CVE), unless otherwise noted. Distinct layers are noted by .1, .2, etc. suffixes to lab ID.



**AEC**  
Laboratories, LLC

814 Broad Street - Weymouth, MA 02189 - Ph. 781.337.0567

**Client:** Banner Environmental Services Inc.  
16 Back River Way  
Duxbury, MA 02332

**AEC Laboratories Project Number:** 06136.00  
**Client Project Number:** Not Provided

**Attention:** Rudy Nelson

**Phone:** 781-934-6873

**Fax:**

**Re:** RENO-DEMO Former Grange Hall

782 Main Street; Hanson, MA

**Date Sampled:** 5/07/2013

**Date Received:** 5/08/2013

**Date Analyzed:** 5/09/2013

**Date Reported:** 5/09/2013

**Analysis by EPA Method 600/R-93/116**

Client									
Sample/ HA ID	Laboratory Sample ID	Location	Description	Asbestos Type(s)	%	Other Materials	%	Asbestos Present	Total Asbestos %

Reviewed by: Valerica Stanca

Analyzed by: John Burns

Signature:

Signature:

**Reporting Notes:** NAD = "No Asbestos Detected" PS = "Positive Stop" PR = "Present" <1% = Trace Due to inherent Polarized Light Microscope limitations, fibers and/or bundles below the resolution of the light microscope (approximately <.25 microns in width) will not be detected. "NAD" and "Trace" samples should be confirmed by Transmission Electron Microscopy. AEC Laboratories, LLC (AEC) maintains liability limited to cost of analysis only. This report relates only to the samples reported and may not be reproduced, except in full, without written approval by AEC. AEC is not responsible for sample collection activities or analytical limitations. Interpretation and use of results are the responsibility of the client. AEC retains all samples for thirty (30) days after reporting. After this period AEC will dispose of all samples according to all local, state, and federal guidelines, unless requested in writing by the client. All results are expressed as a percentage based on Calibrated Visual Estimate (CVE), unless otherwise noted. Distinct layers are noted by .1, .2, etc. suffixes to lab ID.

**AEC Laboratories, LLC**

**810 Broad Street**

**Weymouth, MA 02189**

**Phone: 781-337-0567**

**Fax: 781-337-0986**

[reports@americanenviroment.com](mailto:reports@americanenviroment.com)

1

Page 2 of 4

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3 Laboratories ID: 26121

04134

**Special Instructions:**

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Homogen	
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**DESCRIPTION**

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[illegible]

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US 500/000000

[illegible]


1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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[illegible]

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[illegible][illegible]

7

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 12 AM 9:50

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 7, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Stacey McDougall – Case#13AU24  
270 Main Street- Unit B-5 – 7:15 pm  
Site Plan/Special Permit

McDougall is requesting site plan and special permit approval to allow for the operation of a dance studio dba Stacey Lynn Dance Center at the above address. Property is located in the Business zone.

Building Commissioner had no concerns but would like the opportunity to inspect the property for egress and emergency lighting at or near the opening date.

Fire Department comments (see attached)

Board of Health is requiring a Title 5 inspection be done on the property and submitted to their office.

The dance studio is in back of the property in the lower level. (formerly Susan's Dance Studio)

McDougall plans to be open by mid-September. Classes taught will be ballet, tap, jazz, modern, hip hop and creative movement lessons. Ages are two years of age thru adults. Each class will be a maximum of fifteen students. Recitals are held off site.

Currently McDougall is the only employee but plans on hiring four employees over time. Hours of operation will be Monday thru Sunday – 7:00 am to 11:00 pm.

Per McDougall the lighting currently on the building is in working order; but the lampposts out in back do not work. Per McDougall the landlord will fix the lights.

Currently there is a sandwich board sign announcing the upcoming opening; McDougall will be using a similar template with logo and arrow as the previous dance studio sign on the building. Plus a sign by the post office indicating an arrow to the rear of the building and parking lot out back. Also a sign on the signboard out in front.

The Board gave McDougall approval to fix the exit sign in place now and also add an entrance sign as well.

The Board placed a condition in the Decision on the landlord repairing the lamppost lights to be in working order for safety purposes prior to opening.

David made the motion to approve the site plan and special permit for the dance studio with a condition that the lamppost lights in the rear of the parking lot are in working order for safety purposes.

Ron – second.

All in favor? Ron-aye/ Bob-aye.David/aye.

Vote: 3-0

Motion made to close the hearing.



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

July 24, 2013

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 270 Main Street

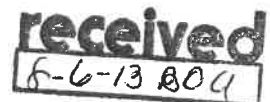
Dear Honorable Board of Appeals,

I have seen and reviewed the petition of Stacey McDougall for Site Plan Approval under the Town of Hanson Zoning By-Laws section VII.F.1 and a Special Permit under Section VII.E.2 to allow for the operation of a Dance Studio dba Stacey Lynn Dance Center, with related signage at 270 Main Street, Building B#5 – Map 40 Lot 44C Hanson Assessors Map. Property is located in the Business Zone.

This office has no concerns regarding this proposal. I would like the opportunity to inspect this property for egress and emergency lighting at or near the opening date.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer



# Interoffice Memo

**Date:** 7/25/13  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Lt. Gary Smith  
**RE:** 270 Main Street, Bldg. B #5

---

I have a few concerns regarding the Dance Studio of Stacey McDougall at 270 Main Street.

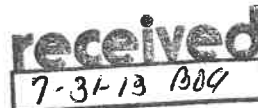
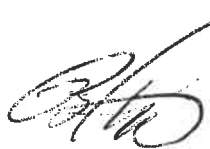
First, will there be any renovations to the space? This may require additions and/or relocation of the fire protection systems. I suggest a walk-through by us **prior** to any renovations/remodels to space to ensure that the sprinkler and fire alarm coverage is adequate.

Second, will there be recitals held at the studio? If so, we need to know the estimated number of students/guests.

And third, we will need a key(s) for the Knox Box, a completed Business Response Data Sheet, installation of Fire Extinguisher(s) and an inspection by us prior to the business opening.

Feel free to contact me with any questions you may have.

Regards,







**Hanson Board of Health**  
**Town Hall**  
542 Liberty Street  
Hanson, MA 02341

Tel. (781) 293-3138

Fax (781) 294-0884

**MEMO**

**To:** Board of Appeals

**From:** Donna Tramontana  
Health Agent

**Subject:** 270 Main Street – Bldg B  
Proposed Dance Studio

I recently reviewed the plans for the septic system at 270 Main Street – building B. Before the Board of Health can sign off on the operation of a dance studio at this address, a Title 5 inspection must be performed as per 310CMR 15.301 (5) and submitted to our office.

If you have questions, please feel free to contact me.

**received**  
7-29-13 BOC

HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING AUGUST 6, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 AUG 12 AM 9:50

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Keith O'Sullivan-Case#13AU23  
1375 Main Street – 7:00 pm  
Special Permit

O'Sullivan is seeking a Special Permit to allow for the operation of a sign and art retail store to include painted furniture, signs and home décor with related signage at the above address. Property is located in the Flexible Overlay zone and Zone II of the Aquifer Protection area.

O'Sullivan will be occupying Unit #2.

The Building Commissioner had no objection to this petition and requested the Board to consider whether or not outdoor display will be allowed.

Fire Department had no major issues and stated that they need a key for the Knox Box and completion of the Business Response sheet. The Fire Department will conduct an inspection prior to the business opening.

O'Sullivan does sign painting, boat/car/truck lettering and also some antiques.

There is only one employee. Hours will be 6:30 am to 9:00 pm, seven days a week.

Sign on building is a 2' x 6' ; name of business is "Brushworks."

Paint used is enamel for signs and acrylics for furniture – no clear coat – all hand down.

No hazardous materials or combustibles are used.

A few items will be displayed out in front of his space.

David made the motion to approve the special permit.

Ron-second. Motion made and seconded. All in favor? Ron-Aye-David-Aye-Bob-Aye  
Vote – 3-0

Motion to close the hearing.



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

July 24, 2013

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 1375 Main Street

Dear Honorable Board of Appeals,

I have seen and reviewed the petition of Keith O'Sullivan for a Special Permit under Hanson Zoning By-laws Section VI.H.2.b to allow for the operation of a Sign and Art Retail Store, to include painted furniture, signs and home décor with related signage at 1375 Main Street, Unit 2 Map 44, Lot 13 Hanson Assessors Map. Property is located in a Flexible Overlay zone and Zone II of the Aquifer Protection area.

This office has no objection to this petition; please consider whether or not outdoor display will be allowed.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer

**received**  
8-6-13 BCC

# Interoffice Memo

**Date:** 7/25/13  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Lt. Gary Smith  
**RE:** Sign & Art Retail Store

---

I have no major issues concerning the application of Keith O'Sullivan in the operation of a Sign & Art Retail Store at 1375 Main Street, Unit 2.

Are there any planned renovations to the unit? Will there be any painting/refinishing of furniture on site?

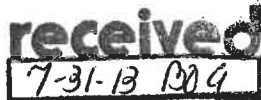
Will there be any paints, thinners or any hazardous, flammable or combustible materials that may be stored on site? We will need a list of them, if so.

We will need a key for the Knox Box and completion of the Business Response Data Sheet.

He will need to install a fire extinguisher(s) and the Fire Department must conduct an inspection prior to the business opening.

Feel free to contact me with any questions you may have.

Regards,



HANSON ZONING BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING JULY 23, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA

13 JUL 29 AM 10:14



Members present: Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

Petitioner: Matt Duggan – Case#13JY21  
402 Spring Street – 7: 15 pm  
Special Permit/Variance

Duggan is looking to demolish and reconstruct a single family home with a 12' x 30' addition to the rear of the house and a 28' x 28' garage at the above address. Property is located in Residence AA zone.

The property is in tough shape – has had three fires - it is gutted and needs a tear down. Plan submitted was done by Axiom Architect , 2048 Washington St., Hanover, Ma.

Planning Board comments were in favor of this proposal.

Conservation Commission requested Mr. Duggan to file a Request for a Minor Correction to the Order of Conditions, submit a revised Plan and meet with the Commission at a scheduled public meeting to discuss the changes.

The Board determined that a Variance was not needed and asked the Petitioner to withdraw the request for a Variance.

Duggan requested to withdraw without prejudice the Variance request.

David made the motion to approve the request to withdraw.

Sean: second. All in favor? 3-0

The Board also determined that the Special Permit comes under the Goldhirsh decision.

The Petitioner indicated that for right now he is not planning to construct the garage right now but will in the future. The Board informed him that a Special Permit is good for two years only.

David made the motion to approve the Special Permit for the demolition and reconstruction of an existing dwelling at 402 Spring St. as described on the Plans.

Sean: second. All in favor? Vote: 3-0

Motion made to close the hearing.

**HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing July 23, 2013**

**Members present:** Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

**Petitioner:** Shavne McGlone – Case#13JY22  
157 Milford Street – 7:30 PM  
Special Permit/Variance

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 JUL 29 AM 10:14

*[Handwritten signature]*

The Petitioner is requesting a special permit/variance to demolish and reconstruct a single family home with one-car garage at 157 Milford Street, Map 2 Lot 113 Hanson Assessors Map. Property is preexisting, nonconforming and is in Residence A zone.

Proposed Plan prepared by McGlone Enterprises Inc., 211 Pembroke St., Kingston, Ma., dated June 5, 2013 and numbered 1WESRSIT.GCD. for Westwoods Realty Trust.


The new home will be a 28' x 58' single one story home with a one-car garage. Septic is already approved.

The new proposed home will fit better on the lot, be less nonconforming and be a definite improvement.

The Board determined that a Variance was not needed and asked the Petitioner to withdraw without prejudice. McGlone withdrew his petition without prejudice. Motion made and seconded.

David made the motion to approve the special permit. Sean – second. Motion made and seconded. All in favor? 3-0

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing July 23, 2013

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 JUL 29 AM 10:14  


Members present: Robert Overholtzer, Chairman  
David Nagle, Clerk  
Sean Joanis, Alternate

Petitioner: Robert Heap, Jr. – Case#13JY20  
999 Main Street – 7:00 pm  
Site Plan Approval

The Petitioner is requesting Site Plan Approval to allow for the parking of paving equipment with related signage at 999 Main Street, Map 42 Lot 10 Hanson Assessors Map. Property is located in the C/I zone and Flexible Overlay Zone and Zone II of the Aquifer Protection District.

The Hanson Fire Dept. commented that they have no issues.

Planning Board commented that they are concerned about the storage of emulsion, hazardous waste oils. Would like to see a concrete containment area to store the trucks. Also, restrict lubricating of truck bodies with diesel fuel – must use a product called “soap.”

Per the Petitioner the location is to park and store empty vehicles only which includes – 2- 10 wheelers, 1 GMC –1 backhoe– 2 trailers – 1 bobcat.

Hours of operation will be from 7:00 am to 5:00 pm, five days a week. Heap has a small office in the front of the building at 999 Main St. There are four full time employees.

There will be no fueling of vehicles on site - no dumping of debris of any kind will be done. Repairs are done off site in West Bridgewater.

Permission was given at this hearing for a sign to be installed on a signpost by the landlord in the future.

David made the motion to approve the site plan with 3 trucks, 2 trailers , 1 bobcat, 1 backhoe for parking and storage only. No repairs, no dumping of any kind.

Sean: second. All in favor? 3-0

Motion made to close the hearing.

RECEIVED  
TOWN CLERK  
HANSON, MA  
13 JUL 15 AM 11:58

ES

**HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing July 9, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

**Petitioner:** Mark Sibley-13JU19  
248 Spring Street – 7:00 pm  
Variance

This is a continued hearing from June 18, 2013 because the BOA did not have a quorum to hold the hearing.

Sibley is seeking a Variance to raze existing house on new Lot 13, construct two single-family homes on new Lots 13 and 13A that do not meet frontage requirements per the Table of Dimensional Requirements. Reconfigure existing lot to facilitate a subdivision at the above address Map 108 Lot 13 Hanson Assessors Map. Property is located in Residence AA zone.

Comments from the Building Commissioner Robert Curran indicated that he had no problems or concerns regarding this proposal. A building permit will be required prior to the start of any demolition or construction.

Sibley stated that he is trying to get approval to subdivide into 2 lots and build 2 houses. Sibley presented two plans - #1 and #2, one would require the variance, the other just a building permit but he is not happy with the shape or the way the houses would have to be constructed on Plan #2 thus the variance.

Lot 14 or 272 Spring Street is owned by the Powers family. Powers are willing to swap land with Sibley so that lots can be reconfigured. Part of the issue is that one lot has 175' of frontage and the other lot is in Residence A which has 150' of frontage, both lots fronting Whitman Street.

Sibley would like Plan 1 to be approved because the shape of the lots would allow for better construction of two homes.

Abutter Tom Foley, 249 Spring Street, stated that this house is from the 18<sup>th</sup> century and should not be torn down.

Abutter Derek Pond, 239 Spring St., asked how many houses would be built.

Board stated only 1 additional house because one is being razed and reconstructed.



The Board referred to the Gale, et al v. Zoning Board of Appeals of Gloucester, et.al decision which the Court stated that "variance relief is not required when a project increases a nonconformity or creates a "new nonconformity" if the zoning board of appeals determines that the project would not be substantially more detrimental to the neighborhood."

The Board felt that the request for the variance should be withdrawn and a new application for a special permit be submitted.

Sibley requested that the variance be withdrawn without prejudice.

Motion made to approve the request for the variance be withdrawn without prejudice.

Second – David. All in favor? Aye-Aye-Aye. 3-0

Motion made to close the hearing.

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13 JUN 26 AM 10: 18

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing June 18, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Absent: David Nagle, Clerk  
Sean Joanis, Alternate

Petitioner: Mark Sibley – Case#13JU19  
248 Spring Street – 7:30 PM  
Variance

The Petitioner is requesting a Variance to raze existing house on new Lot 13, construct two (2) single-family homes on new Lots 13 and 13A that do not meet frontage requirements per the Table of Dimensional Requirements and reconfigure existing lot to facilitate a subdivision at 248 Spring Street, Map 108 Lot 13 Hanson Assessors Map.

As a Variance requires the vote of the three members of the Board and due to the fact that only two members are present tonight, this hearing has been continued to July 9<sup>th</sup> at 7:00 pm.

Motion made to continue the hearing to July 9<sup>th</sup>, 2013 at 7:00 pm. Bob-second. All in favor say aye? Aye-Aye.

**HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing June 18, 2013**

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13 JUN 26 AM 10:13

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair

**Petitioner:** Mike Casey – Case#13JU18  
1615 Main Street – 7:00 pm  
Site Plan

The Petitioner, Ken Casey, is requesting Site Plan approval to allow BayState Sealcoating to store equipment at 1615 Main Street with related signage at 1615 Main Street, Map 119 Lot 1A Hanson Assessors Map. Property is in the C/I zone and Flexible Overlay zone.

The Petitioner explained that sealcoating is seasonal work. The former Lynch's car wash is the site of the proposed storage. Currently there is no heat, water or electricity to this building. Use is for storage of equipment only.

The Water Department has three concerns: Any hazardous waste/materials being stored on the property; If washing vehicles -is the drainage system in that facility adequate to hold any hazardous materials that may leak from the truck; is the emulsion that's stored on property considered hazardous materials. The water department has no objections with this business at this site providing all environmental and hazardous materials issues are resolved before issuance of a permit.

Per the Petitioner, there will be no storage of any hazardous waste on this site; no water currently in this building to wash vehicles with; drainage system is adequate to hold any leakage from trucks.

Per the Petitioner the facility will be used for storage of equipment. There will be a sealcoat tank, paint equipment trailer stored inside, and dump truck will be outside. Plan is to paint the place and put a sign out front. The mural on the side will stay. Hopefully will sealcoat the parking lot.

Sign will be on the façade of the building 36 sq.ft.; and on freestanding sign out front.

No mixing or preparation of asphalt will be done at this site. Per the Petitioner, the asphalt is contained in an 800 gal. tank that is completely secured within the building. All work is done off site. Their business consists of mainly driveways and commercial parking lots.

Hours of operation will be seven days a week , 7:00 am to 7:00 pm. Number of employees will be five.

The Board is requiring a copy of the sign for the files.

Ron made the motion to approve the site plan for BayState Sealcoating with related signage.  
Bob - motion made and seconded. All in favor? Aye-Aye.

Motion to close the hearing.



# Town of Hanson

## Board of Water Commissioners

1073 W. Washington Street  
Hanson, Massachusetts 02341  
(781) 447-1200 FAX (781) 447-1206

Joseph Duffy, Chairman  
Mary Lou Sutter, Vice Chairman  
Michael Chemicki, Member  
Donald Howard, Member  
Andrew Sargent, Member

Neal Merritt  
Water Superintendent  
Neal.hwd@comcast.net

June 17, 2013

**TO:** BOARD OF APPEALS

**FROM:** WATER DEPARTMENT

This memo is regarding the site plan approval for BayState Sealcoating to store equipment at 1615 Main Street, Hanson MA. (Zone 1) See water assets study by Earth Tech Inc. 6/2004 Map #5.

The Water Department has a (3) concerns:

1. Are any hazardous waste/materials being stored on the property?
2. The washing of vehicles on the property. Is the drainage system in that facility adequate enough to hold any hazardous materials that may leak from trucks.?
3. Is the emulsion that's stored on property considered hazardous materials?

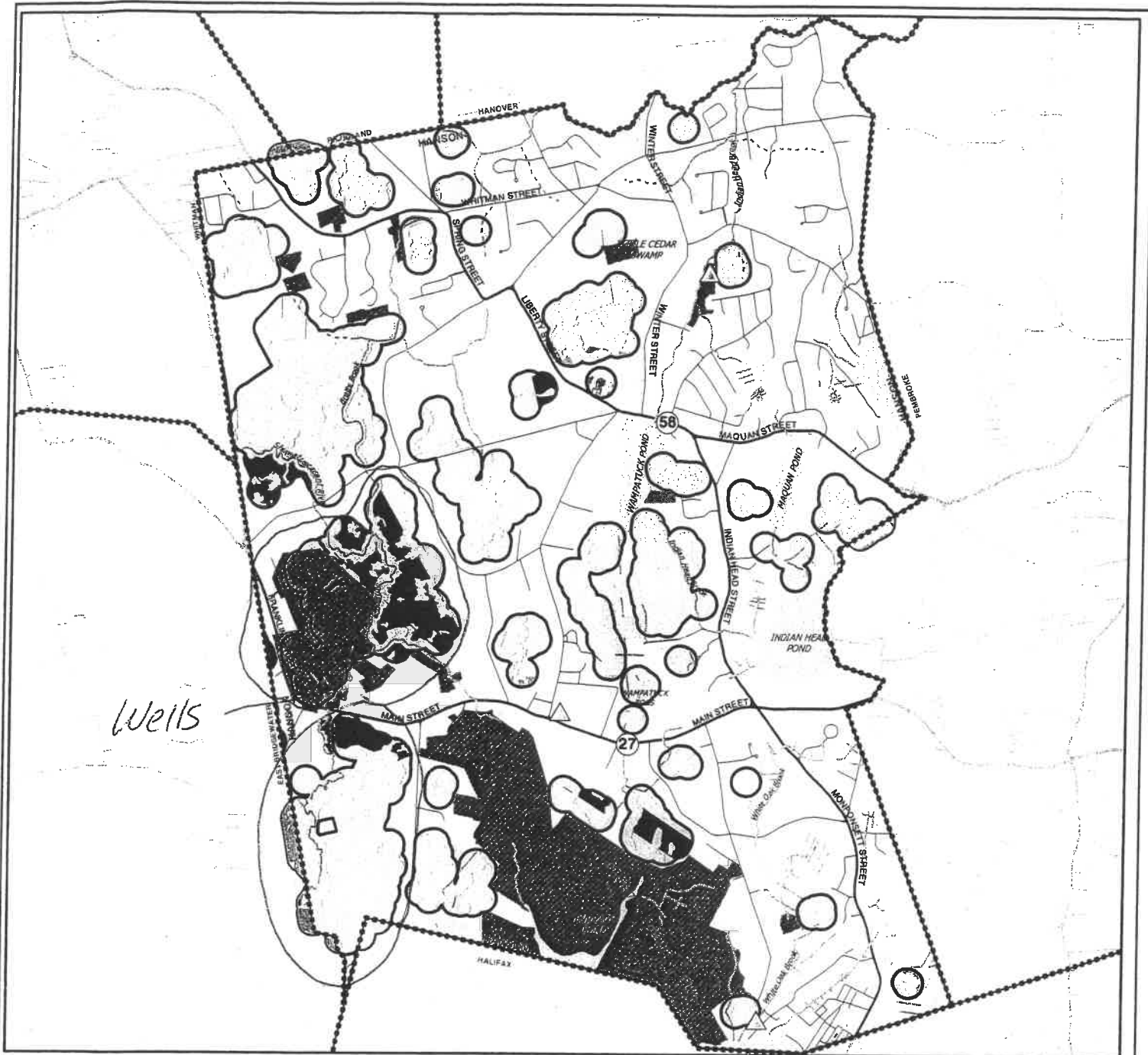
As you know; the town's drinking water supply is directly across the street within 700 feet of this facility.

