

TOWN OF HANSON
Minutes of Public Hearing July 23, 2019

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

Petitioner: 468 Monponsett LLC – Case#19JN13
Special Permit/Site Plan – 7:30 PM
(cont. from 6/18/19)

Present for the Petitioner was Stenbeck & Taylor.

Petitioner is requesting site plan approval and a special permit to allow for the construction of a new 60' x 70' steel building and realign parking and yard storage for an existing retail equipment rental building at the above address. Property is in Residence A zone.

At the last hearing the Board determined that a review engineer for the Board was necessary to determine if the project met all aspects of the zoning by-laws pertaining to site plan and a special permit, and review stormwater management proposal.

Webby Engineering Associates, Inc., 180 County Road, Plympton, Ma. submitted their review on July 5, 2019.

Brad Taylor talked about the review done by Webby Engineering, and a few discretionary issues that he wants to call before the Board. One suggestion the Webby had is to close down the curb opening which is pretty much the front of the property. They will protect the sign and utility pole that are there but due to the nature of the business and types of vehicles coming and going they would like to keep it the way it is. Webby also noted two different size parking spaces - 9' x 18' and 10' x 20'. The ones in the field allow for easy access 9' x 12' - and the ones that parallel parking spaces are the 10 x 20's. Webby also noted that parking space #9 requires a vehicle backing out onto Monponsett Street and should be eliminated. They agree as well, this parking space will be eliminated. Webby reviewed the Stormwater Narrative and had no concerns.

Parking spaces include handicap van parking up front and 8' wide handicap aisle to the main entrance. There will be a total of 19 parking spaces.

A planter will be built around the sign and there will be one directional traffic flow.

Pictures were presented to the Board showing what the style of building will look like.

Per Brad Taylor, leaching basins have all been cleaned out and functioning, going to add a deep sump catch basin - 4' sump. Roof drains will be installed – recharge system – stone and pipe.

Motion made to approve the special permit and site plan for 468 Monponsett LLC with condition that # 9 parking space be removed and the building to have an architectural appearance (similar to one submitted at this hearing) coinciding with the neighborhood which consists mostly of residential use: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0