

RECEIVED
TOWN CLERK
HANSON, MA
2018 JAN 23 A 9 14

JL

HANSON BOARD OF APPEALS
Minutes of Public Hearing January 9, 2018

Members present: Robert Overholtzer, Chairman
Joanne Miniutti, Vice-Chair
William Cushing, Alternate

Petitioner: Gerald Coulstring – Case#17JL13
0 Liberty Street
(cont. from 12/12/17)

Also present: Patrick Carrara, PMP Associates, for the BOA

The Petitioner is requesting a special permit, variance and site plan approval to allow for the construction of Building A- restaurant/retail with parking requirements, signage and a flagpole at 0 Liberty Street, Map 91 Lot 12-1 Hanson Assessors map. Property is located in Business and Residence AA zone.

Hearing was continued until this evening to allow Patrick Carrara, PMP Associates, time to review the project with the necessary concerns and updates being addressed.

Patrick commented on the letter sent out by PMP after receiving the revised documents from Joe Webby, Webby Engineering, – dated January 7, 2018, - and all concerns have been addressed. The two variances are now listed on the site plans to allow for the access and egress points; and to allow more than 50 trips a day. Also received the revised drainage report dated November 28, 2017. Received clarification from the Traffic Engineer Gillon Associates dated December 27, 2017, evaluating the dedicated left turn lane as previously noted. Based on the data and the professional opinion of John T. Gillon, P.E., there is no need to require a dedicated north bound left turn lane.

Patrick Carrara recommended the Board approve variances requested and in Decision make clear that these are the variances being granted for this property. All other concerns have been addressed by the Zoning Enforcement Officer, Robert Curran. The Board has received a signed copy of the traffic report.

Motion made to approve the site plan , two variances – Section VII. D.2.(e) to allow for more than one access and egress; and Section VI.D.1. to allow for more than 50 traffic trips per day and a special permit for 0 Liberty Street: William Cushing

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing January 23, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 FEB -6 A 9:08

Members present: Robert Overholtzer, Chairman
Joanne Miniutti, Vice-Chair
Ryan Tully, Clerk
William Cushing, Alternate

Petitioner: Dakota Partners – Case#17NV20- 7:00 pm
Depot Village – Phillips St. – 40B
(cont. from 1/9/18)

Also present: Atty. Michael Kenefick, Town Counsel for BOA
Atty. Michael O'Shaughnessey for Dakota Partners

Chairman Overholtzer commented on the letters submitted from Conservation Commission and the Water Department. (copies attached) Overholtzer commented that looking at the list of waivers requested submitted on January 18, 2018, he feels that $\frac{3}{4}$'s of them have to be dealt with by the Boards that have jurisdiction over them. O'Shaughnessey spoke and said that as far as the local rules and regulations go the Board of Appeals sits in the shoes of that particular Board – so in asking for waivers from the local conservations commission by-law the Board of Appeals has the authority under 40B to grant that waiver. Atty. Kenefick spoke and said that yes, under that Statutory 40B everything runs thru the Board of Appeals.

O'Shaughnessey stated that a lot of the issues raised by Environmental Partners, consultants for the BOA, he thinks a lot of the issues will be shaken out with respect to their waiver requests. O'Shaughnessey commented that the Boards have had these plans for several weeks. O'Shaughnessey introduced Dominic Rinaldi, engineer for Dakota Partners from BSC group who has been working with Will Walter addressing a lot of the issues with respect to the engineering comments from Environmental Partners for the BOA.

The report from Environmental Partners is lengthy and many of the comments are to be addressed between both engineering companies to address the issues before the next meeting.

Abutters present were concerned with drainage issues as this has been ongoing for some time. They felt that the paving of the parking lot in this project will add to the current runoff onto Station Street and result in more flooding.

Jim Fitzgerald, Environmental Partners added that the pathway to the train station has now been made for pedestrians only, no longer to be used for bike riders to the train; reduced from 5' to 4'. Also lighting has been reduced with shorter bollards and number of bollards has been reduced – subject to dark spaces on the pathway between bollards. Per Fitzgerald, it will be

difficult to see at night, insufficient. He suggests either increase the number of bollards with the lights or if there are alternatives that shed more light along the sidewalk/pathway.

Board member Cushing asked who is going to maintain the walkway – Marston or Dakota Partners.

Fitzgerald also commented on the traffic study and confirmed that initially the applicant anticipated a low crash rate but with additional analysis they are finding that the crash rate is greater than the State's average crash rate indicating a significant safety concern in this area.

As far as the pathway, James O'Brien of Dakota Partners stated that they will take maintenance responsibility of the pathway as part of the maintenance program for the property. O'Brien also stated that they will meet the rules and regulations of the water department for connection, conservation commission and Title 5. The fire and building issues will be addressed during the building construction plan.

Motion made to continued the hearing until February 6, 2018 at 7:00 pm: William Cushing

Second: Joanne Miniutti

Vote: 3-0

RECEIVED
TOWN CLERK
HANSON, MA
2018 FEB 15 P 12:30

HANSON BOARD OF APPEALS
Minutes of Public Hearing February 6, 2018

Members present: Robert Overholtzer, Chairman
Joanne Miniutti, Vice-Chair
William Cushing, Alternate

Petitioner: Dakota Partners – Case#17NV20
Depot Village – Comp. Permit
Phillips Street (cont. from 1/23/18)

Also present for the BOA: Atty. Michael Kenefick
Environmental Partners

For the Petitioner: Atty. Michael O'Shaughnessey
James O'Brien
BSC Group

Atty. O'Shaughnessey spoke about the few outstanding issues from the last meeting with the engineers for both parties. Per O'Shaughnessey, both Dom and Adam spoke last week and a response was filed in answer to Environmental Partners letter of February 2, 2018 in a letter dated February 5, 2018.

The two engineering firms continued on with their reports addressing concerns from the last hearing held on 1/23/18 to wrap the issues up. Dominic responded to those issues he felt needed some input; one being wastewater management – a Title V compliant septic design will be submitted to the Hanson Board of Health after approval of the revisions to the Comprehensive Permit. The design will comply with all requirements of 310 CMR 15 as the State regulations require.

The Petitioner requested a waiver from the local 50' conservation no disturb zone and one thing presented in an interim letter were impact areas – the changes from the approved 40B 2002 design to the current design. They have significant reductions in both impervious and total area impacted in both the 50' buffer and everything within the 100' buffer as well.

Adam from Environmental Partners said their only additional comments are the waiver request included a generic "waive the entire wetlands protection bylaw regulations and they do see the case for how 50' buffer might cause some issues for this project and so that particular aspect could potentially be waived but there may not be a need to waive the entire wetland by-law. Adam continued to say there is a State Wetlands Protection Act which they will have to file a Notice of Intent under with the Conservation Commission, but there is also the local by-laws

and it seems there are two aspects of that that are concerning- which are the 50' buffer and the 50' buffer strip.

O'Shaughnessey talked about asking for a general waiver just as a catch all in case he missed something along the way. What they are looking for continued O'Shaughnessey, is for the BOA to waive any and all local rules and regulations that may impede the construction of this project. Right now he feels the only one triggered is the 50' buffer.

O'Brien of Dakota Partners stated they are not taking the time to analyze the entire by-law because they should not have to. It is a State filed 40B program, they will follow the State Wetlands Protection Act and they intend to file a notice of intent. So he does not want to release the waiver from the by-law just because there is so much in there that might impact the project and they do not have the time to review everything with respect to the local concerns.