The Water Department would have no objections having this business at the site; providing all environmental and hazardous materials issues are resolved before issuance of a permit.

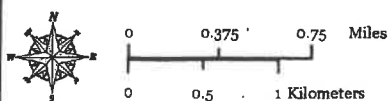
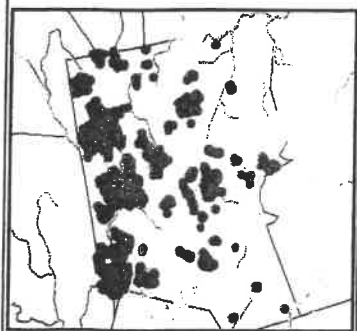
Thank you.

  
\_\_\_\_\_  
Joseph Duffy, Chairman  
Board of Water Commission

received  
6-18-13 AOG



Potential Future Zone I Public Water Supply Protection Areas see Map 3



Potential Future Water Supply Protection Area (Zone I)

#### Undevelopable Land

Criteria that may constrain land from development include slope, wetlands, River Protection Act buffers, 100-year flood zones, certain zoning overlays and rights-of-way, and restrictions outlined in an existing development plan.

**Protected Open Space** within or contiguous with potential future Zone I other than federally-owned, permanently protected state- or privately-owned, or under the control of a municipal conservation commission (see Map 3).

**Municipal Boundary**  
**Public Water Supplies**

- Ground Water
- Surface Water
- Proposed Well

#### Potential Future Land Use in potential Zone I areas, derived from zoning by-laws

- Agriculture
- Very Low Density Residential
- Low Density Residential
- Medium Density Residential
- Higher Density Residential
- Mixed Use
- Commercial
- Industrial/Transportation/Mining
- Urban Open/Institutional/Recreation
- Natural Land/Undisturbed Vegetation
- No Zoning or Unknown

#### Water features

- River or Stream
- Intermittent Stream
- Lake or Pond

## Map 5 Potential Land Use in Potential Public Water Supply Protection Areas

Hanson



This project is funded by the Executive Office of Environmental Affairs (EOEA). Maps prepared by Earth Tech, Concord Massachusetts.

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13 JUN 19 AM 8:54

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing June 4, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Tina Conte – Case#13JU16  
321 East Washington Street – 7:00 pm  
Special Permit

The Petitioner is seeking a Special Permit for a home occupation called “Garden to Garnish” farm and cooking school with related signage at 321 E. Washington St., Map 107 Lot 8-7 Hanson Assessors Map. Property is located in the Residence A zone.

Comments from the Bldg. Inspector had no concerns with the proposal. A handicap parking space will not be required in accordance with 521 CMR.

See attached comments from the Fire Department

Petitioner has renovated the kitchen in the home to operate a year round business giving cooking classes/lessons. Petitioner will restore the farm, use as an education – taking people out to the garden, explain what the food is, how to go about growing your own food, and what to do with it plus how to store and how to cook – after preparation, sit down and eat. No more than ten students at a time, per the Petitioner. There will be no cooking in the barn. Cooking classes will also be given to children.

Pottery classes and arts and crafts will take place in the front of the barn. The plan is to open a farm stand in the barn selling fresh eggs and produce.

Petitioner stated that there is a chicken coop on the property, plus a couple of goats and two pigs. Board of Health is aware of the livestock, per the Petitioner.

Spotlights are already installed on property.

Classes will run for four hours. Classes will run afternoon, early evenings and night. Hours will be from 9:00 am to 9:00 pm, seven days a week.

Per the Petitioner, there are 12 parking spaces in the driveway.

The Petitioner will put the sign on the existing post already in place on the property- 3 sq.ft. in size .

Ron made the motion to grant the special permit for a home occupation called "Garden to Garnish" with related signage . David-second. Bob- Motion made and seconded. All in favor?  
Vote: 3-0



# Interoffice Memo

**Date:** 5/28/13

**To:** Robert Overholtzer, Chair ZBA

**From:** Lt. Gary Smith

**RE:** Home Occupation

---

I have the following concerns for the application of Tina Conte for a special permit for a Home Occupation called "Garden to Garnish" farm and cooking school at 321 East Washington St.:

Where is school to be located, in the barn or the house? Will there be any planned renovations to either of these buildings?

What type/quantity of cooking equipment will be used/installed (commercial type) and type of proposed cooking fuel (electric, gas, or propane)?

How many students will be attending the school?

Fire extinguisher(s) must be installed and a Knox Box may need to be installed depending on the school set up and location on the property

Also, a Business Response Data Sheet needs to be completed and we will need to conduct an inspection prior to the business opening.

Feel free to contact me with any questions you may have.

Regards,



**received**  
6-3-13 BBA



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

May 29, 2013

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 321 East Washington

Dear Honorable Board of Appeals,

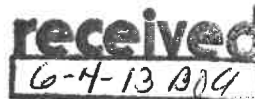
I have seen and reviewed the petition of Tina Conte for a Special Permit under Town of Hanson Zoning By-Laws Section VI.B.2.(f) and Section VIII.D.(3) for a home occupation called "Garden to Garnish" farm and cooking school with related signage, within a Residence A zone.

This office has no concerns regarding this proposal; Ms. Conte has agreed to make reasonable accommodations for persons with disabilities. A handicap parking space will not be required in accordance with 521 CMR.

Please consider the size and location of any signage allowed and include in your decision.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Office



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13 JUN 19 AM 8:54

**HANSON ZONING BOARD OF APPEALS**  
**Minutes of Public Hearing June 4, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

**Petitioner:** Angela Veetil – Case#13JU17  
189 South Street – 7:15 PM  
Special Permit/Variance

The Petitioner is seeking a Special Permit/Variance to allow for the construction of a three-season room (26' x 15'8") and a farmers porch (6') on a pre-existing nonconforming lot at 189 South Street, Map 23 Lot 52 Hanson Assessors Map. Property is located in Residence A zone.

The Building Inspector commented that he had discussed the Building code requirements with the owners and have made recommendations regarding methods of construction. No objection to the proposal however a building permit will be required in accordance with 780CMR.

The plan submitted was prepared by the Petitioner's father. The proposal is an increase of 6' to the frontage. The farmers porch will not be enclosed.

The Board determined that a variance was not needed and asked the Petitioner to withdraw without prejudice.

The Petitioner made the request to withdraw the Variance without prejudice.

Motion was made to accept the withdrawal. Vote: 3-0

David made the motion to approve the Special Permit as requested. Ron-second.  
Motion made and seconded. All in favor? Vote: 3-0

Motion made to close the hearing.

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13 MAY 29 PM 1:19

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**HANSON ZONING BOARD OF APPEALS**  
**Minutes of Public Hearing May 21, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

**Petitioner:** Chad Whiting – Case#13MY15  
569 State Street – 7:45 pm  
Special Permit/Variance

The Petitioner is seeking a Special Permit and Variance to demolish and rebuild an existing home adding an in-law apartment on the first floor and a second story addition at 569 State Street, Map 119 Lot 1A Hanson Assessors Map. Property is in Residence A zone and is pre-existing nonconforming.

The Board of Health commented that they have received proposed septic system plans for this address and are still in the approval process.

Plans for the proposed project were prepared by McGlone Enterprises Inc., 211 Pembroke St., Kingston, Ma., and dated April 22, 2013 and numbered IWHICSIT.GCD.

Per the Petitioner the in-law apartment conforms to the specifications of the Hanson Zoning By-law being under 900 sq.ft. The second story addition will allow the Petitioner and his wife to live next door to the aunt who will be occupying the in-law apt. Side setbacks stay exactly the same. The common entrance way will be through the doorway into the garage.

Abutters Mr. & Mrs. Donovan. 572 State Street, have no problems with this.  
Abutter Ann Rein, 557 State Street, absolutely thrilled with the project.

The size of the structure will be increased from 1,597 sq.ft to 1,688 sq.ft. which includes the second story.

The Board determined that a Variance was not needed and asked the Petitioner to withdraw his request. The Petitioner requested to withdraw the variance without prejudice. Ron made the motion to allow the withdrawal without prejudice. Sean-second. Bob-all in favor? Vote 3-0

Ron made the motion to approve the special permit to demolish and rebuild an existing home and add an in-law apartment and a second story addition.  
Sean-second. Bob-all in favor? Vote 3-0



Town of Hanson  
Board of Health  
542 Liberty Street  
Hanson, MA 02341  
Tel: (781) 293-3138 Fax: (781) 294-0884

MEMO

To: Hanson Board of Appeal

From: Donna Tramontana  
Health Agent

A handwritten signature in dark ink, appearing to be "Donna", with a long, sweeping horizontal line extending to the right.

Date: May 6, 2013

Subject: 569 State Street

The Board of Health has received proposed septic system for the above noted address. These plans are still in the approval process. Our office will let you know when the Board approves them.

