

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF MAY 9<sup>th</sup>, 2017  
TOWN HALL, 542 LIBERTY STREET, HANSON, MA**

**Called to Order at 7:00 PM** under M.G.L. c 131, §40 and the Hanson By-Law 3-13, §5 and Rules and Regulations by Phil Clemons, Chairman, in Meeting Room A at the Town Hall.

**Present:** Phil Clemons, Chairman  
Sharon LePorte, Member  
Bill Woodward, Member  
Brenna Audette, Clerk

**Absent:** Paul Andruk, Vice Chairman

**Also Present:** Laurie Muncy, Agent  
Rebecca Nehiley, Administrative Assistant

**Public Hearings**

**7:00 PM Request for Determination of Applicability** to determine the accuracy of the boundary of a wetland resource area at 144 Indian Head Street, Map 47, Lot 0-1-2AH for Keith D. Boyle represented by Vautrinot Consulting, P.O. Box 144, Plympton, MA 02367 **(new hearing)**

Ms. Audette read the Public Hearing Notice and the abutters were verified. Mr. Alan Vautrinot and Mr. Ryan Willis, MSc., for Environmental & Energy were present. Mr. Vautrinot approached the Commission and explained that Mr. Willis had done a detailed analysis of the bog in question to discern if it was upland or a wetland bog (Upland Cranberry Bog Soil Evaluation dated 3/3/17). Mr. Vautrinot presented a geodetic survey map (c.1929) that depicted that the area as upland. Mr. Clemons commented that the Commission was primarily interested in whether the boundaries were acceptable.

Mr. Willis said that he had conducted a series of test pits to make a determination of the soil conditions prior to the creation of the bog. He said that the test pits closest to Indian Head Pond were inundated within 4-5 inches. Location #301-SB (Figure 12 0 Soil Evaluation Map) had the strongest upland indicators based solely on soils, not vegetation. He surmised that 6-10 feet of soils were dug out to make the bog. Mr. Clemons commented that elevations and the current characteristics of the area are key as a large portion of the area has been impacted by human activity.

Mr. Donald Ellis presented a topographic map to the Commission. Mr. Vautrinot then asked the Commission for a Positive 2 Determination which is an approval of the delineations of the resource areas and binding to all future decisions. Ms. Muncy suggested that the plan go out for review by an independent consultant. Mr. Clemons commented that the plan (dated 11/17/16) is not labeled properly as there are no wetland flags depicting boundaries or elevations. Ms. LePorte suggested that an onsite inspection be scheduled for the Commission before hiring an outside consultant. Mr. Vautrinot will place stakes on either side of the bog for reference and revise the plan.

**Motion to have an onsite inspection on 5/23/17 at 3 PM:** Sharon LePorte

**Second:** Brenna Audette

**Vote:** 4-0-0

**Motion to continue the public hearing until 5/23/17 at 7:15 PM:** Bill Woodward

**Second:** Sharon LePorte

**Vote:** 4-0-0

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Melissa Sullivan, an abutter, asked what was the purpose of having the bog designated as upland? Also, why was Mr. Ellis involved? Mr. Ellis answered that he is an abutter and is just trying to help out Mr. Boyle. Mr. Clemons said that the Commission can't speculate on why.

**7:15 PM Notice of Intent** for the construction of an addition to a garage with a deck above and a paver apron at 62 Stringer Lane, Map 83, Lot 3-21 for **Applicant:** Champion Builders, PO Box 1414, Duxbury, **Owner:** Steven & Mary Cronin and represented by Grady Consulting, 71 Evergreen St., Suite 1, Kingston, MA **(Local File#17-01) (new hearing)**

Ms. Audette read the Public Hearing Notice and the abutters were verified. Mr. Darren Grady, P.E. along with owner Steven Cronin was present. Mr. Grady approached the Commission with a plan (dated 5/4/17) for a proposed garage in the footprint of the existing driveway as proposed is within 64.2' to an Isolated Vegetated Wetland at its closest point. A silt sock shall be installed to prevent erosion into the isolated wetland which is protectable under the Hanson Wetlands Protection By-Law only. Mr. Grady added that there is no increase in storm water. Ms. Muncy had no comment. No abutters were present.