Adam of Environmental Partners stated that the Conservation Commission can also grant waivers to any portion of these by-laws, so it doesn't necessarily seem as though it needs to completely go away right now.

O'Brien spoke again to say that as the engineers have indicated as has the Petitioners in the past the waiver was granted for the project initially; they are only here to modify the building style and type of layout- we asked for changes and now we are identifying them-this is a waiver they are continuing with. There could be things like wetland resource areas depicted as asphalt more than 4 sq.ft. or something that puddles more than a foot and a half. He stated that he does not know what is in our by-law – they don't follow that – they have a State permit and are willing to follow the State Wetlands Protection Act. He reiterated that they will be following the State Wetlands Act. In consideration of that, O'Brien continued, they hope the Board understands they are working tremendously to make sure drainage and everything else with respect to the Town requests and desires be followed – it is a sensitive issue for them because they do not know what is in the by-laws and can't be hit it with later and it just stops the project. That's allowing two Boards to approve something locally and it shouldn't be allowed period by the BOA. So this is why they are asking for that waiver.

Per the Petitioner, the only role of the Conservation Commission is to review the Notice of Intent. O'Brien stated they will file under the local Conservation Commission and file with them under the Wetlands Protection Act and both engineers have agreed that the design put forth is about 40% less impacted than the one approved in 2002.

Adam of Environmental Partners suggested possibly wording the condition that if something really major comes up in these regulations then the Conservation Commission should have to take those into consideration and realize it is a 40B project and may not need to hold strictly to these conditions but seems too broad of a brush to just wipe it out.

Please see attached report from BSC Group (for the Petitioner) on the remaining resolved issues.

Abutters present were still very much concerned with water runoff onto to Station/Phillips Street and the impact on the abutting properties.

The issue of the walkway to the train station from the project site came up for discussion. O'Brien said that they are committed to allowing the Board to put a condition in the Decision that they will maintain the walkway in perpetuity. They will perform all maintenance – shovel, change light bulbs etc. If maintaining the walkway is a condition of the permit, they will need to get an easement from Mr. Marston. They can provide an easement before recording of the Decision. Per Town Counsel there needs to be some form of assurance that Mr. Marston cannot keep anyone off the walkway. O'Brien suggested conditioning the Building Permit subject to recording of the easement and Town Counsel approval.

Abutter asked about bridge going over the wetlands. O'Brien said they have allowed a condition that says they will file with Conservation and make sure that is done as designed on the Plans. O'Shaughnessey answered with one suggestion by Environmental Partners is that a registered professional engineer design the bridge – when final plans are submitted it will show in that set.

Fitzgerald from Environmental Partners spoke on site distances and reiterated that this will be revisited in the spring when the foliage is back on the trees to make sure that there isn't any sort of pruning on the trees that will be necessary in order to maintain those site distance requirements. The cement concrete ramp at the southwest driveway now shows the detectable warning strip on the plans. Regarding the safety concern on Phillips Street the applicant has agreed to install a dynamic speed limit sign that would become illuminated when a vehicle is traveling at an excessive speed. The sign would be posted with an advisory speed limit sign and location would be approved by the Town prior to installing.

O'Shaughnessey spoke to the Board about what is required to get funding and said that filing under the low income tax program what is required is an approval from the Board; and what they are asking the Board to do tonight is at least approve the concept of the Plan – a 3-story building with 48 units with a mix subject to writing the Decision and coming up with findings and conditions.

Town Counsel told the Board that they could approve in concept subject to deliberations and conditioning (??) . Once you close the hearing the Board has 40 days to Decision. (Inaudible at this point on the tape)

Motion to close the hearing on Dakota Partners – 40B : William Cushing

Second: Joanne Miniutti

Vote 3-0

Motion to approve concept plan for a 48 unit – 3-story building with bedroom count (11 -1 bedroom; 31-two-bedrooms and 5-3 bedrooms) as shown on Plan subject to further deliberations and conditions: William Cushing

Second: Joanne Miniutti

Motion made to amend the previous motion to include subject to deliberations and imposition of conditions and issuance of Decision: William Cushing

Second: Joanne Miniutti

Vote: 3-0

February 5, 2018

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

RE: Depot Village 40B Residential Development – Response to Peer Review Comments

Dear Chairman Overholtzer and Board of Appeals Members:

On behalf of the Applicant for the above referenced project, BSC Group, Inc. (BSC) offer the Board the following responses to comments received in a letter from Mr. James D. Fitzgerald, P.E., LEED AP of Environmental Partners Group dated February 2, 2018. For simplicity and brevity, we have only included those comments for which a response is necessary. Several comments regarding the need to submit a Title V compliant septic system design and regarding performance of additional soil test pits as a condition of approval are acknowledged for the record. For each numbered comment provided, we have restated the comment in full and provided our response below it in italics. Comment numbers correspond to those from the peer review letter.

Wastewater Management

2. The Applicant should address the Title V design flow requirements of non-residential rooms, such as the laundry room and community room, within the proposed building. These rooms may increase the required design flow in accordance with 310 CMR 15.203 as noted by the Board of Health in its January 9, 2018 letter.

Because the site is located in the Zone II of public water supply wells, there are restrictions on what kind of on-site wastewater treatment systems may be constructed. The total system design flow has the potential to exceed 10,000 gpd. The final Title V system must fully comply with all requirements of 310 CMR 15.

✓ *As previously stated in our responses to comments dated January 16, 2018 and January 23, 2018, and discussed at the January 23, 2018 public hearing on the project, a Title V compliant septic design will be submitted to the Hanson Board of Health after approval of the revisions to the Comprehensive Permit. The design will comply with all requirements of 310 CMR 15, as the state regulations require.*

Stormwater Management

1. The Applicant proposes work within the 100 and 50 foot wetland buffer zones, including the proposed building, the access driveway and parking spaces, the septic system, and the infiltration basin. Furthermore, the Applicant proposes clearing up to the wetland boundary in the vicinity of wetland flags W1-016 and W1-107. The Hanson Wetlands Protection Bylaws define the 50 foot buffer zone as a "No Disturb" zone under Part 8.01.2.

Engineers

Environmental
Scientists

Custom Software
Developers

Landscape
Architects

Planners

Surveyors



The Applicant will submit a NOI for approval. The Applicant has requested a waiver from the requirement to maintain a 50-foot "no disturb" buffer zone.

The Applicant has provided a table that suggests the current design has less impact on wetlands and wetland buffer zones than the 2002 design. The current design still includes approximately 34,873 sf (0.8 acres) of disturbance in the Buffer Zone. The Board should consider how the town's Wetland Protection Bylaw and Regulations address the local need to protect the natural environment when considering whether to grant the Applicant's request to waive all local wetland protection requirements.

waiver 50' buffer

Please see the referenced table below, which was not included in the peer reviewers letter and which, in our professional opinion, clearly shows that the project as revised will have a reduced impact on the wetlands and wetland buffer zones. Please also note that the 34,873 sq.ft. (0.8 acres) of buffer zone impact referenced by the peer reviewer includes 25,935 sq.ft. (0.6 acres or 74% of the total impacts) that occur between the 50-foot and 100-foot buffer zones, for which no waiver is required. Finally, please note that the proposed revisions to the project include a 40% reduction in the impacts within the 50-foot buffer zone from the currently approved project.