**received**  
5-6-13 BOA

**HANSON ZONING BOARD OF APPEALS**  
**Minutes of Public Hearing May 21, 2013**

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HANSON, MA  
13 MAY 29 AM 10:29

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

**Petitioner:** All American Assisted Living Facility-7:15 pm  
1074 W. Washington Street-Case#13MY14  
Special Permit  
Presented by Ben Wells, Kaplan Development Group

The Petitioner is requesting a Special Permit to allow for the installation of two signs at the above facility. Property is located in the Flexible Overlay zone.

Bldg. Insp. had no concerns with the proposal but indicated that a permit will be required prior to installation.

Sign company for the Assisted Living is "Signs by Cam." Wells presented the Board with a copy of the sign as it will appear on the stone wall that is already on the property. Wells wanted the sign illuminated but a timer would be installed so the sign would not be on all night long. Sign would blend in with the stone. In further discussion, the Board determined this sign will be on the East Bridgewater side of the property so this sign is irrelevant to this hearing.

Wells went on to the sign that will be in Hanson on W. Washington St. at the main entrance with the 20ft. setback required from the paved surface. This sign will be all aluminum and PVC construction (see attached). Wells indicated that they would like this sign to be lit internally. This sign also would be on a timer. They have approval from E. Bridgewater to place this same sign on the entrance off Franklin St. and would like the two signs to match. The Board informed Wells that they would not approve any LED lighting. The Board is making an exception in approving a larger sign, reducing it to 5'x5' including pedestal, and allowing it to be illuminated from within, just not LED lighting. The Board determined that the size will be appropriate for the size of the building.

Ron made the motion to approve the Special Permit for one sign at the All American Assisted Living facility at 1074 W. Washington Street, with the dimensions of 5'x5' including the pedestal and may be illuminated but no LED lighting.

Sean-second. Bob- all in favor? Ron-aye; Sean-aye; Bob-aye.

Motion made to close the hearing.

60"

72"

36"

72"

3' X 5' ACTUAL SIGN DIMS

INTERANALLY LIT

ALL ALUMINUM AND PVC CONSTRUCTION

*All* ★  
*American*  
 ASSISTED LIVING

1074

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 Franklin, MA 02038

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 OF THE LAW.

## JOB INFORMATION

JOB TITLE:

CONTACT:

PHONE:

FAX:

JOB DESCRIPTION:

SQUARE FOOTAGE=

## SIGN MATERIAL SPECS

BANNER: ☐ COROPLAST: ☐ACRYLIC: ☐ MAGNETIC: ☐PVC: ☐ ALUMINUM: ☐WOOD: ☐URETHANE: ☐NUEDGE: ☐SINGLE SIDED: ☐DOUBLE SIDED: ☐

OTHER:

COLOR SPECS:

BACKGROUND:

COPY:

OUTLINE:

SHADOW:

BORDER:

LOGO:



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

April 16, 2013

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 1074 West Washington Street

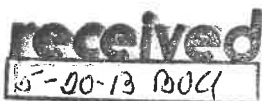
Dear Honorable Board of Appeals,

I have reviewed the petition of Kaplan Development Group for a Special Permit to allow for the installation of two signs at the All American Assisted Living facility at 1074 West Washington Street, Map 67, Lot 6A Hanson Assessors Map.

I have no concerns regarding this proposal; a permit will be required prior to the installation of the signs.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer





**HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing May 21, 2013**

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13 MAY 28 PM 1:01

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

**Petitioner:** Andrea Garnavos-Case#13MY13 – 7:00 pm  
Olde Hitching Post Restaurant  
48 Spring St.  
Site Plan/Special Permit

Petitioner is seeking site plan approval and a special permit to allow for the construction of an outdoor dining deck – 26' x 24' – with related signage at the Olde Hitching Post Restaurant, 48 Spring St., Map 100 Lot 10 Hanson Assessors Map. Property is located in Residence AA zone.

The Fire Department commented that they had no issues.

Building Inspector had no concerns however a building permit will be required prior to start of construction. Also the structure must meet the requirements of 521 CMR relative to accessibility.

Garnavos stated that she is looking to have eight to nine tables on the outside deck for customers to have lunch, coffee and dessert, – will be installing fencing.

Garnavos also would like to install a 36' square sign on top of the building also to change the face of the logo on the sign in parking lot. The change will be the top part of the logo will be changed to a dark background with a white logo. On the building she is looking to do a 3'x12' sign with spotlights. The round Tavern sign will be eliminated.

Petitioner and her Contractor, Patrick Malone will work with Building Inspector on handicap accessibility.

Abutter Barbara Brunswell, 55 Spring St., driveway directly across the street, has no complaints. Petitioner stated that the hours of operation for the restaurant will be Tuesday, Wednesday & Thursday 11:00 am to 9:00 pm; Friday & Saturday until 10:00 pm. Tavern/Pub stays open for one hour after the kitchen closes.

Sometimes they have a band come in to perform but per the Petitioner, there will be no live music outside.

As far as lighting, the Petitioner stated that the dining deck would be very dimly lit – lighting may be on the fence posts or a couple of sconces between windows.

Abutter Frank Schellenger, 75 Spring St., is across the street, wants to know if the sign on the property will be lit up again. Petitioner stated that the lighting will focus in on the logo. He asked about the increase in occupancy and was advised that this comes under the Bldg. Insp.

The Board agreed to allow the sign on the building to be 2'x 10' .

The Petitioner will bring the sign as being proposed in for approval from the Board.

Ron made the motion to approve the Site Plan for the construction of a 24'x26' outdoor dining deck and a Special Permit for related signage not to exceed 2'x10' on the façade. Sean-second.

All in favor? Bob-aye; Sean-aye; Ron-aye.

Motion made to close the hearing.



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

April 16, 2013

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 48 Spring Street Olde Hitching Post Restaurant

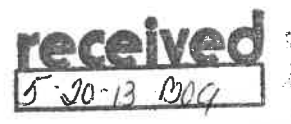
Dear Honorable Board of Appeals,

I have reviewed the petition of Andrea Garnavos for a Special Permit to allow for construction of a 26' x 24' outdoor dining deck with related signage at the Olde Hitching Post Restaurant.

I have no concerns regarding this proposal however; a building permit will be required prior to the start of construction. Also, the structure must meet the requirements of 521 CMR relative to accessibility.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer



# Interoffice Memo

**Date:** 5/9/13  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Lt. Gary Smith  
**RE:** Outdoor dining deck

---

I have reviewed the application site plan submitted by Andrea Garnavos for the construction of an outdoor dining deck at the Olde Hitching Post Restaurant at 48 Spring Street.

I have no issues at this time with this outdoor deck.

Please feel free to contact me with any questions you may have.

Regards,



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13 MAY -7 AM 10:23

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HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing April 30, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Andrew Dyer – Case#13AP11- 8:00 pm  
82 Crooker Place  
Special Permit/Variance

Petitioner is seeking a special permit/variance to demolish and reconstruct a single family home (28' x 26') at 82 Crooker Place, Map 33 Lot 7 Hanson Assessors Map. Property is pre-existing nonconforming and is in Residence B zone.

Plan submitted for the project was prepared by Michael J. Koska and Associates, Inc., Registered Civil Engineers and Land Surveyors, 98 Broad Street, Bridgewater, Ma., dated 2/28/13 and revised 4/2/13 and numbered 13-04.

The Building Inspector commented that he had no objection to the proposal however a building permit will be required for both demolition and the construction of a new home. In his opinion the house as shown on the Plan does not increase the non-conforming nature of the property. The proposed house will now meet all setbacks. Septic design has been done.

The house will be a three bedroom, 2 bath with a farmer's porch in front. There will not be a garage, driveway will be new and will accommodate two cars.

Currently on the property is an old trailer that will be removed. Per the Petitioner, the entire property will be cleaned up. Some landscaping will be done – new lawn and shrubs will be added. House will be hooked up to town water.

The Board determined the Petitioner did not need a Variance, and requested that he withdraw without prejudice.

The Petitioner made the request to withdraw without prejudice. Motion made and seconded. All in favor? 3-0

Ron made the motion to approve the special permit to allow for the demolition and reconstruction of a single family home at 82 Crooker Place with the following conditions: eliminate the trailer and all other debris on the property, test for lead-based paint, provide for two parking spaces and landscaping to be done. David – second. Motion made and seconded. All in favor? 3-0

Motion made to close the hearing.

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13 MAY -7 AM 10:28

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing April 30, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice Chair  
David Nagle, Clerk

Petitioners: Nancy & Moheb Bekheit – Case#13AP12- 8:15 pm  
1357 Main Street, Map 44 Lot 13  
Site Plan Approval/Special Permit

The Petitioners are requesting site plan approval and a special permit to allow for the operation of a restaurant to be known as "Mo's Restaurant" with related signage at the above address. Property is located in the Business zone.

The Building Inspector commented that an inspection of the property must be done prior to opening.

The food will be a mixture of Lebanese with some American. At some time, they will be opening a spot in the restaurant on the side to offer ice cream.

They will apply for a license to serve wine and beer.

On Fridays and Saturdays hours will be from 6:00 am to 10:00 pm. Sunday thru Thursdays hours will be 6:00 am to 3:00 pm. Number of employees could reach 20 – part time 2 shifts.

A new sign will be installed replacing the old one and the awning will be cleaned.

Bekheit's have a one-year lease with an option to renew.

There are 96 seats for customers and 39 parking spaces in front with 10 out in back of the building.

Abutters, Jeff and Eileen Grossman, 38-D Elm Street, were concerned about the condition of the property behind the restaurant. They have asked that the mess be addressed numerous times but nothing has been cleaned up to date. Also, the parking lot is disintegrating.

Ron made the motion to approve the site plan and special permit for Mo's Restaurant with one condition – no LED lighting on sign. David – second. Motion made and seconded. All in favor?  
3-0

Motion made to close the hearing.

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*Handwritten signature*

**HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing April 16, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
Sean Joanis, Alternate

**Petitioner:** Daniel DelPrete  
Dba Dandel Construction  
1 Liberty Street – Case#13AP09  
Amend Decision #13JA04

The Petitioner is requesting an amendment to the above Decision to add an additional 7'6" of height to the existing accessory structure in the rear of the property. Existing ceiling height is 9'x6" – proposed height inside will be 17'.

Elevation is shown on Plan of Leon A. Bombardier, PE Structural Engineer, 131 Lincoln Street, Abington, Ma., dated 2/26/13 and numbered Project#2013-17.

The proposed change to the building is to allow for easier access to be able to enter through two bigger doors on the front of the building and a gable door on the end. This will let the Petitioner be able to get trucks in and out. This will be primarily a workshop and let the pickup trucks be parked inside overnight.

DelPrete's are planning on opening the business soon.

Ron made the motion to amend Decision #13JA04 to allow for the addition of 7'6" to the height of an existing accessory building.

Sean – second.