**Motion to approve and issue an Order of Conditions with standard conditions:**

Bill Woodward

**Second:** Brenna Audette

**Vote:** 4-0-0

**Discussions**

**Review of Site Visit Observations for off Greenbrier Lane, Map 108, Lot 5-24A as it relates to a recent site inspection on 4/6/2017 (DEP #SE175-0673)**

Ms. Muncy reported that in response to a complaint of flooding, she had conducted a site inspection on 4/4/17 where she observed that water had breached a stone wall (see report) onto an abutters property. Ms. Muncy had immediately notified the owner, who was out of state but in hearing of the situation came home to address it. An emergency onsite inspection was conducted on 4/6/17 with Ms. Muncy, Ms. LePorte, Mr. Clemons and Mr. Memo, owner. Mr. Memo had installed PVC pipes under his driveway as a temporary measure to alleviate the flooding. As this hadn't worked, he had cut two trenches across the driveway to enable normal draining of surface water away from the abutter's property. Mr. Memo, present at this meeting, had consulted with Joe Webby of Webby Engineering about alternative drainage structures. Since a large culvert would have to be custom made and was cost prohibitive, Mr. Webby had suggested two (2) 18" polyurethane double-walled pipes be installed.

Mr. Clemons mentioned that Mr. Memo had also discussed the potential of installing a water service down the length of the driveway to the house. Mr. Clemons said that since the approved plan (dated 9/27/16) depicted a well, it would have to be revised to show the location of the water line and a cross section of a larger utility pipe. If proposing changes to the original plan, it would have to be signed and stamped by an engineer to protect the neighboring properties and adjacent wetland. Mr. Clemons asked if the Commission thought that the changes rose to the level of an Amendment to the Order of Conditions. Ms. Audette was skeptical about the size of the culverts that Mr. Memo was proposing. Mr. Clemons indicated to Mr. Memo that

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the Commission would require an updated plan with specifications and locations of drainage structures, the location of the water service in the driveway layout and new septic tank location. He then asked for comments from abutters. Those present were:

**Amelia Anair, 57 Greenbrier Lane** – Was very concerned with the flooding in her yard and with the size and adequacy of the proposed 18” pipes. Since the driveway was built higher than the stone wall, her whole backyard was flooded. Ms. Anair wondered if Mr. Webby should have known that this would happen.

Mr. Clemons commented that it’s a “transition zone”, a possible gray area that the driveway interfered with. That is why the Commission is looking into larger pipes as it appears that three 6” pipes may not be sufficient. He suggested to Mr. Memo that Mr. Webby prepare storm water calculations for a 100 year storm to instill the Commission’s confidence in the new plan and to prevent something like this from happening again.

**Walter Engstrom, 640 Whitman Street** – Wanted to know if the electrical and water line will be shown on the plan and if the driveway will have to be modified.

Ms. Muncy replied that the electrical trench and detail was already on the plan. Mr. Clemons added that a new plan must show both and the Commission awaits that information.

**Motion to require a Request for an Amendment to the Order of Conditions with the following information: 1. A revised plan depicting specifications and locations of two new drainage structures, a cross section and location of a water line, the new location of the septic tank and storm water calculations:** Bill Woodward

**Second:** Sharon LePorte

**Vote:** 4-0-0

**Extension to an Amended Order of Conditions** to allow improvements within the limits of the existing parking area at Shaw’s Plaza, 480 Liberty Street, Map 82, Lot 7 for Northstar Centers (DEP #SE175-0569)

**Motion to approve a 1-year Extension to the Amended Order of Conditions:**

Sharon LePorte

**Second:** Bill Woodward

**Vote:** 4-0-0

**Request for a Minor Modification** to the Order of Conditions for Stonebridge Commons for Mark Ridder (DEP #SE175-396)

Mr. Clemons reported that he had recently attended a Planning Board meeting to discuss the characteristics of the emergency access road at Stonebridge Commons that connects the Liberty Street to the Winter Street side. Consequently, he and Ms. Muncy had researched the conservation file, which was substantial. The access road was historically a cart path for a blueberry farm and because of the wetlands on both sides was deemed to be jurisdictional. They had come across input from the previous Fire Chief Hoyt recommending the use of crushed

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stone. Mr. Clemons said that he had also come across a detail on a plan regarding the use of pavers that disagreed with the Fire Chief's recommendation. Mr. Clemons suggested that the road will be used in an emergency situation only and won't be driven on a lot. He and Ms. Muncy both agree that it would be beneficial to have a detail put into the record that is consistent with the requirements of the fire chief and others. Ms. Muncy commented the surface of the existing road has passed compaction testing and is in better shape than some of the other private roads in town. She was of the opinion that it was unreasonable to put in pavers on a 1,000 foot long roadway as they lift and will be difficult to maintain.