	<u>2002 Approved Design</u>	<u>2018 Proposed Revisions</u>	<u>Change in Impact Area</u>
50' Buffer Impervious Area (sq.ft.)	7,679	4,676	-3,003
50' Buffer Total Impacts (sq.ft.)	14,903	8,938	-5,965
100' Buffer Impervious Area (sq.ft.)	19,532	15,917	-3,615
100' Buffer Total Impacts (sq.ft.)	54,473	34,873	-19,600

2. The Applicant should clarify how the soil boundary, shown on the Existing and Proposed Watershed Plans, was established as it does not match the boundaries shown on the NRCS Web Soil Survey, provided in Appendix C of the Stormwater Report. Furthermore, the Existing and Proposed Watershed Plans indicate HSG A and B soils, while the NRCS Web Soil Survey indicates the site is primarily comprised of HSG A and D soils. The test pits, conducted in November 2017, indicate HSG A, B, and D soils. The Applicant should justify the use of HSG A soils and high infiltration rates in the calculations.

The Applicant has stated that the runoff calculations have been revised to reflect the NRCS soil types; however the HydroCAD calculations continue to show HSG B soils. The Applicant shows multiple test pits with loam and sandy loam consistent with HSG B soils. The Applicant should make clear and consistent assumptions about soil types throughout the figures and the existing and proposed HydroCAD calculations. The total area of each soil group should be equivalent in existing and proposed conditions (refer to page 3 of the pre and post HydroCAD calculations). For example in the existing conditions calculations there is 0.837 acres of HSG B soils and in the proposed conditions calculations there is 0.001 acres of HSG B soils; this difference cannot be explained by proposed paved surfaces.



The Applicant has eliminated the soil type inconsistency in the calculations. The Applicant's calculations show an increased rate of runoff during the 100-year storm in the direction of the dead end of Station Street and the nearby wetlands (Node 2R). Massachusetts Stormwater Management Standards (Volume 1, Chapter 1) require the following:

Proponents must also evaluate the impact of peak discharges from the 100-year 24-hour storm. If this evaluation shows that increased off-site flooding will result from peak discharges from the 100-year 24-hour storms, BMPs must also be provided to attenuate these discharges.

The Applicant should fully address this potential for off-site flooding. At the last meeting, residents raised concerns about existing flooding along Station Street and this additional runoff has the potential to make existing conditions worse.

As previously stated in our January 23, 2018 response letter, "All design points and storm events analyzed result in no increase to the peak discharge rate except for the 100-year storm event to west wetland. As this increased rate only includes an increased volume of approximately 523 cubic feet of runoff over existing (0.079 acre-feet proposed vs. 0.067 acre-feet existing), and the wetland in question includes over 4 acres of land on this property alone, this minimal increase is not expected to result in any additional downstream flooding. Therefore, the project remains in compliance with Stormwater Standard #2 with the revised runoff calculations."

The concerns raised by abutters during the public hearing were regarding existing drainage issues in Station Street and Phillips Street. The runoff in question does not flow to Station Street or Phillips Street, but rather to the large wetland in the western end of the site. Additionally, the 523 cubic feet of runoff is discharged towards the west wetlands over an approximate 12-hour period, further lessening any impact. The Stormwater Management Standards (Volume 1, Chapter 1) state that "The evaluation may show that retaining the 100-year 24-hour storm event is not needed." If one were to assume an unrealistic worst-case scenario in which the wetland in question is confined to the project site (i.e. limited to 4-acres in size rather than the considerable larger area extending off the project site) and completely inundated with water (similar to a pond), and the 523 cubic feet of water reaches it instantaneously (as stated above, this discharge actually occurs over an approximate 12-hour duration), this would result in a rise in water elevation of approximately 0.04-inches (less than 1/16-inch). The de minimis rise in elevation in this unrealistic hypothetical worst-case scenario would not result in an increase to downstream flooding. Therefore, as previously stated, it is our professional opinion that the project will not result in an increase in downstream flooding and is fully compliant with Stormwater Standard 2.

6. The Applicant has requested a waiver from Zoning Bylaw VI.F.3.25 which prohibits the removal of earth, loam, sand, and gravel, or any mineral in excess of 50 cubic yards, not incidental to construction of a building. Since the project site is located within the Zone II protection area associated with the town's drinking water wells, all aspects of the application, including the proposed drainage basin, should comply with 310 CMR 22.21 (2)b.6 (adopted locally as Zoning Bylaw VI.F.3.24) which restricts "the removal of soil, loam, sand, gravel or any other mineral substances within four feet of the historical high groundwater table elevation".



There remain areas of more than 4 feet of cut; however, the Applicant's latest design is an improvement over the previous design.

It is unclear as to which areas the peer reviewer is referring as all portions of the site have been regraded to be greater than 4-feet above high groundwater elevation as required by the standard. If, based on additional test pits to be performed, further regrading of the site is required to maintain compliance with this section, it will be done and submitted to the Board for review in accordance with the expected conditions of approval.

Site Comments

4. The Applicant should show the detectable warning strip on the "Concrete Sidewalk Ramp, Type A" near the south west driveway entrance.

While the detail for Accessible Curb Ramp Type 'A' on Drawing C-5.2 already show the detectable warning strip, a hatch showing this warning strip on the ramp near the south west driveway entrance has been added to Drawing C-2.0.

General Comments

1. The Applicant should show the full limit of tree clearing on the plans.

The project plans have always shown the limit of work, which represents the limit of clearing in applicable areas. The plans have been updated to include a specific line-type to represent this limit of clearing and it has been specifically called out as such.

We believe that these fully address all comments raised by the peer reviewer. Please do not hesitate to contact our office should you have any questions on these responses. We look forward to discussing the project further at the upcoming public hearing. Thank you.

Sincerely,
BSC Group, Inc.

Dominic Rinaldi, P.E., LEED AP BD+C
Senior Project Manager / Senior Associate

Attachments:

Revised Plan Set 02/05/18

cc: J. O'Brien, Dakota Partners, Inc.
M. O'Shaughnessy, Esq.
J. Hession, BSC Group

*Dynamic
Speed Limit
Sign -
based direction*

HANSON ZONING BOARD OF APPEALS
Minutes of Public Hearing April 10, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 APR 25 A 11:14

Members Present: Robert Overholtzer, Chairman
Joanne Miniutti, Vice-Chair
Ryan Tully, Clerk
William Cushing, Alternate

Petitioner: Changfang Yu – Case#18AP04
270 Main Street – Indian Head Plaza – 7:20 PM
Site Plan Approval


Chairman Overholtzer opened the hearing with a reading of the public notice and then read into the minutes an e-mail from the Realtor from the Landlord stating that the Petitioner also known as Shuhua Dong has not completed the application process necessary to lease the retail space and therefore was leasing it to another applicant.

Motion was made to cancel the hearing for site plan approval for Changfang Yu: William Cushing

Second: Joanne Miniutti

Vote- 4-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing May 8, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 MAY 14 P 1:10 

Members present: Robert Overholtzer, Chairman
 Joanne Miniutti, Vice-Chair
 William Cushing, Alternate

Petitioner: Henry Holmes, represented by Richard Grady
 34 Oak Street – 7:00 PM
 Special Permit./Variance- Case#18MY05

Petitioner is requesting a special permit/variance to raze an existing single family home and construct a new single family home at 34 Oak Street. Property is preexisting non-conforming.

Building Commissioner Robert Curran had no concerns but a Permit must be issued prior to the start of demolition or construction.

Plan submitted prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, Ma., numbered 18-042 dated March 30, 2018.

Lot is 5,489 sq.ft. New home will be a two-story, 2 bedroom – BOH restricted because it is in a nitrogen sensitive area. The house will be centered on the lot to minimize the non-conformance and not increase the non-conformances.

