

HANSON BOARD OF APPEALS
Minutes of Public Hearing January 22, 2019

2019 JAN 31 A 8:52

Board members present: William Cushing, Chairman
Joanne Miniutti, Vice-Chair
Kevin Perkins, Member
Sean Buckley, Alternate

Petitioner: Eric Hittelman for VCA Animal Hospitals
Case#19JA01 – 7:00 PM
104 Liberty Street – Special Permit/Site Plan

Also present: Joseph Webby of Webby Engineering representing the Petitioner

The Petitioner is requesting a Special Permit and Site Plan approval to allow for the operation of a Veterinary Hospital with accessory boarding (for clinical use), grooming and retail sales of pet related supplies, food and pharmaceuticals with related signage at the above address. Property is in Business and Residence AA zones.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns regarding this proposal however a Permit must be issued prior to the start of any remodeling and construction.

Deputy Rob O'Brien of the Hanson Fire Department had no major issues with the application but follow up paperwork must be submitted by the Petitioner prior to the opening of the business.

Plan submitted for the proposed was prepared by Webby Engineering Associates, Inc., 180 County Road, Plympton, Ma. 02367, numbered W-5800 and dated 12/6/18.

The veterinary building on Rt. 27 Main Street will be moving the operation to the 104 Liberty Street address. They are not proposing any changes to the building; however a couple of changes – provide fenced in areas for exercise for the dogs as they recover. One concern from an abutter, Bo Dyer from the northerly property concerns water currently coming down the drainage which settles and then trails off onto Dyer's property. Working with VCA, and the architect, Webby stated they are willing to create a swale to take care of this so no more water goes on to neighboring property.

Moir and Becky from VCA Hanson office stated that office hours will be seven days a week - Saturday and Sunday 7:00 am to 7:00 pm. Monday thru Friday – 7:00 am to 10:00 pm. There are 35 employees.

The sign will be the same one currently in use on Main Street.

The interior will be sectioned off – surgical suite, dentistry suite, pharmacy and lab, examination rooms, treatment area, boarding areas with runs for larger dogs-smaller areas are for cats with litter boxes, also a front desk and waiting room.

Plenty of parking and lighting as shown on plan.

Motion made to approve the special permit and site plan for VCA Animal Hospitals, Inc., 104 Liberty Street contingent upon the drainage swale being installed as shown on site plan: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

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HANSON BOARD OF APPEALS
Minutes of Public Hearing January 22, 2019

Members present: Kevin Perkins, Member
Joanne Miniutti, Vice-Chair
Sean Buckley, Alternate

Petitioner: Elizabeth A. Brown, Trustee-Case#19JA02
332 Monponsett St. Realty Trust – 7:30 PM
Special Permit

Also present: Joseph Webby, Engineer for the project

The Petitioner is requesting a Special Permit to allow for the demolition and reconstruction of a single-family home at the above address. Property is preexisting nonconforming and is in Residence A zone.

Plan for the project was prepared by Webby Engineering Associates, Inc., Civil Engineers and Land Surveyors, 180 County Road, Plympton, Ma. Plan is numbered W-5774 and dated December 20, 2018.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns with the project however a Permit must be issued prior to construction.

Conservation Commission commented that there are no wetlands within 100 feet of the proposed single family house and septic system as per Plan dated 12/20/18 prepared by Webby Engineering Associates, Inc. and signed and stamped by Richard DeBenedictis, P.E., therefore a Notice of Intent is not required.

Joe Webby presented the plan for the Petitioner. Webby stated that currently there is a shack on the property that has been vacant for quite some time and will be demolished. The plan is to construct a 26' x 36' single family home (3 bedrooms) with a 24' x 24' garage. This plan has been approved by the Board of Health, per Webby.

Abutter Michael Doran, 285 South Street, happy to see project take place.
Abutter William Hurcombe, 360 Monponsett Street, in agreement with the plan.

Motion made to approve the Special Permit as shown on plan: Sean Buckley

Second: Kevin Perkins

Vote: 3-0

HANSON BOARD OF APPEALS
Minutes of Public Hearing January 28, 2019

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Members present: Kevin Perkins, Acting Chair
Joanne Miniutti, Vice-Chair
Sean Buckley, Alternate

Petitioner: Kevin Paquette & Stephen Regan – Case#18OC23
61 Alden Way
Section 13 Appeal – 11:00 am

The Board of Appeals is meeting to vote on the Decision drafted by Town Counsel.

Motion made to adopt the the draft decision as amended per the Board's discussion as prepared by Town Counsel at the Board's request following the Board's vote and instructions to Counsel at the December 18th, 2018 night of the public hearing including but not limited to Section 3 findings of fact; Section 4 determinations and Section 5 decision: Kevin Perkins
Second: Sean Buckley
Vote: 3-0