

HANSON BOARD OF APPEALS
Minutes of Public Hearing June 22, 2021

Board members: Kevin Perkins, Acting Chair
Sean Buckley Clerk
Joshua Pratti, Alternate
(William Cushing recused himself from this hearing)
(cont. from 4/13/21)

Petitioner: Egan Development – 7:30 PM
965-999 Main Street – Case#21MA06
Special Permit/Site Plan

For the Board: Town Counsel; Brian Winner
Peter Palmeiri, Merrill Engineering

For the Petitioner: Robert Crowell, Crowell Engineering
Atty. Barry Crimmins – Associate Noreen O'Toole

Petitioner is requesting a special permit and site plan approval to allow for the demolition of the existing house and commercial building and the construction of two (2) three story mixed residential/commercial buildings-Building One having three (3) first floor commercial units – fourteen (14) one bedroom and twelve (12) tow bedroom units; Building Two having three (3) first floor commercial units – ten (10) one bedroom units, three (3) one plus bedroom units and ten (10) two bedroom units as well as associated site improvements and related signage at Station Landing – 965-999 Main Street. Property is in the flexible overlay zone.

Peter Palmeiri, Merrill Engineering, indicated that the design engineer ha stated that the Lighting manufacturer will be providing the photometric information. The design of the proposed septic system will need to be reviewed and approved by the Board of Health.

Atty. Winner stated that the Board needs to go thru three steps: limit units; go by the by-law; And dimensional use.

Perkins felt that the proposal meets the intent of the by-law. Pratti agreed. Sean Buckley did not see any need for a variance.

Atty. Crimmins stated that the intent of the by-law is to allow mixed use developments in this Is an allowed use in this district.

There were no comments from abutters.

Motion made to approve the special permit and site plan for 965-999 Main Street: Kevin Perkins
Second: Joshua Pratti
Vote: 3-0

Motion made to close the hearing: Kevin Perkins
Second: Joshua Pratti
Vote: 3-0