

HANSON BOARD OF APPEALS
Minutes of Public Hearing January 21, 2020

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

Petitioner: Shawn MacLeod – Case#20JA02
President Titanium – 7:15 PM
243 Franklin Street
Site Plan & Variance

The Petitioner is requesting site plan approval and a variance to allow for the construction of a 17,800 sq.ft. addition to the above property. Property is located in the flexible overlay zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns regarding this proposal.

Deputy Robert O'Brien, Hanson Fire Department, commented that the building will require modifications of the sprinkler and fire alarm systems following current building codes.

Planning Board had no comments on this project.

Comments from East Bridgewater Planning Board to the effect that they understand a proposal to construct an addition to the existing commercial structure that is primarily located in the Town of Hanson. After Discussion with Commissioner Franey and reviewing the plan presented it was unanimously voted by the Board to take no action concerning this project. The Board will defer to the Building Commissioner to oversee the proposed addition and should the Commissioner feel an issue should arise he could bring the matter before Board at that time. John Delano reviewed the plans for the Board of Appeals and submitted a full report.

Kevin Grady, Grady Consulting, LLC, presented the plans for the Petitioner – also in attendance Bubba Rollins. Expansion necessary for processing and manufacturing also storage. The addition will be off the back of the existing building. Not looking to make any changes to the parking lot. Grady stated that they have been before the E. Bridgewater Conservation Commission – in the rear there is a wetlands resource area – they closed the hearing and issued an order of conditions that was ok to move forward with construction of the project. Lighting on the building – cutoff lighting – lights on the back – shooting straight down more for security than use. No lights casting off onto abutting properties. No change in traffic patterns. The proposed addition is entirely warehouse space and will not increase the flow to the existing septic system.

Grady went thru the request for a Variance and stated that the Petitioner is outgrowing their current facility and is in need of additional warehouse space to meet current and future business demand and growth. The hardship is owing to circumstances relating to the shape of the land. The land is divided by the Hanson –East Bridgewater Town Line. The applicant needs to connect their addition to the existing building based on the business operations – specifically maneuvering heavy titanium metal to be moved via forklift inside of the buildings. Therefore, it is not feasible to construct a detached building entirely in East Bridgewater. The addition will be

conforming under the Town of East Bridgewater Zoning Bylaw. Due to the location of the existing building, town line and wetlands resource area the owner is unable to locate the building entirely in Est Bridgewater where a conforming building could be constructed. Based on the lots exclusively in Hanson the building coverage is already non-conforming. The applicant is proposing a small increase in the non-conforming building coverage (2.5%) in the town of Hanson. The building coverage in the town of Hanson is already pre-existing nonconforming.

Abutter Ed Barkhouse, 301 Franklin Street, in favor of project as proposed, but no ATV usage or fireworks in parking lot, no loud noise after hours.

Kevin Grady spoke on the ATV activity and said that the area that has been used for that purpose is now going to be occupied by the new building.

Motion made to approve the application for a variance for building coverage Section VI.H and site plan approval with the following conditions: prohibit the use of ATV vehicles or similar motorized vehicles on this section of the property; signage posted to say "No Trespassing" – No ATV vehicles allowed; if there is an increase in the number of employees a new Site plan will be required; maintain the infiltration system in accordance with the structural BMP sheets for subsurface structures included with the Operations & Maintenance Plan found in Section III of the Stormwater Design Calculations report dated 11/20/2019; also submittal of a copy of the Order of Conditions and full compliance with same: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0