

HANSON BOARD OF APPEALS  
Minutes of Public Hearing September 24, 2019

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

Petitioner: Ridder Building Corporation – Case#19MY12  
280 Liberty Street – 7:00 PM  
Comprehensive Permit – 40B  
(cont. from 8/20/19)

Also present: Atty. Michael O'Shaughnessy for Petitioner  
Steven Wry, Land Planning for the Petitioner  
Michael Kennefick Town Counsel for BOA  
Peter Palmieri, Merrill Associates for BOA

The Chairman read the comments from the Conservation Agent and the Planning Board into the record.

Atty. O'Shaughnessy submitted a new plan showing adjustments made. He also introduced Steve Wry from Land Planning who has taken over the engineering to the project and he will be speaking on the storm water and where they are with the plans. There was an on-site meeting with the two engineers and some of the neighbors. Steve has done a little more work on the storm water design, per O'Shaughnessy, still progress plans, will address some of the comments raised in their submission – some of those comments more appropriate for the Conservation Committee and they will be filing with them. Steve has done some analysis and has looked at the grading – biggest change to the project is they have lost four units – had four triplex buildings before – had to make basin bigger – lost two of the buildings – instead of 60 units now down to 56.

Steve Wry, Land Planning, has taken the design to the next step which was to consider what can be done for the site as far as drainage and grading. He went on to say that he met with Peter Palmieri and they talked to some of the abutters about their concerns - some related to this project, some related to issues they had with their own with storm water in particular there is a catch basin on the side of the road and an isolated wetland that drains out into that basin and that was full of sediment – just needs to be maintained. The suggestion was made to call the highway department to come down and clean it out. Questions were asked how close some of the units were to their property. Per Wry, they took the middle unit which was closest to their pool area and have already got some evergreens being planted, changed the style of the unit and moved it back about 8' to 10'. In developing the site they have two storm water basins that will end up being detention basins to treat runoff. Storm water should be wrapped up in a couple of weeks.

The progress plan submitted at this hearing was prepared by Land Planning, Inc. dated 9/16/19 and numbered P3245.

Mark Ridder spoke and said the unit count is accurate and will not change from what will be submitted to the BOA with the groundwater calculations consistent with DEP storm water regulations.

Peter Palmieri, Merrill Associates, spoke and said the meeting with the abutters was about several concerns they had especially a high ground water condition and the fact that they did not want the storm water to adversely impact them any further than what is already going on. He did receive the plans on Wednesday and did not have calculations and soil testing information with them so are waiting for those before submitting a report.

Abutters Eric and Carol Brzuszek of 152 Gray Lane are extremely concerned about drainage problems, groundwater is already too high and cannot sell their house as they failed Title 5 inspection. Also feel that the condos are too close to their property line. Alden Way and Gray Lane have been in talks with the Town and engineers on what is going on with the drainage system. Already know this is a problem, so why make it worse. This condo development is just going to add to the problems. They are not pro development, but do not want a burden placed on them just to make a buck.

Carol Brzuszek spoke about having a Title 5 failure because the groundwater is too high. The repair is extremely costly and they do not have the money for it and cannot sell the house because of this. She also mentioned that the condos are listed in the MLS for sale and they have buyers constantly coming back and saying this development is approved.

At this point, the Chairman suggested that the hearing be continued.

Motion made to continue the hearing until October 29, 2019 at 7:00 pm: Kevin Perkins

Second: Joanne Minuti

Vote: 3-0

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