As the Petitioner did not need the Variance, he requested to withdraw the variance without prejudice.

Motion made to withdraw the variance without prejudice: William Cushing

Second: Joanne Miniutti

Vote: 3-0

Motion made to approve the special permit for 34 Oak Street Map 69 Lot 29 Hanson Assessors

Map: William Cushing

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing May 8, 2018

RECEIVED
TOWN CLERK
HANSON, MA

2018 MAY 29 A 10: 25

Members present: Robert Overholtzer, Chairman
Joanne Miniutti, Vice-Chair
William Cushing, Alternate

Petitioner: Henry Holmes, represented by Richard Grady
261 Lakeside Road – 7:15 PM
Special Permit/Variance Case#18MY06

Petitioner is requesting a special permit/variance to raze an existing single-family dwelling and construct a new single-family dwelling on a pre-existing nonconforming lot at 261 Lakeside Road. Property is in Residence A and A/R zone.

Building Commissioner Robert Curran has no concerns with this proposal however a Building Permit must be issued prior to construction.

Plan submitted prepared by Grady Consulting LLC, 71 Evergreen Street, Suite 1, Kingston, Ma. numbered 18-042 dated March 30, 2018.

Lot is approximately 14,996 sq..ft. This home will be a two story, two bedroom – BOH restricted because it is in a nitrogen sensitive area. There is a garage on the property that will be remodeled on the same foundation. Same footprint as the house at 34 Oak Street.

Abutters present were agreeable to the new construction; but concerned about construction parking on the street while construction is going on.

AS the Petitioner did not need a variance, he requested to withdraw the variance without prejudice. Motion made to withdraw the variance without prejudice: William Cushing
Second: Joanne Miniutti
Vote: 3-0

Motion made to approve the special permit for 261 Lakeside Road to raze and rebuild and to condition the approval on all cars /construction vehicles to park on 261 Lakeside Road; if parking elsewhere prior permission is required: William Cushing
Second: Joanne Miniutti
Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing June 5, 2018

2018 JUL 11 A 8:49
eg town clerk

Members present: William Cushing, Member
Joanne Miniutti, Vice Chair

Petitioner: Rich Niles – Case#18MY09
County Road Partners, LLC – 7:15 PM
Solar Photovoltaic Installation – Variance
Map 74 Lots 7 & 8 along County Road

The Board did not have a quorum to hear this Petition. The hearing was continued to June 26, 2018.

JUL 11 4 04 PM
ED town clerk

HANSON BOARD OF APPEALS
Minutes of Public Hearing June 26, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Alternate

Petitioner: Rich Niles –Case#18MY09
County Road Partners, LLC – 7:00 PM
Solar Photovoltaic Installation – Variance
Map 74 Lots 7 & 8 along County Road
(cont. from 6/5/18)

Also present: Brian Winner, Town Counsel for the Board of Appeals

The Petitioner is requesting a Variance to allow for a proposed large-scale ground-mounted solar photovoltaic installation along County Road. Property is located in the Residential AA and Agricultural zones. The Petition is specific to the vegetation shielding requirements within the setbacks to minimize visual impacts to abutting properties.

The Project consists of the construction and installation of a 1,708 kW Solar PV Project at the undeveloped parcels shown on Assessor's Map 74 Lots 7 & 8. Both lots encompass approximately 56.89 acres and the Project will occupy approximately 6.4 acres of the lots.

During an informal discussion with BOA on April 10, 2018, the setback and vegetation requirements were discussed and AMEC noted that the current Bylaw requires a minimum of 6' tall evergreens encompassing 50-100' from the property line based on the abutting property uses. It is understood that the purpose of these requirements is to shield the solar PV array from abutters, however, it does not specify the mature growth height requirement that may be necessary to provide adequate shielding of the array. For example, a 50-100' property line setback with evergreens at least 6' in height does not necessarily ensure that abutters will not see the array if it is located at a higher or lower elevation than abutting properties.

The project will also need Conservation and Planning Board approvals. Have already met with Fire Department – they need a minimum of 25' for turning radius - no Knox box will be required. The project will be in effect for 20 years (lease period) – funds will be set aside for removal as a condition of the Decision. Approximately 200 trees will be needed-type to be determined as to time of year for planting -

Abutters present were concerned about water run-off, endangered species and plants, construction noise, disruption to daily living, change of scenery from woods to solar array. Also of concern was impact on property values. Most were against the Board granting the variance.

The Petitioner is requesting to reduce the vegetative setback and proposes a suitable alternative to provide the appropriate height of evergreen plantings (once mature) with a single row of evergreens. The proposed evergreen trees or similar variety will have a growth height of approximately 20' and a spread of at least 11' to shield the array from abutting developed residential properties.

The solar by-law that was passed out to abutters did not contain the new section passed at Town Meeting in May 2018. This resulted in further discussion about the setbacks being proposed by the Petitioner.

Based on consulting with Town Counsel, Chairman Cushing decided to continue the hearing to give all parties a chance to review all the information discussed and presented at this hearing.

Motion made to continue the hearing until July 17, 2018 at 7:00 pm: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 17, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 JUL 31 A 10:49

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Rich Niles – Case#18MY09
County Road Partners, LLC-7:00 pm
Solar Photovoltaic Installation – Variance
Map 74 Lots 7 & 8 along County Road
(cont. from 6/25/18)

Also present for the Board of Appeals Attorney Brian Winner – Town Counsel

At the last hearing held on June 26, 2018, the motion was made to continue the hearing to allow Board members, Town Counsel and abutters to review and discuss all concerns and questions about this installation and its effects on the abutters.

Chairman opened the hearing and first thing was to read into the minutes a letter delivered to the BOA office by Mr. & Mrs. Scott, 119 Holmes Street, who were not able to attend this hearing. (copy attached)

Rich Niles started his presentation and stated that he did not expect a vote tonight as he had more info to present including new plans showing sight lines for each property, proposed fencing, evergreens, etc.

On the projected screen he took the abutters present thru the presentation which showed the sight lines for each property, proximity to the array and what types of greens would be used. Niles stated that an arborist would be called upon in this endeavor.

Abutters present, although glad to see the individual effect this project would have on their properties, are still in opposition to the Board granting the Variance.

Town Counsel was asked what his opinion was on this and he basically stated that he would assist the Board when they are ready to form an opinion.

Motion was made to continue the hearing until August 7, 2018 at 7:00 pm: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

Chairman of the Hanson ZBA
Town of Hanson, MA 02341

July 10, 2018

Mr. Chairman:

My wife and I are unavailable to attend the 7/17/2018 Board of Appeals hearing with regard to the variance request of County Road Partners, LLC regarding the installation of a solar project.