Mr. Mark Ridder, the original developer of Stonebridge Commons, was present. He commented that Mr. Clemons assessment was correct and the Planning and Conservation staff had done a lot of due diligence. The record is conflicting because there is no mention of pavers in the Order of Conditions. Back in the day, the Fire Chief had a lot of input regarding emergencies and breakaway gates were a key factor. Mr. Ridder reiterated that FC Hoyt's comments were clear but also conflicted with the detail. Since Conservation has jurisdiction, he is comfortable with what they decide.

The Commission reviewed the Emergency Access Road Detail (dated 5/1/17) provided by Mr. Ridder. Ms. LePorte asked if the road was going to be widened. Mr. Ridder answered no, that it was originally 12' wide and that is what's there now. Mr. Clemons mentioned that it's not going to be a public way and asked if were to be heavily traveled in terms of plowing. Mr. Ridder commented that it's under the purview of the Association of which he is a trustee and who have a plowing contract. Based upon his experience, the woods will not get huge drifts and his recommendation is that if there were 6" to 8" of snow, to plow with the blade up.

Mr. Clemons asked the agent for any final comments. Ms. Muncy said that she was quite impressed during her inspection and recommended that the commission take a walk and look at the pond that abuts the emergency access road as its part of the Order of Conditions to improve that area. Mr. Ridder commented that during the original hearings, they were granted permission to install some bat houses and basking logs for turtles and that some of the residents may cut through this area to go to Heidi's Hollow.

**Motion to approve a Minor Modification to the Order of Conditions with the  
Emergency Access Road Detail (5/1/17) made part of the official plan: Brenna Audette  
Second: Sharon LePorte  
Vote: 4-0-0**

**Request for a Certificate of Compliance** for 180 Indian Head Street, Map 47, Lot 3, part of Lot 14 for Michelle M. & Donald H. Ellis, Jr. (DEP #SE175-0664)

Mr. Woodward recused himself from the discussion. Ms. Muncy mentioned that there wasn't a representative for the project at the meeting. She suggested an inspection, especially for the commissioners who haven't been to the site and a review from the consultant for the Commission. Mr. Clemons agreed that it be sent out for review because of the size of the site and its proximity to wetlands and Endangered Species habitat. It also abuts conservation land and a Great Pond (Indian Head). Ms. Audette strongly suggested that the original consultant do the review as he looked at the site prior to construction.

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**Motion to hire Mr. Delano based on a quote and his availability and to schedule a site walk as discussed:** Sharon LePorte

**Second:** Brenna Audette

**Vote:** 4-0-0

Mr. Woodward objected to the site inspection as an As-built was submitted and it was redundant and a waste of time and money. Ms. Audette was concerned that a lot more trees were cut down than what originally proposed and was not comfortable signing a Certificate without certifying compliance. Mr. Clemons added that the project reaches a certain level of complexity.

**Minutes**

**Motion to approve the minutes of March 28, 2017:** Sharon LePorte

**Second:** Bill Woodward

**Vote:** 4-0-0

**Motion to approve the minutes of April 25, 2017:** Brenna Audette

**Second:** Sharon LePorte

**Vote:** 4-0-0

**Old Business/New Business**

**Order of Conditions** for the construction of a new single family house, septic system, site utilities and landscaping at 91 King Street, Map 107, Lot 11 (portion of) for Buz Artiano, West Light Development represented **(DEP #SE175-0680) – signed**

**Order of Conditions** for the construction of a Single Family Home with associated site development, septic system, driveway and utilities at 411 Brook Street, Map 96, Lot 13B for Frank Archibald **(DEP SE#175-0679) – signed**

Express Newspapers/Invoice – **signed**  
Conservation plaques

**Motion to approve expense of \$450.00 from the Conservation Fund to purchase boundary markers:** Bill Woodward

**Second:** Sharon LePorte

**Vote:** 4-0-0

**Adjournment**

**Motion to adjourn at 8:45 PM:** Brenna Audette

**Second:** Sharon LePorte

**Vote:** 4-0-0