

HANSON BOARD OF APPEALS
Minutes of Public Hearing June 18, 2019

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

Petitioner: The Party Trust – Case#19MA06
0 Main Street – 7:00 pm
Special Permit/Site Plan
(cont. from 3/26 and 4/23)

Also present: Al Loomis, McKenzie Engineer for the Petitioner

The Petitioner is requesting a special permit and site plan approval to allow for the construction of three duplex residential dwellings have a total of eight bedrooms with associated parking at the above address. Property is in the Flexible overlay zone.

PMP Associates commented that they received the revisions too late for comments at the hearing scheduled for tonight.

Al Loomis stated that what they have done is take their review letter and went thru item by item and addressed each one of the items with a response. Some completed items are that they added abutter information to the plan; added a benchmark on the plan as well as the grading plan; also added property monuments; the gas line was relocated; paving as reconfigured to comply with the 30% required in the District. Also 12' clear space has been provided; separate landscape plans have been provided. Cape cod berms have been added along the entrance.

Loomis discussed in detail the changes made per PMP recommendations to the stormwater management control. (infiltrating and treating the run-off)

Loomis addressed a question as to whether vehicles could maneuver in and out of the parking spaces so he took the extreme case of each outside location – the vehicle he is showing is a 19' long and has a wheel base of 11.2' – a big vehicle- and it can negotiate the parking spaces – pulling in and backing out.

The Board determined it is best to continue the hearing to hear from PMP Associates, review engineers for the Board of Appeals.

Motion made to continue the hearing until July 9, 2019 at 7:00 pm: Kevin Perkins

Second: Joanne Miniutti

Vote: 3-0

7:30 PM – 468 Monponsett Street – Case#19JN13

Site Plan/Special Permit

Stenbeck & Taylor- review engineers for 468 Monponsett St.

Petitioner is requesting Site Plan approval and a special permit to allow for the construction of a new 60' by 70' steel building and realign parking and yard storage for an existing retail equipment rental building at the above address. Property is in Residence A zone.

Brad Taylor spoke at the hearing as representative of Stenbeck & Taylor.

Building Inspector Robert Curran commented that this property has done well and is now experiencing growing pains. The proposed project will certainly organize this site and allow the business to thrive. Some of the concerns are related to the neighborhood, specifically the appearance of the new building as well as noise and exterior lighting. The business is located in a residential area and the overall appearance should be harmonious with the surrounding homes. The façade of the building could be designed to be appropriate for this area and the lighting should be shielded so as not to shine onto the abutters properties. Plantings will help with the overall appearance. A building permit will be required prior to the start of any demolition or construction.

Plans submitted for this project were prepared by Stenbeck & Taylor Registered Professional Engineers and Land Surveyors, 844 Webster Street, Marshfield, Ma.. numbered 8695 and dated May 10, 2019.

Three letters from direct abutters were hand delivered this evening-all in favor of the project.

The Board had determined that a Review Engineer for the BOA was needed and therefore this hearing would have to be continued, but in the meantime did allow Brian Stenbeck to just give a rundown of what will be taking place on the property. The new building will conform to setbacks-preexisting, non-conforming. It is in Residence A zone.

The goal is to consolidate all of the existing buildings into one.

Motion made to continue the hearing until July 23, 2019 at 7:15pm: Kevin Perkins

Second: Joanne Miniutti

Vote-3-0