Bob – all in favor? 3-0

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TOWN CLERK  
HANSON, MA  
13 APR -4 AM 9:13

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing of April 2, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Alexander Family Trust  
750 Franklin St. – Case#13JA06  
Site Plan/Special Permit  
(cont. from 3/26/13)

Also Present: Joseph Webby  
Webby Engineering

The Petitioners are seeking site plan approval and a special permit to construct a 25,600 sq.ft. building to be used for the storage and repair of landscape related vehicles and related signage at the above address.

This is a continued hearing from 3/26/13 to allow the review engineer, Steve Wry, Land Planning, Inc., to address concerns relating to the project.

A letter was received on April 2, 2013 by Land Planning stating that based on their last review they recommend that the applicant be given sufficient time to address the issues noted in the report and revised plans and revised drainage report be provided for review.

Steve Wry was not able to make this hearing but submitted a letter (see attached) that subject to Webby Engineering making the changes from the Land Planning report and review of those changes by Land Planning the public hearing can be closed.

Webby stated that every thing except for one issue which is just basic housekeeping has been resolved. Webby went out today with Wry and did additional soil testing on drainage basin #2 to be on one elevation and Webby agreed with this change.

Ron made the motion to grant site plan approval and a special permit to Alexander Family Trust to construct a 25,600 sq.ft. building for storage and repair of landscape related vehicles and related signage. David-second. Bob- motion made and seconded. All in favor?

Vote: 3-0

Motion made to close the hearing.





# LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants  
1115 Main Street, Hanson, Massachusetts 02341

April 2, 2013

Town of Hanson Board of Appeals  
Hanson Town Hall  
542 Liberty Street  
Hanson, MA 02341

Re: P-2902, Site Plan Review  
Proposed Commercial Development  
Franklin Street, Hanson, MA

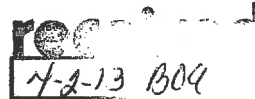
Dear Board Members:

In my opinion, subject to Webby Engineering Associates making the changes from the Land Planning report dated April 1, 2013 and review of those changes by Land Planning, the public hearing can be closed.

Sincerely,

LAND PLANNING, INC.

Steven W. Wry,  
Project Engineer



1115 Main Street  
Hanson, MA 02341  
Tel: 781-294-4144  
Fax: 781-293-4111

214 Worcester Street  
Grafton, MA 01536  
Tel: 508-839-9526  
Fax: 508-839-9528

167 Hartford Avenue  
Bellingham, MA 02019  
Tel: 508-966-4130  
Fax: 508-966-5054

P.O. Box 644  
Holden, MA 01520  
Tel: 508-829-3006  
Fax: 508-839-9528



# LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants

1115 Main Street, Hanson, Massachusetts 02341

April 1, 2013

Hanson Board of Appeals  
Hanson Town Hall  
542 Liberty Street  
Hanson, Ma. 02341

**Re: P-2902, Site Plan Review  
Proposed Commercial Development  
Franklin Street, Hanson, MA**

Dear Board Members:

As requested by the Hanson Board of Appeals, Land Planning, Inc. has completed a second review of the application of Alexander Realty Trust requesting Site Plan Approval.

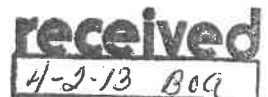
Since our first review, the applicants design engineer has prepared revised plans and has provided responses to our initial review comments and recommendations. Additionally, a new Drainage Report for the Project has been submitted for review.

The information submitted to this office and reviewed is as follows.

- Site Plan of Land in Hanson & East Bridgewater, MA, sheets 1 thru 6 by Webby Engineering Associates, Inc., dated 7/16/12 and revised date 3/18/13.
- Drainage Report and Calculations for Meadow Brook Gardens, by Webby Engineering Associates, Inc., dated 3/20/13.
- Long Term Source Control/Pollution Prevention Plan and Operation and Maintenance Plan dated March 25, 2013.

The following report summarizes the review comments from our initial report that have not been addressed to our satisfaction. The majority of comments and recommendations from our initial report have been adequately addressed and are not repeated in this report. New comments and recommendations related to the Stormwater Management System are noted under the Drainage Review section of this report.

## Zoning ByLaw Review



**Sect. VI.H. Parking Requirements. 1.e.** The parking calculation has been revised as recommended and an additional space provided. The total number of spaces is now 26. The number 25 on the plan should be changed to 26.

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Fax: 781-293-4111

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Fax: 508-839-9528

### **General Engineering Review**

4. Two spot elevations have been added at the sidewalk ramp. Additional information needs to be added to ensure compliance with Americans with Disabilities Act (ADA) regulations. As currently presented, the handicap parking stalls will exceed the ADA maximum slope requirements of two percent (2%). We recommend that the designer review this matter and revise as needed to achieve compliance. We also recommend that the floor elevation at the office entrance be added to the plans and considered when the designer reviews for compliance with the ADA requirements.
7. The plans more clearly indicate the areas of the site that are to be grassed, but we recommend that a note or detail be added to indicate the depth of loam to be provided in the grassed areas.

### **Drainage Review**

#### **Plan Review of Stormwater Management System**

2. Additional soil deep holes were performed to confirm the high groundwater elevations in the area of the proposed drainage basins. The designer identifies the elevation the high groundwater in the soil logs on sheet 5 of the site plans, as well as in the drainage basin details. In regards to drainage basin #2, the bottom of the basin is located only ten inches above the high groundwater elevation. This separation is not sufficient. As indicated in **Volume 2, Chapter 2: Structural BMP Specifications for MA Stormwater Handbook**, infiltration basins must have a minimum separation from seasonal high groundwater of at least two (2) feet. We recommend that the designer review this matter and adjust the design to provide this minimum separation.
5. The concrete walls provided in the emergency spillways should extend at least to the frost line (48 inches).
7. A minimum freeboard of one foot is recommended from the top of the emergency spillways to the top of the berm of the basins. A freeboard of 0.75 feet is indicated on the basin details. We recommend that the plans be revised accordingly to provide the one foot of freeboard.
8. Regarding details of drainage basin #1, there is a discrepancy in the elevations noted for the emergency spillways. We recommend the designer review and revise as needed.

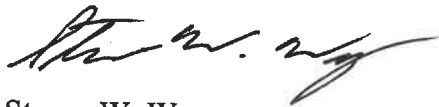
### **Drainage Report and Calculations**

All of the previous comments related to the Drainage Report and Calculations have been adequately addressed. The designer will however need to adjust the design of drainage basin #2 to provide compliance with the MassDEP Stormwater Management Standards. Upon

revising the basin, the designer will also need to revise the Drainage Report and Calculations accordingly to demonstrate that the revised design will comply with the Standards.

Based on our review, we recommend that the applicant be given sufficient time to address the issues noted in this report. Revised plans and a revised drainage report should be provided for our review. Should you have any questions regarding this report, please do not hesitate to contact me at (781) 294-4144.

Sincerely,  
LAND PLANNING, INC.

A handwritten signature in black ink, appearing to read "Steven W. Wry", with a stylized flourish at the end.

Steven W. Wry,  
Project Engineer

Cc: Greg Hebert, Webby Engineering Associates (*email*)

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HANSON, MA  
13 APR -3 AM 11:40

**HANSON ZONING BOARD OF APPEALS**  
**Minutes of Public Hearing of April 2, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

**Petitioner:** Leilani Chiruna- 7:15 pm  
461 Franklin Street – Case#13MA07  
Special Permit/Variance  
(cont. from 3/26/13)

This is a continued hearing from March 26, 2013 to allow the Petitioner the time needed to change the Plan to eliminate the front door to the in-law apartment which is not allowed according to the in-law by-law (must be a common entrance) and show the second egress.

Chiruna showed the Plan to the Board that eliminates the door to the in-law which will be replaced by a window of equal dimensions. The bulkhead has been eliminated as the foundation will only be a crawl space 4' high with a trap door. Second egress is off the kitchen.

The Board agreed at this time that the Variance was not needed and asked the Petitioner to withdraw the request. The Petitioner asked to withdraw without prejudice the request for a variance.

David made the motion to amend the public notice to withdraw the request for a Variance. Ron-second. Bob- all in favor say aye. Vote : 3-0

For the record, the extension is going to increase the amount of nonconformity dimensionally but can be approved and waived by invoking a memo from Kopelman & Paige dated January 19, 2012, in Gale vs Gloucester Zoning Board of Appeals, that the project will not be more detrimental to the neighborhood.

David made the motion to approve the Special Permit as requested to allow for the construction of a 27-1/2' x 34' in-law apartment. Ron-second. Bob-motion made and seconded. All in favor say aye. Vote 3-0

Motion made to close the hearing.

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing of April 2, 2013

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HANSON, MA  
13 APR -3 AM 11:40

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Mark Greenberg – 7:00 pm  
1375 Main St. – Unit 1  
Special Permit - Case#13AP08

The Petitioner is seeking a Special Permit to allow for the operation of a florist shop and related miscellaneous items and signage at the above location. Property is located in the Flexible Overlay zone and Zone II of the Aquifer Protection District.

Business will be known as “One Stop Florist.” The shop will mainly sell flowers but will include gift items that can accompany the flowers; i.e., chocolates, cards, etc.

Hours will be Thursday thru Sunday 10:00 am to 6:00 pm

Signage is on signpost already in place.

There will be two employees.

The Board informed the Petitioner that it would be best to maximize the number of employees and hours at this hearing – but Mr. Greenberg preferred to wait until he can see how the business takes off.

Ron made the motion to approve the Special Permit for the florist shop. David-second.  
Bob-motion made and seconded. All in favor? Vote: 3-0

Motion made to close the hearing.

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HANSON, MA  
13 APR -1 AM 9:08

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing of March 26, 2013

Members present: Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

Petitioner: Leilani Chiruna  
461 Franklin Street - Case#13MA07  
Special Permit/Variance

The Petitioner is seeking a special permit/variance to allow for the construction of a 27-1/2' x 34' in-law apartment at the above address Map 59 Lot 1 Hanson Assessors Map. Property is pre-existing nonconforming and is in the Flexible Overlay Zone.

Plan presented was prepared by W.B. Daniels Design Services, PO Box 737, W. Dennis, Ma. Drawing #T-1 and dated June 24, 2011.

The Board of Health commented on the proposed addition. (see attached) Per the BOH the storage/loft area cannot be finished and used as living space, and the BOA is in complete agreement with this stipulation. The storage/loft area will be dedicated to attic/storage only.

The in-law unit would be occupied by Mrs. Chiruna's mother and sister. The property does not have a garage nor will one be added. There is sufficient parking to accommodate one more vehicle.

After reviewing the Plan, the Board determined that the design does not comply with the Town of Hanson's in-law by-law as the dwelling is showing a front entrance on the in-law unit. The Board suggested that the second egress come off one of the bedrooms.

The hearing needs to be continued to April 2, 2013 at 7:15 pm with the Plan redrawn to show the additional door on page A-1, and note on Page 1 indicating door is gone and indicating that it will now be a window (indicate size). Also bulkhead will be revised to accommodate a 4' crawl space needs to be noted.