As abutters to the South and East of this project, We request that you read our concerns and objections into the record of this meeting:

1. The petitioner is requesting the clearing of trees to the property line in several areas. The current By-Law (Section 6, Subsection N 3), voted at the Town Meeting on May 1, 2017, states a setback shall be measured from the property line to the area of disturbance of the existing conditions. To satisfy this requirement and the wishes of the people of Hanson, 100' of land from all property lines needs to be left undisturbed.
2. Are we right to assume that the 50' vegetated setback the petitioner is asking for would then start after the 100' of uncut setback has been met? We are also concerned about the vegetated setback. Petitioner claims he would like to plant a certain variety of Juniper tree. In researching this tree and talking with several local nurseries, we were informed this is not the best tree to accomplish the shielding as it only grows fast under optimal conditions of full sunlight and well drained soil. Being planted around wetlands it certainly will not be in well drained soil. Also the petitioner states he will plant what is available at the time of construction. This seems to be an open ended statement for the pure benefit of the petitioner who can control and manipulate the construction period to substitute any type of tree and size that is available at his time of choosing and at his cost benefit. The type of tree and the configuration of planting needs to be determined by a local arborist.
3. We question once all the setback restrictions have been met and the 15' gravel road and all the wetlands are accounted for if there will be enough usable land to meet the 5 acre minimum lot size for large scale photovoltaic solar fields that is required by the Town of Hanson By-Law section 6 subsection 4c.

received
7-11-18 BOC

4. The petitioner is requesting this variance in order to make this project economically feasible to County Rd Partners LLC. What the Board of Appeals needs to be aware of that in granting this variance to the petitioner it is at the same time making it economically UNFEASIBLE to the abutters and neighboring homes who will be monetarily impacted by the visual appearance and by the loss of property value and damage to property due to flooding caused by the change of water level from cutting several acres of trees. The homes in this entire area of Hanson already are dealing with flooding conditions after heavy rain and for several weeks every Spring. It does not seem right to give a variance to help one landowner at the cost of several other landowners.

5. You, The Board of Appeals have been appointed to represent the people of Hanson. In this capacity we would like to request that you uphold the wishes of the people of Hanson as voted at Town Meeting on May 1, 2017 and deny this request for a variance. Holding firm to the By Law would give the area residents a better shield from the array and more trees left standing would help to keep the water level in this area of town from rising.

In addition to this and to support saving our trees, I would like to quote this proclamation presented by the Selectmen from the Town of Hanson on Arbor Day, April 28, 2017:

"Trees can help prevent erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen and provide habitat for wildlife." "Trees in our town increase property values, enhance the economic vitality of the business areas and beautify our community."

This proclamation urges residents to work toward protecting trees and woodlands and to plant trees to "gladden the heart, and promote the well being of future generations."

Respectably submitted in absentia,

Robert M. Scott

Marian E. Scott

119 Holmes St.

Hanson, Ma 02341



RECEIVED
TOWN CLERK
HANSON, MA
2018 JUL 30 A 10:57

W

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 24, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Shannon Carron – Case#18JL10
32 Mayflower Road – 7:00 PM
Special Permit/Variance

Petitioner is requesting the above to allow for the construction of a 10' x 18' addition for a mud room and laundry at the above address. Property is located in Residence A zone.

Due to a scheduling conflict, the Petitioner requested a continuance until August 7, 2018 at 7:00 pm.

Motion made to continue the hearing until August 7, 2018 at 7:00 PM: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

RECEIVED
TOWN CLERK
HANSON, MA

2018 JUL 30 A 10:56

rw

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 24, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Matthew Espinosa – Case#18MY07
1375 Main Street – Unit 4 – 7:15 PM
Special Permit -(cont. from 6/5/18)

Petitioner is requesting a special permit to allow for the operation of a cellphone and computer repair store also servicing tablets and data recovery plus buying and selling used devices at 1375 Main Street – Unit 4. Business to be known as "Mobile Device Pros."

Property is located in the flexible overlay zone.

Hours of operation will be 8:00am to 8:00pm – Monday thru Saturday.

There will be one employee.

New sign will be installed where previous business advertised – in accordance with the zoning by-laws.

Building Inspector Robert Curran had no concerns regarding the proposal, however a sign permit will be required.

Parking is ample both in front and in rear of the building.

Motion made to approve the special permit: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 24, 2018

RECEIVED
TOWN CLERK
HANSON, MA

2018 AUG -2 A 10:25

Board Members: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Danielle & Edward Sheehan-Case#18JL11
56 Liberty Street – 7:30 PM
Site Plan

Also present for the Petitioner: Patrick Carrerra – PMP Associates

The Petitioners are requesting Site Plan approval to allow for the construction of a Commercial Business (Landscape Contractor) within the Business zone with related signage at the above address. Property is located in the Business zone.

The Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns regarding this proposal however related sign permit and a commercial building permit must be issued prior to construction.

The Conservation agent Matt Tanis submitted the following: the Conservation Committee has an approved storm water management plan and can provide copies if needed. A Notice of Intent was filed and an Order of Conditions has been issued.

Board of Health commented that they have an approved septic design on file for this project.

Patrick Carrerra presented the plan for the proposed project. This will be a landscape yard with a material storage shed – as well as vehicles being kept inside as well. All zoning setbacks have been met. As the proposed building will be only 4,800 sq.ft. – no fire suppression will be needed.

No retail sales taking place on this site – trucks go out for the day, return in the evening.
There will be four employee parking spaces, and an additional parking area having three spaces plus a van accessible ADA parking space with sign.
Hours of operation will be from 6:00 am to midnight, six days a week.
There will be two full time and 5 part-time employees.

The Board felt that it would be best to continue this hearing as they felt a review engineer for the BOA may be required.

Motion made to continue the hearing until August 28, 2018: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 24, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 AUG 27 A 11:26

eg

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Bowmar Realty Trust-Case#18JL12
Kenneth Marston- 8:00 PM
1101R Main Street
Special Permit

Also present for the Petitioner: Stenbeck & Taylor, Inc.
(Tape malfunctioned)

Petitioner is requesting a special permit to allow the move into the building at 1101 Main Street Rear to fabricate metal products. Property is located in the Commercial Industrial/Flexible Overlay zone.

Plan for the project was prepared by and presented by Stenbeck & Taylor, Inc. , registered professional engineers and land surveyors, 844 Webster Street, Suite 3, Marshfield, Ma., 02050, Plan #8577 and dated July 24, 2018.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that parking and storage areas need to be shown on the site plans as well as lighting, septic and drainage. A Building Permit will be required prior to any demolition or construction.

Marston is planning to move his fabrication business from 999 Main Street to this site.

Per the engineer there are two existing septic systems on the property. The new 100' x 200' building replaces a once-dilapidated, burned industrial building with a new four-bay engineered steel building. The new building will be serviced by a new septic system. The original two buildings have existing septic systems which will be engineer designed repairs/replacements subject to Board of Health approval and oversight.

Brian Taylor, Stenbeck & Taylor proceeded to take the Board through the plans for the project detailing all the proposed levels of construction that will have to be met.

The buildings will be sprinkled; plenty of parking – plus handicap spaces.

The Board of Appeals needed to hear from Conservation Commission on the drainage and stormwater management of the plan so the hearing was continued to August 28, 2018 at 7:30 PM.

Motion made to continue the hearing until August 28, 2018: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 7, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 AUG 20 A 11:52

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Joseph Delaney –7:00 PM - Case#18AU13
12 Jean Street – Variance/Special Permit

Petitioner is requesting a variance/special permit to allow the construction of a 16' x 20' shed on a pre-existing nonconforming lot at the above address. Property is in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that in accordance with the Building Code, this structure must be either 5' from the main house or attached to the main building. A building permit will be required prior to construction.

Petitioner is looking to place the shed at the end of his driveway – one foot off property line and he will have 5' from the main house. Petitioner could change the shed to 14' instead of 16'. The reason for the bigger shed is no basement in the home, so this is used for storage. The shed will be built on sauna tubes.

The Board would like to see the shed 5' off the lot line and 5' off the house. Because of the size of the lot, the Board allowed the Petitioner to go 5' off the house and 1' off the lot line. Petitioner agreed to change the size of the shed to 14' x 22'.

