

HANSON ZONING BOARD OF APPEALS
Minutes of Public Hearing August 31, 2021

Members Present: Kevin Perkins, Chairman
Joanne Miniutti, Vice Chair
Sean Buckley, Alternate
Joshua Pratti, Alternate

Petitioner: Cushing Trails LLC
40 B Comprehensive Permit – Case#21JL11
William's Trail & Lisa's Trail
(cont. from 7/6/21)

Present for the Petitioner: Atty. Michael O'Shaughnessey
Joseph Webby, Webby Engineering, Bill Kenney, River Hawk
Environmental
For the Board of Appeals: Atty. Jay Talerman
Patrick Brennan, Amory Engineering
John Gillon, Associates
Joseph Peznola - Mass Housing

The Petitioner has filed a application for a Comprehensive Permit to allow the construction of forty for sale condo units in twenty duplex style buildings on a 9.6+- acres. This hearing is continued from 7/6/21.

Atty. O'Shaughnessey mentioned that at the last meeting there were a few items that were discussed – traffic, sidewalks, landscaping, septic system, culverts, environmental concerns and water lines. Information was sent to the Board on all these points and he feels that they have satisfactorily addressed all the comments.

Joe Webby spoke on the change on the plans since the last hearing. Discussed letters from Pat Brennan, Amory Engineering – August 16 letter – add guard rail, vinyl fencing will be added, completely wrap the entire site with a silk sock; add no parking signs; landscaping plan will be discussed later; plan shows that trucks can make the intersections; utility and storm water management have been revised; concrete curbs; drainage basins taken care of see Sheet 7; basins should be mowed more often in season; list of waivers; letters from water department; EPA application currently under review.

Perkins asked what material is the guard rail going to be made of – Webby responded made of wood.

O'Shaughnessey added that visitor parking has been added at the front of the site; also changed parking for units – now have two parking spaces outside and one in garage additional 40 parking spaces added)

Landscape Architect Patricia (?) talked about front entrance where evergreen trees (3) dogwood and evergreen or deciduous shrubs. Regular street trees throughout the whole property, each

unit will have a lamp post. Condo association will be responsible for the maintenance of the landscaping. Mailbox should be moved to a better location.

William Kenney, River Hawk Environmental spoke next on the investigation he did on the Rockland side of the property regarding wells. In response to Mr. Qualter's letter-placement of trash on former wetland;s north of the landfill – groundwater at the Beech Street Landfill flows down to the north (i.e. away from Cushing Trails) Therefore this comment is not relevant. (further formation can be had in the review of the 358 m/l page of the report) In summary it is the opinion of the RHE that the proposed project will not negatively impact existing conditions at the site and that the proposed project will not negatively impact, nor be impacted by the Beech Street Landfill.

O'Shaughnessey spoke on the issue of an abutter that a 36" pipe discharging into her yard – this is an overflow pipe from the basin (pointed to plan) so if this basin surcharges the water will flow in the overflow and discharge (here) – does not flow into her property – a swale runs around there so the water will discharge and be carried away from the property around the swale.

Pat Brennan, Amory Engineering, stated that his concerns have been addressed – biggest concern was drainage – they have updated that – have included that most of the woods are gone now – calculations match what is shown on the plans now. They have also put a berm with a swale back along the west property line.

Jack Gillon, Traffic Engineer, traffic study is based on duplexes, which is different than single family homes. Recommendations include project design to accommodate the turning and maneuvering requirements of the largest anticipated emergency vehicle; on-street parking shall be prohibited along both sides of the project site roadway to the extent that the roadway width is less than 24'; vehicles exiting the project should be placed under Stop-sign control with a marked Stop line; all signs and pavement markings should conform to the applicable standards of the Manual on Uniform Traffic Control Devices; a sidewalk has been provided along one side of the project site roadway that extends to Spring Street. Americans with Disabilities Act compliant wheelchair ramps should be provided at all pedestrian crossings; driveways to the residential units should be a minimum of 21'; signs and landscaping to be installed and designed not to restrict sight lines; existing trees along the north side of Spring Street should be selectively trimmed or removed; snow accumulations (wind rows) should be promptly removed where such accumulations would impede sight lines.

Joseph Peznola, from Hancock Associates, here on a grant from Mass. Housing to assist the Board with this permit. His goal is to be an advisor to the Board of Appeals. He explained that different rules apply to a 40B and also fall under different zoning regulations. His overall review is that the BOA is doing a fantastic job so far.

(tape malfunctioned)

Abutters present talked about water in basements; no setback from landfill, concerned about extra parking spaces; location of leaching field; paving of street, will water main be extended; traffic study.

Motion made to continue the hearing until November 9, 2021 at 7:00 pm: Sean Buckley
Second: Joanne Miniutti
Vote: 3-0