David made the motion to continue the hearing until 4/2/13 at 7: 15 pm.



**Hanson Board of Health**  
**Town Hall**  
542 Liberty Street  
Hanson, MA 02341

Tel. (781) 293-3138

Fax (781) 294-0884

**MEMO**

To: Board of Appeals

CC: Leiluna Chiruna, 461 Franklin Street  
Building Dept.

From: Donna Tramontana  
Health Agent

Subject: Proposed addition at 461 Franklin Street, Hanson

I recently reviewed the plans for the proposed addition at 461 Franklin Street. The following are my comments:

1. A Title 5 Inspection must be performed as per 310CMR 15.301(5) prior to Board of Health signoff.
2. The current septic system is located in the back yard in the vicinity of the proposed addition and deck. The septic system must be located and mapped on the plan labeled "Building location plan" dated Feb. 6, 2013 to ensure setbacks are met per Title 5.
3. The current septic system is designed and deed restricted to a 4 bedroom/9 room home. The proposed plan dated June 24, 2011 consists of 9 rooms, not counting the "storage/loft" area. This storage/loft area cannot be finished and used as living space as this would add an additional room to homes finished room count. If this was room was to be finished, a new septic system would need to be designed and installed to support a 10 room home. Until such time a new septic system is installed, that space can only be used as storage.

If you have any questions, please feel free to contact me.





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HANSON, MA  
13 APR -1 AM 9:03

JH

**HANSON ZONING BOARD OF APPEALS**  
**Minutes of Public Hearing of March 26, 2013**

**Members present:** Robert Overholtzer, Chairman  
Ronald Herlet, Vice-Chair  
David Nagle, Clerk

**Petitioner:** Alexander Family Trust  
750 Franklin Street – Case#13JA06  
Site Plan/Special Permit  
(cont. from 2/26/13)

The Petitioners are seeking site plan approval and a special permit to construct a 25,600 sq.ft. building to be used for the storage and repair of landscape related vehicles and related signage at the above address.

This hearing was originally held on February 26, 2013 and continued to allow for Webby Engineering to respond to concerns from Land Planning, Inc.'s review of the proposed project.

A letter was received today from Land Planning, Inc. indicating that revised submittals on the project were received on March 21, 2013 from Webby Engineering and unfortunately did not allow enough time for Land Planning to do a complete review. With this information, the Board voted to continue the hearing until April 2, 2013 at 7:30 pm.

David made the motion to continue the hearing until April 2, 2013 at 7:30 pm. Ron-aye, Bob-aye.

**LAND PLANNING, INC.**

Civil Engineers • Land Surveyors • Environmental Consultants  
1115 Main Street, Hanson, Massachusetts 02341

March 26, 2013

Hanson Board of Appeals  
Hanson Town Hall  
542 Liberty Street  
Hanson, Ma. 02341

**Re: P-2902, Site Plan Review  
Proposed Commercial Development  
Franklin Street, Hanson, MA**

Dear Board Members:

As requested by the Hanson Board of Appeals, Land Planning, Inc. is in the process of reviewing the revised submittals that were received on the afternoon of Thursday March 21, 2013.

Unfortunately due to our previously scheduled work load, we have not been able to complete our review for tonight's hearing. We are presently continuing our review and anticipate completing that process by the beginning of next week. Upon our completion of this review, we will submit a review report to the Board, and forward a copy to the design engineer.

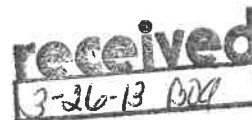
We thank you for the opportunity to provide review services on this project. If you should have any questions regarding this matter, please feel free to contact me at your convenience.

Sincerely,  
LAND PLANNING, INC.

Steven W. Wry,  
Project Engineer

Cc: Greg Hebert, Webby Engineering Associates (*email*)

P2902-boa2-032613.doc



1115 Main Street  
Hanson, MA 02341  
Tel: 781-294-4144  
Fax: 781-293-4111

214 Worcester Street  
Grafton, MA 01536  
Tel: 508-839-9526  
Fax: 508-839-9528

167 Hartford Avenue  
Bellingham, MA 02019  
Tel: 508-966-4130  
Fax: 508-966-5054

P.O. Box 644  
Holden, MA 01520  
Tel: 508-829-3006  
Fax: 508-839-9528

Minutes Hanson Board of Appeals  
Nick Stead – Case #13JA05  
February 26, 2013 – 7:30 pm  
1615 Main St. – Site Plan

RECEIVED  
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HANSON, MA  
19 MAR -6 AM 11:37

Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

Stead is seeking Site Plan approval to allow for the storage of contractors tree service equipment with related signage at the above address. Property is located in the C/I zone and Flexible Overlay zone.

Comments from the Hanson Fire Department and Building Inspector are attached.

Business is known as Blackwood Tree Service.

Vehicles will be parked outdoors – five trucks, 2 plows. Hours will be from sunrise to sunset seven days a week. . On occasion there may be a boom truck 20' long and 12-1/2' high parked overnight. There will only be one employee.

Signage, if needed, will be on signboard already on property that meets zoning.

Ron made the motion to approve the site plan with related signage.

David – second. Bob-motion made and seconded. All in favor? Aye-aye-aye.

Motion made to close the hearing.



# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

February 25, 2013

Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 1615 Main Street

Dear Honorable Board of Appeals,

Regarding the storage of tree service trucks at 1615 Main Street, this office recommends a buffer area between the roadway and the storage of motor vehicles and or commercial equipment and wood piles.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer



# Interoffice Memo

**Date:** 2/4/13  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Lt. Gary Smith  
**RE:** Contractors Tree Service

---

I have reviewed the application submitted by Nick Stead for the storage of Contractors Tree Service equipment at 1615 Main Street.

We would like a list of the number and types of equipment and/or vehicles that will be stored in the building. Also, we would like a list of types and quantities of any flammable or combustible liquids/gases/solids and any other hazardous materials to be stored inside the building.

Are there any planned changes or renovations to be made to the building?  
Installation of fire extinguishers will be required as per NFPA 10.

Because this is a new business, the occupancy will require a Knox Box installed with keys, Business Response Data Sheet, and an inspection by the Fire Dept. prior to opening.

Please feel free to contact me with any questions you may have.

Regards,



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TOWN CLERK  
HANSON, MA

13 MAR -5 PM 1:50

Minutes Hanson Board of Appeals  
February 26, 2013 – 7:00pm  
Alexander Family Trust – Case#13JA06  
750 Franklin St. – Site Plan/Sp.Permit

Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

Also present: Joe Webby, Webby Engineering for Alexander's  
Steve Wry, Land Planning for BOA

Alexanders are seeking Site Plan approval and a Special Permit to allow for the construction of a 25,600 sq.ft. building to be used for the storage and repair of landscape related vehicles and related signage at the above address. Property is located in the C/I zone and flexible overlay zone.

Plan submitted by Webby Engineering for the project is numbered W-3862 and dated 7/16/12.

Comments from the Fire Dept., Bldg. Commissioner, and American Assisted Living were read into the hearing. (see attached)

Alexanders have a hearing with the Town of E. Bridgewater on March 4, 2013 at 7:05 pm for the proposed project. The proposed septic system will be in E. Bridgewater.

Steve Wry, Land Planning, submitted to the BOA comments and concerns regarding the project. These comments were also given to Webby Engineering for their review.

Joe Webby gave the presentation for Charlie and Steve Alexander who were also present. Webby stated that this project is adjacent to the Assisted Living project which is currently under construction. He indicated that the Alexanders previously used this site for a contractors storage yard, nursery, greenhouses and commercial use. They plan to construct an 80' x 320' building, with a garage under and offices on the first floor. There is a bordering vegetated wetland and they have their required 50' and 100' setbacks and will go through Conservation for this. There will be parking in the rear with one way in and one way out. Drainage is proposed with basins in the rear. Webby stated that Steve Wry is reviewing this with Greg Webby.

Steve Wry gave his presentation and stated his review was based on Town by-laws and engineering regulations that are applicable to the project. Wry stated that the site does fall within the Aquifer and Well Protection District and this is not noted on the Plans submitted for review along with a number of other concerns and issues. (see attached comments)

Webby will make adjustments to the Plan and it will be reviewed again by Steve Wry to see if the concerns have been satisfied.

The Board did question why the Alexanders needed such a big building and the response was that they have a lot of vehicles to store. The additional parking will be storage of mulch and other landscape items – but vehicles will be stored inside in the garage. Currently the Alexanders have 30 vehicles – majority are mulch trucks and are roughly the size of a large 10-wheel dump truck.

Ten employees will be employed in the building and they also have 16 to 18 seasonal workers who come in the morning, park their cars, get into a truck and go to the job sites.

Alexanders stated that they do their own mechanical work which will be done inside. A hydraulic lift will be inside a bay in the garage area for this purpose. There is a tight tank proposed that will be for emergency use only. The 55 gal. drums of oil and 5 gal. drums of hydraulic fluid will be removed by a waste oil contractor when full. There will be neither washing of vehicles nor steam cleaning done.

The office area will be approximately 30' x 80' per Alexanders. Signage will be according to sign by-law for this area. Two signs are being proposed. Hours of operation will be from 6:00 am to 6:00 pm seven days a week. The majority of the time they start at 7:00 am but depending on job site may have to leave earlier. During snow season, plowing is done 24-7 ( 2 pick-up trucks only) sanders go out at the end of the storm. No retail business will be done at this site – this will be a wholesale bark installation business – fill up trucks with mulch and deliver to the sites.

Abutter Dale Southworth, 800 Franklin St., concerned about water draining on his property, would like some kind of barrier so there won't be any wetland problems; also does not want any vehicles stored outside.

Alexanders want an option to allow a vehicle to be left outside overnight depending on time returned to garage.

Board Member Nagle feels all vehicles need to be put inside regardless of time returning to garage. He stated that there is going to be this massive building to provide storage for vehicles and regardless of what the time is vehicle should be placed inside.

David made the motion to continue the hearing until March 26, 2013 at 7:15 pm. Ron-second. Bob-motion made and seconded. All in favor? Aye-Aye-Aye

# Interoffice Memo

**Date:** 2/4/13  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Lt. Gary Smith  
**RE:** 750 Franklin Street

---

Concerning the construction of a 25,600 sq.ft. building to be used for the storage and repair of landscape related vehicles at 750 Franklin Street, we will need the following:

1. We require a review of building and site plans. Will there be any rental spaces in the building? All required documents, plans, permits submitted/approved prior to the start of any work.
2. Building will require installation of a fire alarm system, as per NFPA 72, and applicable sections of MGL 148 – 527 CMR & 780 CMR, IBC 2009
3. Building will also require an Installation of a sprinkler system as per NFPA 13, and applicable sections of MGL 148 – 527 CMR & 780 CMR, IBC 2009
4. All fire protection systems will require an inspection and acceptance test, per their applicable code.
5. We require a list of the number and types of vehicles that will be stored in the building. Also types and quantities of hazardous materials and/or flammable/combustible liquids-gases-solids to be stored. Any plans for waste oil tanks?
6. Installation of fire extinguishers per NFPA 10.