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

Motion made to withdraw the variance without prejudice: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

Motion made to approve the special permit to construct a 14'x 22' shed maintaining a 5' separation between the house and the shed and 1' from the lot line: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 7, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 AUG 20 A 11:52

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Shannon Carron – Case#18JL10-7:15 PM
32 Mayflower Road
Special Permit/Variance

The Petitioner is requesting a special permit/variance to allow for the construction of a 10' x 18' mud room and laundry at the above address. Property is located in Residence A zone.

Plan submitted was prepared by Webby Engineering Associates, Inc., 180 County Road, Plympton, Ma., dated February 20, 2018 and numbered W-5494.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns with this project, but a building permit must be issued prior to construction.

They would like to build on the profile of the deck and build on top of it.

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

Motion made to withdraw the variance without prejudice: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

Motion made to approve the special permit: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 28, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 SEP 18 A 9 12 JK

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Danielle and Edward Sheehan – Case#18JL11
56 Liberty Street – 7:00 PM
Site Plan (cont. from 7/24/18)

Petitioner is requesting site plan approval to allow for the construction of a Commercial Business (Landscape Contractor) within the Business zone with relates signage. Property is in the Business zone.

The hearing was continued from July 24, 2018 to allow the Board time to study the plans submitted and have the Petitioner address the lighting and landscaping plans.

Per Sheehan five dawn-to-dusk lights will be installed – three on front – two on side. As far as landscaping, the site is fairly wooded and they are going to try to maintain as much of that as possible so neighbors will not be impacted. They are looking into planting various shrubs – Norway spruce, junipers and birch trees.

The sign will be on the left of the driveway as you pull in.

No retail sales will be from this business.

Motion made to approve the site plan with the following conditions: no retail sales allowed, landscape yard only, minimum of 5 wall-pack lights to be installed as proposed: Kevin Perkins
Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 28, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 SEP 18 A 11:13
JK

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Bowmar Realty Trust – Case#18JL12
1101 R Main Street – 7:30 PM
Special Permit – (cont. from 7/24/18)

Petitioner is requesting a special permit to allow for the move into the building at 1101 Main Street Rear to fabricate metal products. Property is located in the Commercial Industrial/Flexible Overlay zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran in a recent letter dated August 6, 2018, commented that according to our By-laws parking must have 9 spaces plus one space for each employee; the plan does not show lighting at the driveway; any signs will need permits and will need discussion as to location and size. A building permit will be required along with fire alarm and sprinkler permits prior to the start of any demolition or construction.

Conservation Committee has hired John W. Delano & Assoc., Inc. to conduct a review of a Notice of Intent, a Site Plan redevelopment plan showing the proposed building and site improvements and the stormwater management report that was prepared by the engineering firm of Stenbeck & Taylor for Kenneth Marston.

Per Marston there will be 44 parking spaces for employees – total of 60 parking spaces in all.

Lighting for driveways, per Marston, are at the telephone poles and the utility company has 6 poles on the property. The poles that have transformers will be restrung with new lines - National Grid has committed to come out in September and do all the work. Suggestion made by the Board to install wallpacks on each corner of the building and some in the middle and back of building as well.

At the entrance of this property, Marston is proposing a park - moving slide gate off the street, will put some greenery, a couple of benches and some plants. Signage will be done according to zoning by-law (9 sq.ft.) with a sign for each company.

Hours of operation will be 7:00 am to 5:00 pm, 6 days a week.
Number of employees will be ten.

Motion made to approve the special permit with the following conditions: signage will be according to Town by-law and a permit must be obtained from Building Dept., wall lighting will be installed on the building around the perimeter to give sufficient light to parking areas and

the driveway around the building for emergency personnel as well as tenants; final approval from Conservation Committee; Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing September 11, 2018

JK
RECEIVED
TOWN CLERK
HANSON, MA
2018 SEP 24 A 10:45

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Kenneth Knowles for NP Hanson, LLC
Case#18SP14 – 7:00 PM
430 Liberty Street
Variance/Site Plan

The Petitioner is requesting a variance and site plan approval to allow for the construction of a drive-up ATM for existing tenant – Mutual Bank – within an existing parking lot at the above address. Property is located in Business zone.

Plans submitted prepared by Eaglebrook Engineering & Survey, LLC, 491 Maple Street, Suite 304, Danvers, Ma., dated July 26, 2018, Project #11-003.

Mutual Bank, existing tenant in the plaza, proposes to construct a free standing drive-up ATM within an area of the existing parking lot. The ATM will be located in an underutilized area of the parking lot and presents an opportunity to improve and define the vehicular circulation at the front of the plaza.

The variance is needed as the proposed is within the 50' front setback and to allow the construction of the ATM a setback of 24.5' to the front property is required.

The site plan layout gives a more orderly traffic pattern with a standard aisle width of 24'. Increased landscaping at the end of the parking aisles will better define the drive aisle. The circulation around the ATM has been designed to separate the drive aisle and the patrons of the ATM by constructing a concrete curb island with a drive aisle and by-pass lane.

No change to the existing site lighting other than the lighting from proposed canopy over the ATM.

As far as parking, 3 parking spaces have been eliminated and 9 parking spaces are proposed for an increase of six spaces on site. There is adequate space for 4 cars to be in the queue at the ATM, plus a by-pass lane if a customer decides to exit the queue.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns regarding the proposal, however related sign permit and a Commercial Building Permit must be issued prior to construction.

Motion made to approve the variance and site plan with the front setback of 50' be reduced to the proposed front setback of 24.5' as shown on Plan: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS
Minutes of Public Hearing September 11, 2018

JK
RECEIVED
TOWN CLERK
HANSON, MA
2018 SEP 24 A 10:46

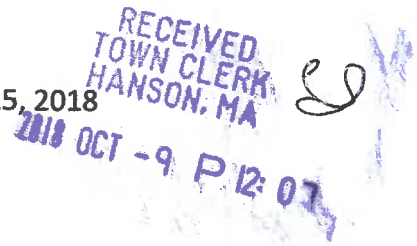
Members Present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Rich Niles – Case#18MY09
County Road Partners, LLC – 7:30 pm
Map 74 Lots 7 & 8 along County Road
Variance – (cont. from 8/14/18)

Petitioner is requesting a variance to allow for a proposed large-scale ground-mounted solar photovoltaic installation along County Road.

The Petitioner has requested another extension until October 23, 2018 at 7:00 pm.
Motion made to continue the hearing until October 23, 2018 at 7:00 pm: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing September 25, 2018



Board Members: William Cushing, Chairman
Joanne Miniutti, Vice-Chairman
Kevin Perkins, Member

Petitioner: Elaine Sellers – Case#18SP15
1000-1012 Main St. – Units 107 & 108
Special Permit

Petitioner is requesting a special permit to allow for the operation of a non-profit dog rescue organization known as Stray Love Found with related signage at the above address. Property is located in the Flexible Overlay zone, Business zone and Commercial Industrial zone.

Building Inspector/Zoning enforcement Officer Robert Curran had no objections to this proposal; however if there are any interior modifications, a building permit will be required.

The Petitioner stated that in order to run a dog rescue operation and to be recognized on a State level they have to adhere to incredibly strict regulations. Petitioner has been working with the Massachusetts Department of Agricultural Resources since April of 2018 to make sure they are brought up to all these regulations and in full compliance. Within the past few weeks they have not only received approval from the MDAR and the Animal Health Director, Michael Cahill, last year they also achieved their 501(c) (3) status with the IRS and also achieved their certificate for solicitation from the Attorney General's office.