As usual, the building and business will require an inspection prior to opening. A business response data sheet will be required, and a Knox Box installed with keys.

Feel free to contact me with any questions you may have.

Regards,



received  
2-6-13 BOG  
1





# Town Of Hanson

## Building Department

542 Liberty Street • Hanson, Massachusetts 02341  
Tel. 781.293.5503 • Fax 781.294.0884

February 25, 2013

Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 750 Franklin Street

Dear Honorable Board of Appeals,

I have seen and reviewed the petition of Alexander Family Trust for Site Plan Approval and a Special Permit to construct a 25,600 square foot building and related signage at 750 Franklin Street.

This office has a few items of concern as noted below:

**Lighting:** the plan as submitted does not show lighting at the vehicle storage area, pole lighting with shields directing lighting downward is recommended.

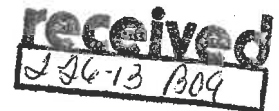
**Buffer Areas:** Buffer Areas are not in accordance with section VII.

This office has no further concerns; however Building Permits will be required prior to any demolition or construction.

This office will perform plan review for compliance with 780 CMR (The State Building Code) once the construction documents have been submitted.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer





February 1, 2013

Mr. Robert Overholtzer  
Chairman  
Hanson Board of Appeals  
542 Liberty Street  
Hanson, MA 02341

Mr. Robert Ellis  
Chairman  
Hanson Planning Board  
542 Liberty Street  
Hanson, MA 02341

Gentlemen:

We, as adjacent land owners, have been notified that the Alexander Family Trust is applying for site plan approval for 750 Franklin Street, Map 67 Lot 18 Hanson Assessors Map.

We would like you to know we are not opposed to this use. However, we do have two concerns that we feel should be addressed.

**First:** It appears the southern parking lot, which is at a higher elevation than our property directly to its south does not appear to have any drainage. We are concerned that water runoff will flow down to our property and will create erosion and fill our ponds. We believe some form of drainage to their ponds is necessary.

**Second:** It appears no landscaping or landscape buffering is shown between our property and this property. We believe it only reasonable for some landscaping to be required to buffer and soften the visibility between our locations.

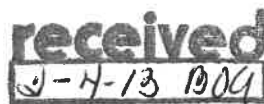
Again while we are not opposed to The Alexander Trust request, we hope you will consider our position and our requests.

Thank you in advance.

All American Assisted Living

A handwritten signature in cursive script, reading "Glenn Kaplan", is written over a horizontal line.

Glenn Kaplan





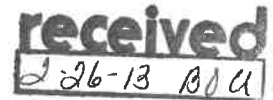
# LAND PLANNING, INC.

Civil Engineers • Land Surveyors • Environmental Consultants  
1115 Main Street, Hanson, Massachusetts 02341

February 25, 2013

Hanson Board of Appeals  
Hanson Town Hall  
542 Liberty Street  
Hanson, Ma. 02341

**Re: P-2902, Site Plan Review  
Proposed Commercial Development  
Franklin Street, Hanson, MA**



Dear Board Members:

As requested by the Hanson Board of Appeals, Land Planning, Inc. has completed a review of the application of Alexander Realty Trust requesting Site Plan Approval as required by the Town of Hanson Zoning By-Law. In conjunction with our review, Land Planning has also performed a site inspection on February 21, 2013.

The information submitted to this office and reviewed is as follows.

- Site Plan of Land in Hanson & East Bridgewater, MA, sheets 1 thru 5 by Webby Engineering Associates, Inc., dated 7/16/12.
- Proposed Sanitary System, Map 104, Lot 1-2, East Bridgewater MA, by Webby Engineering Associates, Inc., dated 7/30/12.
- Drainage Report and Calculations for Meadow Brook Gardens, by Webby Engineering Associates, Inc., undated.

The property is located within the Commercial-Industrial zoning district and the Flexible zoning overlay district. The property is also located within Zone IIIB of the Aquifer Protection District. The Site has a total lot area of approximately 6.5 acres with approximately 0.75 acres lying within the Town of East Bridgewater. The Site was most recently used to display and sell nursery stock and landscaping materials.

The following report summarizes our review of the project with respect to the Town of Hanson Land Use Regulations Zoning Bylaw, as well as additional regulatory requirements, and accepted engineering practice. The first section of the report follows the format used in the Zoning Bylaw.

## Zoning ByLaw Review

**Sect. VI.E. Aquifer and Well Protection District (AWPD).** The Site is located within the Zone IIIB of the AWP. The plans should include a note on sheet 1 to indicate this.

1115 Main Street  
Hanson, MA 02341  
Tel: 781-294-4144  
Fax: 781-293-4111

214 Worcester Street  
Grafton, MA 01536  
Tel: 508-839-9526  
Fax: 508-839-9528

167 Hartford Avenue  
Bellingham, MA 02019  
Tel: 508-966-4130  
Fax: 508-966-5054

P.O. Box 644  
Holden, MA 01520  
Tel: 508-829-3006  
Fax: 508-839-9528

**Sect. VI.F.3.A.13)** The maximum impervious coverage allowed within the AWPD is limited to 30%, when a Project provides an approved recharge system. The plans indicate that the impervious coverage is 32.3%. We recommend that the designer review this matter to determine how the Project could be modified to conform to this requirement.

**Sect. VI.F.3.A.18)** Storage of liquid hazardous materials, in quantities greater than associated with normal household activities is not permitted in the Zone IIIB. It is assumed that the 2000 gallon underground tight tank is intended for storage of petroleum based wastes that come from maintenance of landscape vehicles and equipment. We recommend that the designer review this matter.

**Sect. VI.F.3.A.22)** The applicant should also be aware that the storage of sodium chloride, calcium chloride, chemically treated abrasives or other chemicals used for the removal of ice and snow from roads is not permitted, unless within a structure designed to prevent the generation and escape of contaminated runoff.

**Sect. VI.H. Parking Requirements. 1.e.** The calculation of required parking spaces for an industrial use should include five spaces, plus one space for each 2000 s.f. net floor area for the first 20,000 s.f., plus one space per employee on the largest shift. Based on the proposed building size and 10 employees as noted on the plans, a total of 26 spaces should be provided. The plans presently provide for 25 spaces. One additional space should be provided and the calculation of parking spaces should be changed accordingly.

**Sect. VI.H. Parking Requirements. 2.e.** There shall be an area at least 20' deep between the street line and an on-site parking area that shall be seeded and landscaped. The equipment parking and storage area appears to be located approximately 11' from the street line. We recommend this area be widened to the required 20' width.

**Sect. VI.H. Parking Requirements. 2.i.2.** Parking areas for 15 or more cars shall contain or be bordered within 5 feet by at least one tree per 10 cars, trees to be of 2" caliper or larger. The parking area located to the rear of the building contains 15 parking spaces and would therefore require a minimum of two trees. Since the parking area is located immediately adjacent to the slope of drainage basin #2, the area is not conducive to planted trees. We recommend that the Board allow the required trees to be incorporated into another area of the site. The buffer along the southerly property line that abuts the Assisted Care Facility would be a feasible option.

**Sect. VII.F. Site Plan Review 4.d.** The site design should minimize visual intrusion by controlling the visibility of parking, storage, or other outdoor service areas viewed from the public ways or premises residentially used or zoned. We recommend that the designer provide sufficient plantings to minimize the view of the proposed equipment parking and storage area from Franklin Street.

**Sect. VII.F. Site Plan Review 4.e.** The site design should seek to minimize glare from headlights through plantings or other screening. Headlight glare from vehicles exiting the site to travel south on Franklin Street will shine into the windows of the residence across from the main entrance. If relocation of the entrance is not feasible we would recommend that the applicant offer to plant an evergreen hedge, or other agreeable screening, along the abutter's front property line between the semi-circular driveways.

**Sect. VII.I. Buffer Areas. 3.** Buffer areas for lots in the Commercial-Industrial District that do not abut a Residential District are required. A front buffer of 20-feet and a side and rear buffer of 15-feet are required. None of the required buffer areas are noted on the proposed site plans. We recommend that lines to designate the extent of required buffer areas be added to the plans. Areas of existing vegetation that are to be retained within the buffers should be noted. In all buffer areas, the type and extent of proposed plantings/screening should be identified.

**Sect. VII.I. Buffer Areas. 4.b.** Street plantings shall be required and consist of grass, low ground covers and/or shrubbery and a staggered row of trees within the 20' buffer area. Trees shall be a minimum 2 1/2" trunk diameter (measured three feet above grade) and of a size, species and spacing as to approximately meet at maturity. Species shall be common to this area and normally reach a mature height of at least 30 feet. Since the site was previously stripped of trees, we recommend that plantings along the entire length of Franklin Street meet these requirements.

**Sect. VII.I. Buffer Areas. 4.c.** Side and rear buffers shall be planted (or retained) with the ground level screening which is at least three feet (3') in height and which is of a species likely to reach at least five feet (5') within three (3) years. Additionally, higher screening by trees shall be provided as with street plantings except initial minimum size shall be two inches (2") in diameter. We recommend that the buffer along the southerly sideline of the Project adjacent to the Assisted Care Facility be landscaped to meet these requirements.

It is our opinion that sufficient existing screening is present and will remain to the rear of the property and off-site along the northerly sideline of the Project, such that additional plantings are not warranted.

**Sect. VII.I. Buffer Areas. 4.d.** Any shrubs planted to meet buffer requirements shall be at least eighty percent (80%) evergreen and planted trees shall be at least sixty percent (60%) evergreen.

#### **Site Inspection -Existing Conditions Review**

1. A number of the items identified on the existing conditions plan no longer existing. We recommend the plans be updated to reflect current conditions.
2. An existing culvert that crosses the cart path near to the rear of the property should be located and shown on the site plans, as it connects the on-site wetland to a larger wetland

- to the north. The elevation of the culvert may be important to water levels within the on-site wetland area.
3. An existing street light located near the proposed main access to the site should be noted on the existing conditions plan.
  4. The location of existing drainage piping and water mains within Franklin Street should be indicated on the existing conditions plan.