Petitioner has also been working with the VCA No, Main St. Vet Clinic – Brockton; medical director has been employed and will be coming directly to the site to make sure all dogs brought into their care will have to go through the mandatory 48-hour isolation which is required by the State. The vet has to give them a vet check afterwards, sign a brand new health certificate that is recognized by the State of Massachusetts and then the dogs are allowed to leave.

Other than the 48-hours which can only happen by the lease with the landlord, they do not plan to have dogs there on a regular basis – not a boarding facility-not a daycare- only keeping the dogs for the mandatory 48 hours because it is State mandated. 48-hours will be Thursday thru Sunday depending on airline delivery.

When the dogs are there, they have 24-7 hour contact with them – never left alone. Actual business hours are uncertain, will be appointment only other than for the 24-7 hour monitoring.

By Appointment Only hours will be 6:00 am to 2:00 pm Monday thru Friday. Surveillance cameras will be installed in the isolation room as added security. Kennel license will be for 10 dogs.

Number of employees will be required mostly at night and on weekends – volunteer basis – will be eight.

The Petitioner is looking into getting their own dumpster for the disposal of dog waste, but need landlord's okay on this. Right now they are sharing a dumpster with the tenant in the back of the building. They properly disinfect and double bag all trash.

A total of twelve people attended the hearing in full support of Elaine Sellers and Stray Love Found.

Motion made to approve the special permit for Stray Love Found with conditions: Kevin Perkins
Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS
Minutes of Public Hearing September 25, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 OCT -9 PM 12:08
g

Members presiding: William Cushman, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Sara Ostrander – Case#18SP16
500 Liberty Street – 2nd floor
Special Permit – 7:15 PM

Petitioner is requesting a special permit to operate a reiki and healing center dba Nature Speaks2you with related signage at the above address. Property is located in Business zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns with this proposal; however if there are any interior modifications, a building permit will be required.

Petitioner explained the benefits to potential clients of reiki and healing.

Petitioner is planning to put up a 18' x 36' window decal and one added to existing sign board currently at the Conway office building. Hours will be 9:00 am to 9:00 pm seven days a week. Number of employees will be three.

Parking is not a problem.

Motion to approve the Special Permit: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

Motion to close.

What is Reiki?

Reiki that we know today was founded on the understanding and revelation of the body's energy system. Reiki is of Japanese origin and is a spiritual healing art based on the healing practice of connecting with the energy that flows through all living things. The name of Reiki originates from two Japanese words, Rei and Ki. Rei means "universal life" and Ki is "energy". Reiki is not affiliated with any religious practice. Not only is reiki used in self-care, but it can also be used in improving the health and quality of family members. It is often offered in a private practice, but many medical facilities incorporate it as a supportive therapy alongside traditional medical care.

Dr. Mikao Usui is known to be the founder of Usui reiki. Born in 1865, Dr. Usui grew up in a wealthy Buddhist family in Japan. They provided him with balanced education in a Buddhist monastery where he began to teach martial arts, swordsmanship, and Kiko (a Japanese form of Chi Kung). It was years later during his training at the monastery where he began a 21 day fast. During that time, he meditated and prayed until on the twenty-first day he saw the Sanskrit symbols that he used to develop Reiki. It was from there that Reiki was born.

In 1935, a woman named Hawayo Takata was in Tokyo, Japan when she became terribly ill and in need of surgery. She felt strongly against having the surgery and asked her doctor about alternative medicine. Mrs. Takata received daily Reiki treatments from Dr. Hayashi, a local Reiki practitioner, in following her doctor's recommendation for something alternative. In receiving those treatments, she learned how relaxing and ultimately healing Reiki was and felt pulled towards learning the practice. After learning Reiki One and Reiki Two, she began to practice Reiki back in the United States where she eventually became a Reiki Master. Mrs. Takata began to spread her knowledge and healing to others, and is well known for introducing and spreading the practice of Reiki in the Western Hemisphere.

Services & Classes

- Individual & Small Group Reiki Healing
- Reiki Shares for Reiki Practitioners
- Reiki I, II, and III Certifications
- Mediumship/Psychic/Intuitive Readings for Individuals & Small Groups
- Changing Lives through Literature Expressive Writing Group
- Tao of Music & Healing through Music Class
- Vibrational Sound Healing using tuning forks, singing bowls, & other instruments
- Essential Oil Education & Healing - how to blend your own oils and use them in your life
- Healing with Crystals, Crystal Collecting, & the Basics of Mining
- Creating your own Healing Jewelry
- Color, Symbol, & Animal Interpretation - and how to use them in your daily life
- Treating Your Temple with Care - healthy living tips, recipe shares, and ways of the "old days"

HANSON BOARD OF APPEALS
Minutes of Public Hearing September 25, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 OCT 10 A 10:09

Board Members: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: James Guindon-Case#18SP17
195 E. Washington St. – 7:30PM
Special Permit/Site Plan

Present for Petitioner: Larry Silva, Silva Engineering Associates, PC

Petitioner is requesting a special permit and site plan approval to allow for the conversion of an old school building into a daycare facility with related signage at the above address. Property is in Residence A zone.

Plans presented at this hearing were prepared by Silva Engineering Associates, PC, 1615 Bedford St., Bridgewater, Ma., dated 8/27/18 and numbered 18049SP.

Building Inspector, Zoning Enforcement Officer Robert Curran had the following comments: the handicap parking must increase to two spaces, one of which must be "van accessible." A building permit will be required prior to the start of demolition and/or construction.

Larry Silva presented the proposal stating that it has been a long time since the building has been utilized and looking to revitalize it, needs a lot of work. The plan developed will work for the facility. The building itself will remain - there will be no additions to the structure but there will be accommodations made to make it handicap accessible.

The traffic pattern shows one way in and one way out. Handicap ramp will be on the left side of the building. Employee parking will be to the rear. Will be clearing back almost to the limits because the playground has to be built. Staying with the circular drive in the front. Parking also in the front side of the building. Circulation for flow of traffic is around the right side, around the building and back out- will keep it more orderly as to how vehicles are coming in and out of the site.

Hours will be from 6:30 AM to 6:00 pm, Monday thru Friday. Petitioner indicated that she is willing to let members of the community use space in the school for art classes, music class, etc. in the evening until 8:00 pm. Saturdays by scheduled event.

Number of employees will be 12 full time; 10 part-time. Peak enrollment should be about 99 students.

Petitioner will work with abutters to address traffic concerns – will talk to Police Department and highway department.

Lighting shown on Plan is more than adequate – front, sides and rear. Small decorative wall will be placed on the property line.

The playground will be secured – security system will be in place.

Concerns of abutters present were: traffic concerns, parking, hours, lighting and security.

Motion made to approve the special permit and site plan with conditions as stated: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

The name of the school is THE LEARNING WELL early education center. Sign will meet zoning by-laws- mailbox stand type or a little higher.

RECEIVED
TOWN CLERK
HANSON, MA
2018 NOV -1- 9 38

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 23, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Rich Niles - Case#18MY09 – 7:00 PM
County Road Partners LLC
County Road - Map74 Lots 7 & 8 along County Road

The above Petitioner sent a notice to the Board of Appeals requesting to withdraw without prejudice the variance request.

Motion to accept the withdrawal of the variance without prejudice: Kevin Perkins
Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

RECEIVED
TOWN CLERK
HANSON, MA
2018 OCT 23 10:05
EJ

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 23, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Vincent Tassinari – 7:10 PM
22 Wood Street – Case#18OC19
Special Permit

Petitioner is requesting a Special Permit to allow for the construction of a 24' x 24' two-car garage that does not meet side setback. Property is pre-existing, nonconforming and is in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns regarding the proposal' however a Building Permit must be issued prior to construction.

Tassinari stated that the garage would be 10' off the street – 10' from the house – will protrude 2' from the front of the house as there is a huge bush in the way.

Foundation of garage will be poured concrete.

The Board wants to see the garage back further than to allow it to go closer to the street. Suggested when foundation gets poured to have an excavator move the bush as well.

Motion made to approve the special permit to construct a 24'x24' two-car garage and to offset the garage 12' from the road not to protrude any more from the front line of the house:

Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

RECEIVED
TOWN CLERK
HANSON, MA

2018 NOV - 7 A 10: 05

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 23, 2018

Members present: William Cushman, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: Eric VanRiper – 7:20PM
Special Permit – Case#18OC30
1000 Main St. – Unit 111

Petitioner is requesting a Special Permit to allow for the operation of an electronic cigarette retail store with related signage at the above address. Property is located in the Business Zone and Flexible Overlay zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that any interior renovations will require a Building Permit and a final inspection must be performed prior to the opening of the business.

The name of the business will be Vapor Image. Some of the products available for sale are: E-cigarettes, E-liquid, atomizers, batteries and accessories/replacement parts.

Hours of operation will be 7 days a week; Sunday – noon to 6:00 pm; Monday thru Saturday 8:00 am to 8:00 pm.

Number of employees will be 3 - 1 full-time and 2 part-time.

Parking is ample at this location.

No sale of cannabis products will be allowed.

Motion made to approve the special permit for Vapor Image: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

JK
RECEIVED
TOWN CLERK
HANSON, MA
2018 NOV -8 P 12:08

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 23, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member

Petitioner: James Hobb – Case#18OC18
Whitman Street – 7:30PM
Special Permit

Also present for the Petitioner: Larry Silva, Silva Engineering Associates, Pc

The Petitioner is requesting a Special Permit to allow for the construction of a two-family dwelling on Whitman Street, Map 110 Lot 22B Hanson Assessors Map. Property is located in Residential AA zone.

Comments from Building Commissioner/Zoning Enforcement Officer Robert Curran commented that this will require a Variance from the section of the by-law where this does not comply. Zoning does not allow the construction of a new 2-family; he advises that a petition for a variance from the maximum square footage of an in-law be considered.

Plans submitted were prepared by Silva Engineering Associates, PC, 1615 Bedford Street, Bridgewater, Ma., 02324, dated July 16, 2018.

Silva stated that what they have petitioned for was under the provisions that allow under sub-Section H. was any use determined to be of a similar character to the permitted uses of this district and to the intent of this district said determination to be made by the BOA following the petition. So what he is saying is that they do fall under the ability to do it as a special permit provided that, as shown, it is similar to what is in the provisions for the in-law- similar character. By doing this going back to Section 3 within the by-law itself – if doing it as an in-law the in-law would have some limitations which were problematic for this to be able to fit within that. So that would be the only one that they would have an issue with and that is the reason why they choose to come under the other subcategory H.

As far as the other features of that in-law provision that we have the house has a single main entrance and it also has the appearance of a single family house. It looks like a single family house, is not out of character with the neighborhood in terms of it being looking like a traditional two-family. There is a main door as you would have in any single family house and there will be in essence a breezeway door coming into the garage area. The actual view of where the in-law portion of the structure or the second unit is actually unseen because it is elled off behind the garage portion. But they are saying it is a two=family because they don't

meet the 900 sq.ft. maximum for an in-law. Meet the requirements for number of off-street parking, single utilities. The neighborhood, per Silva, is a mixed-use neighborhood – with some in-laws, single families and multi-family uses. Silva feels the design has been done considering the neighborhood and that they fall within this provision that allows for this Board to be able to approve it as a use that is comparable to other uses.

Chairman Cushing stated that he has done a site visit – it is a great site – the design is really good – he actually likes the fact that the in-law or multi use is not being shown from the front. Continuing, Cushing stated that the use is not allowed in this district and the Board is not going to open up Pandora's box in granting that because now we get into what lot is suitable, what areas are suitable for allowing this use. The intent of the Town is not to have multi-families just anywhere ; the intent of the Town is to have multi-families in the Flexible Overlay zone. Cushing's position is this is not an allowed use in this zoning district. The Building Commissioner mentioned what would be more in the scope of what the Board might consider is the Variance on the increase in square footage.

After much back and forth the Petitioner requested to withdraw the special permit without prejudice.

Motion made to allow the Petitioner to withdraw without prejudice the special permit: Kevin Perkins

Second: Joanne Miniutti

\Vote: 3-0

RECEIVED
TOWN CLERK
HANSON, MA
2018 DEC 11 A 8:55

HANSON BOARD OF APPEALS
Minutes of Public Hearing December 4, 2018

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins Member
Sean Buckley Alternate

Petitioner: John Thoms – Case#18DC21
584 Gorwin Drive – 7:00 PM
Variance

Petitioner is requesting a Variance to allow for the construction of an 8' x 15' farmers porch that does not meet front setback requirements. Property is located in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no issues with the above mentioned project; a building permit will be required prior to construction.

The famer's porch will have a hip roof and will be constructed on sono tubes. The current concrete deck is 6' – deck being proposed is 8' out and stairs will be another 3'. The variance is for five extra feet.

Abutters present were in favor of the proposed plan.

Motion made to approve the variance for an 8' x 15' farmer's porch: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing December 4, 2018

OK
RECEIVED
TOWN CLERK
HANSON, MA
2018 DEC 17 A 10:24

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member
Sean Buckley, Alternate

Petitioner: Ronald Thomson – Case#18DC22
178 Cross Street – 7:15 PM
Variance/Special Permit

Petitioner is requesting a special permit/variance to allow for the construction of a 36'x 30' two-car garage that does not meet setback requirements with second level in-law apartment at the above address. Property is located in the Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns with the above mentioned project. A building permit will be required prior to construction.

Petitioner stated that he does not think he will build out the second level immediately (it is set up for a future in-law) – is waiting for his son to come back. The garage will have an attached enclosed breezeway into the house.

The Board reminded the Petitioner that 900 sq.ft. is the max for an in-law apartment. The Variance is for the side setback.

Motion made to approve the special permit and a variance with restricting the in-law apartment to 900 sq.ft. of living space – the second means of egress not to be on the left-hand side that is encroaching the setback; granting the variance for a 10' setback on the left-hand property line: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS
Minutes of Public Hearing December 18, 2018

RECEIVED
TOWN CLERK
HANSON, MA
2018 DEC 31 A 9:59

Members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member
Sean Buckley, Alternate

Petitioner: James Hobb – Case#18DC24
Whitman Street Map 110 Lot 22B – 7:45 PM
Special Permit

For the Petitioner: Larry Silva, Silva Engineering

Petitioner is requesting a special permit to allow for the construction of an in-law apartment attached to a single-family dwelling on lot adjacent to Whitman Street Map 110 Lot 22B Hanson Assessors Map. Property is in Residential AA zone.

Plan submitted prepared by Silva Engineering Associates, P.C., 1615 Bedford Street, Bridgewater, Ma., dated July 16, 2018, revised November 28, 2018 and again on December 14, 2018. Plan is numbered 18024SSDPZBA.

Building Inspector/Zoning Enforcement Officer Robert Curran has no concerns with this request; a building permit will be required prior to construction.

The in-law apartment does not exceed 900 sq.ft.

Abutters present had no concerns.

Motion made to approve the special permit as presented on the plans: Kevin Perkins
Second: Joanne Miniutti
Vote: 3-0

Motion made to close the hearing.