### **General Engineering Review**

1. The material of the building and number of stories should be noted on the plans.
2. In addition to the proposed spot elevations at the centerline of the access drives, spot elevations at the existing edge of pavement of Franklin Street should be provided. The elevations should clearly show that rainfall runoff from Franklin Street will not enter the Site.
3. The radii at all access drives should be noted on the plans.
4. Proposed elevations of the concrete sidewalk should be identified on the plans.
5. Any access drives to the abutting Assisted Care facility within 200 feet of the site should be indicated on the design plans.
6. Lighting is shown on the south and east sides of the building. We recommend that lighting be provided on the north side of the building to illuminate the truck access drive. We also recommend that a street light be provided on the existing utility pole adjacent to the truck entrance to illuminate the intersection at Franklin Street.
7. The plans should more clearly indicate the areas of the site that are to be grassed and specify the soil treatment for those areas.

### **Drainage Review**

#### **Plan Review of Stormwater Management System**

1. The proposed grades along the southerly property line do not clearly show that runoff will not flow onto the abutting property. We recommend that the designer provide additional grading detail to clearly show that runoff in that area will be maintained on-site and directed into drainage basin #1.
2. High groundwater levels identified by mottling within the three soil deep holes logs appear to be lower than the elevation of abutting wetland areas. It would be expected that the high groundwater levels would be at least as high as or higher than the adjacent wetland area. We recommend that additional soil deep holes be performed to confirm the

- high groundwater elevations. I would recommend that the Board have us witness the additional test holes so that a consensus can be reached based on the field conditions.
3. The details of the drainage basins should indicate the depth of soil to be removed beneath the basins during construction. Based on the soil logs it appears that soil should be removed down to the C2 soil horizon. The details also need to indicate the type of material used to replace the removed soils.
  4. The bottom of drainage basin #1 is located at 2.8 feet above the high groundwater level as demonstrated by soil mottling within the test holes. The bottom of drainage basin #1 is located at 2.3 feet above the high groundwater level. Groundwater mounding calculations are required if the separation to groundwater is less than four feet and if the basins are used to attenuate peak flows for a 10-year or higher rainfall event. We recommend that the designer consider raising the bottom of the basins to obtain a four foot separation to high groundwater or provide the required mounding analysis.
  5. The emergency spillways as currently designed have an 18" depth of stone that extends down to the bottom of the basins. The drainage basins will not function as designed unless a means is provided to contain the water up to the top of the stone spillway elevations. We recommend that a concrete wall be constructed across the spillway with the top of the wall at the proposed spillway elevations. This will prevent unwanted seepage and allow the basins to function as designed, recharging groundwater.
  6. It is not recommended to use the infiltration basin during construction. Runoff should not be directed to the infiltration basin until the basin and contributing drainage areas are fully stabilized. We recommend that the designer identify construction phase measures that are to be used to control runoff from the site prior to final stabilization. The construction sequence and operation & maintenance plan should be revised to include these measures. The construction sequence currently refers to a building addition which is not relative to this site and should be revised.

### **Drainage Report and Calculations**

1. Information on peak flows and volumes of runoff for multiple rainfall events are indicated within the calculation section of the Report. We recommend that the designer provide a summary table of this information to clearly show the pre and post development conditions for each storm event.
2. The Existing Watershed Plan (EWP) indicates two watershed areas. It is unclear why two watershed are indicated when they both drain in similar fashion to the on-site wetland area. If there is no good reason for the two watersheds we would recommend that they be combined to more simply represent existing conditions.
3. The runoff curve numbers (RCNs) used to compute runoff for existing and proposed conditions are based on a general soils map of the Town of Hanson. Much more site specific soils conditions are available from the Natural Resources Conservation Service (NRCS). A review of the NRCS soils information indicates that the upland portion of the site is comprised of soils designated as Newfields fine sandy loam. This soil type falls within hydrologic soil group B. The designer is using RCNs that are based on hydrologic soil group A. We recommend that the designer revise the drainage calculations to use the more site specific soils conditions as they will result in more realistic runoff conditions.

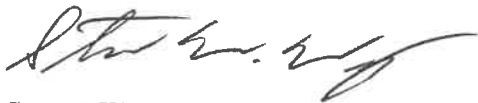
4. Discrepancies in post development drainage areas listed on the Proposed Watershed Plan and the Drainage Calculations are noted for the following watershed subareas: P1-A, P2-A, P2-B and P2-C. We recommend the designer review this matter and revise as needed.
5. The RCN values used for post development drainage areas P1-C and P2-F should be recomputed to account for the area within the drainage basins containing water. An RCN of 98 is recommended for the bottom of the basin areas.
6. The surface area within the forebay portions of the drainage basins should not be used as available surface area for exfiltration, since they are designed to collect sediment. It is not clear if the designer has included this area in the calculations used to analyze the basins.
7. The Checklist for Stormwater Report indicates that the Simple Dynamic method was used to size the drainage basins. Additional calculations that are required when using this method will need to be submitted for review.
8. Standard 4 of the Stormwater Management Standards related to Water Quality requires that a Long-Term Pollution Prevention Plan (LTPPP) be provided. We recommend that the designer provide the LTPPP for review.
9. Standard 8 on the Checklist indicates that a Construction Period Pollution Prevention and Erosion & Sedimentation Control Plan have been included in the Drainage Report. Only portions of the required information are provided. We recommend the designer review this matter and provide additional information as needed.
10. One of the three items noted under Standard 10 in the Checklist for Stormwater Report should be checked off and information provided as needed.

#### **Additional Regulatory Requirements**

Where one or more acres of land are disturbed, the project may require an EPA NPDES permit in compliance with SWPPP requirements for construction sites.

Based on our review, we recommend that the applicant be given sufficient time to address the issues noted in this report. Revised plans and additional information regarding the design of the stormwater management system should be provided for our review. Should you have any questions regarding this report, please do not hesitate to contact me at (781) 294-4144.

Sincerely,  
LAND PLANNING, INC.



Steven W. Wry,  
Project Engineer

Cc: Greg Hebert, Webby Engineering Associates (*email*)



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Minutes Hanson Board of Appeals  
February 5, 2013 – 7:00 pm  
Tanya Beal – Case#13JA03  
270 Main St. – Unit 6  
Site Plan Approval

Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

Beal is seeking site plan approval to allow for the operation of a pet boutique – retail only- with related signage at 270 Main St. – Unit A6-Map 40 Lot 44C Hanson Assessors Map. Property is located in the business zone.

Comments from the Fire Dept. indicate that they would need to be advised of any plans for proposed changes to the building layout; will need a key for the Knox Box, a completed business response sheet and an inspection prior to opening. Planning Board deferred to the Board of Appeals.

No plans in place for grooming. Just basic pet products – food, clothing, toys, etc. Business will be known as “Perfect Pet Boutique & More.” Some crafters will be able to sell their goods here as well.

There will be two employees. Hours of operation will be from 10:00 am to 6:00 pm seven days a week.

Sign will be installed in existing space on building and also one on signboard in front of property.

David made the motion to approve the site plan as presented. Ron- second. Bob-motion made and seconded. All in favor? David-aye; Ron-aye; Bob-aye.

Motion made to close the hearing.

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Minutes Hanson Board of Appeals  
February 5, 2013 – 7:15 pm  
Christine Delprete – Site Plan/Special Permit  
Case#13JA04 – 1 Liberty Street

Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

Delprete was represented by John Cavanaro of Cavanaro Consulting.

Delprete is seeking site plan approval and a special permit to operate a construction management office, equipment storage and the sales and storage of landscape materials with related signage at the above address. Property is located in the Business zone and Residence A zone. The business will be known as "Dandel Construction."

Comments from the Fire Dept. (see attached). Lt. Gary Smith was at the hearing and stated that he had talked to the Bldg. Inspector and no changes were being planned to the building – same use group – no sprinklers required. Planning Board deferred to the Board of Appeals.

Cavanaro commented that this proposal was not making any changes to the building. Improvements to traffic circulation have been made and also some change to parking. Two-way access across from JJ's Pub is being proposed. Plan also separates the retail from the storage by relocating the fence. No major change to the natural buffer and tree line around the perimeter of the property. Lighting plan will remain the same – no substantial change.

Signage will remain the same – existing sign on the front of the facility near the street will remain the same size and also one on the front of the building over office 36 sq. ft. being proposed.

Hours of operation will be from 7:00 am to 6:00 pm Monday thru Friday; 7:00 am to 5:00 pm on Saturday and 8:00 am to 2:00 pm on Sunday.

Number of employees will be 10.

A sloped granite curb or concrete curb will be installed in place of cape cod berm on Liberty Street side of property between entrances and exits.

Delpretes were asked if they intend to purchase this property – and all indications are that is their intentions when mortgage is approved.

Handicap parking is clearly marked.

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Minutes Hanson Board of Appeals  
January 8, 2013 – 7:30 pm  
Katelyn McCarthy – Case#13JA02  
1280 Main St. – 2<sup>nd</sup> floor  
Special Permit

Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

McCarthy is seeking a special permit to operate an accounting firm dba “The Accounting Advisor” at the above address. McCarthy is a CPA and does Quickbooks, payroll, Income tax prep. Property is located in the C/I zone and Flexible Overlay zone.

McCarthy recently moved her business to Hanson from Hanover.

Number of employees will be 4; additional employee needed at income tax time.  
Normal hours of operation will be from 9:00 am to 5:00 pm; 7:00 am to 10:00 pm during tax season.

Days of the week Monday thru Friday; Saturday & Sunday during tax season.

Signage agreed upon will be per zoning by-law. Sign permit must be obtained thru the Bldg. Dept. Parking for employees is in the rear.

McCarthy was informed that she still needs to comply with the Fire Dept.’s request for new business information.

Ron made the motion to approve the special permit with related signage as presented.  
David-second.

Bob-motion made and seconded. All in favor? Bob-aye; Ron-aye, David-aye.

Motion made to close the hearing.

Minutes Hanson Board of Appeals  
January 8, 2013 – 7:00 pm  
New Cingular Wireless  
Rear Station St. and 100 Hawkes Avenue  
Case#13JA01- Special Permit

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Members presiding: Robert Overholtzer, Chairman; Ronald Herlet, Vice-Chair; David Nagle, Clerk

Tim Green, representing New Cingular Wireless, mentioned that the two existing areas were due upgrades to 4G technology which runs on different frequencies. Upgrades will include the installation of three antenna and associated equipment to existing wireless facility on site at the existing height.

Per Green, these upgrades are part of the nationwide upgrades to 4G technology. Along with the three panel antennas AT&T will add associated antenna equipment, new fiber and coax conduits and related wireless communications equipment. The electronic equipment will be located at the base of each facility. These are all standard upgrades, per Green.

Green submitted a full plan book which includes photos of before and after what the site will look like after upgrades are in place.

The only abutter present, Dick Vining of EESSCO, Inc., 131 Phillips St., was concerned about what effect this would have on his company's WIFI. Green assured Vining there should be no adverse effect.

David made the motion to approve the special permit for two locations for 4G upgrades to 100 Hawkes Avenue and Rear Station Street. Ron-second. Bob- motion made and seconded. All in favor? Bob-aye; Ron-aye; David-aye.

Motion made to close the hearing.