

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF OCTOBER 10, 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  
Paul Andruk, Vice Chairman

**Absent:** Brenna Audette, Member

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

**Minutes**

**Motion to approve the Minutes of September 26, 2017:** Sharon LePorte

**Second:** Bill Woodward

**Vote:** 4-0-0

**Public Hearings**

**7:00 Notice of Intent** for a proposal to construct a new commercial building with associated site development, drainage, septic system, parking lot & utilities within 100 feet of a Bordering Vegetated Wetland at Liberty Street, Map 91, Lot 12-1 for William Dyer & Jerrold Coulstring, Jr., represented by Webby Engineering (**DEP #SE175-0685**)

Phil Clemons read the Public Hearing Notice and the abutters were verified. Mr. Clemons reported that a site inspection had been conducted on 9/12/17 by the Agent and members of the Commission. Mr. Webby explained that the proposed Plan is under review of the Zoning Board of Appeals. Since the ZBA's review engineer, P.M.P. Associates had made a determination that the accessory building was not allowed, they are eliminating it and enlarging the front building, although staying on the same footprint. Mr. Webby gave a brief synopsis of the proposal and the buffer zones, but said the Plan is still in transition. He added that the parking lot and drainage systems may end up being smaller than what is depicted depending on the nature of the soils.

Mr. Dyer has spoken to the owners of the adjacent medical building on how to remediate a drainage pipe from eliciting discharge onto the property. Also, he asked the Commission if use of straw wattles instead of haybales was allowable and if it was alright to process loam on site. He indicated that he wanted to be able to start site work outside of the 100' buffer zone.

Mr. Clemons was of the opinion that because an easement for the Abington/Rockland Water Department is depicted on the plan, they should be notified that there's a filing. If there are any standards, they could let us know. Also, before commencing any work onsite, he requested a revised plan depicting the elimination of the accessory building, erosion control, a limit of work and a plan to screen loam so as not to create a nuisance to abutters.

**Motion to continue to 10/24/2017 at 7:30 PM pending a revised plan:** Bill Woodward

**Second:** Sharon LePorte

**Vote:** 4-0-0

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**7:15 PM Request for Determination of Applicability** for small tree and brush removal to provide access to rear portions of land to determine soil suitability in the upland areas at Holmes Street, Map 57, Lot 4 for Anthony and Phillip Sacco represented by Alan Dias

Mr. Clemons read the Public Hearing Notice and the abutters were verified. Mr. Dias submitted a plan dated 9/30/16 with a proposal to perform perc tests in two areas on two undeveloped lots that are assessed as house lots. He said tree and brush removal will be necessary to access these areas. Mr. Clemons commented that the Mass GIS mapping tool shows extensive wetlands on the site. Mr. Dias said that Brad Holmes of Environmental Consulting and Restoration delineated the wetlands in May of 2016. He said that the wetlands at the entrance to the site are not connected and the intention is to stay away from the wet areas to test soil suitability in the upland.

Mr. Clemons said that there is a reason that Holmes Street is shaped like it is. It curves around those areas that have never had buildings or roads. He is not comfortable with heavy equipment going through there as it may have wetland characteristics. Mr. Clemons added that he would like to read Mr. Holmes' report as all of the Commission's decisions are based on where the wetlands are and what is being disturbed. Mr. Dias did not bring the report and said that the owners are looking to have the lots re-assessed as non-buildable. Mr. Clemons asked for comments from abutters. Those present were:

**David Esker, Holmes Street** - Commented that the whole area is wetlands. His basement has been wet for 46 years. The area is always flooded and he's worried about more water. He is also concerned with the wildlife.

**Charles Young, Holmes Street** – His sump pump goes 24 hours a day. He had to file a Request for Determination when he put his septic in. The soils are saturated and there's no drainage.

**Patricia and Robert Ring, Holmes Street** – He said that they had to put in a raised system as the wetlands behind his house were flagged. He'd like to build a house for his kids, but he can't.

**Jessica Andrade, Holmes Street** – Her backyard is wet all year. The former owners couldn't put a system in the backyard. She's been there for 5 years.

Mr. Anthony Sacco was present. He clarified that they are not proposing any construction; they're just investigating the property. Mr. Clemons responded that the proposal is to dig holes and because it's impactful, it might be unnecessary if the area is that wet. He suggested the Commission make a site inspection this Friday in the AM. In the meantime, Mr. Dias will get a report from Brad Holmes.

**Motion to continue the hearing until 10/24/17 at 7:45 PM:** Bill Woodward

**Second:** Paul Andruk

**Vote:** 4-0-0

**7:30 PM Continued Notice of Intent** to raze an existing dwelling and construct a new single family home with associated site development, septic system, driveway and utilities within 100' of a Bordering Vegetated Wetland at 137 Lakeside Road, Map 79, Lot 25 for Kevin Perkins represented by Webby Engineering (DEP #SE175-0688)

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This hearing was continued from 9/26/17. Mr. Webby had Ms. Brook Munro determine the Mean Annual Highwater Mark of Spring Brook and it was depicted on the Plan (dated 10/3/17) with associated 100' and 200' Buffer Zones. She also delineated the cranberry bog across the street. He reiterated that all the proposed work is within jurisdiction, but it's an existing dwelling on a previously disturbed lot prior to 1996. Mr. Perkins proposed to demolish and rebuild the dwelling with a new septic system. As part of the mitigation, he plans to clean up the trash and plant five (5) Blueberry bushes. Erosion control is proposed at the limit of work and four (4) conservation posts will be placed to demarcate a No-Disturb Zone in perpetuity. Mr. Clemons asked for comments from abutters. Those present were:

**Thomas Kenney, Lakeside Road** – The property has been in disrepair for 35 years and is a eyesore. He supports the project.

**Bill Cushing, Lakeside Road** – He concurs with Mr. Kenney.

**Motion to approve a variance for work in the Buffer Zones:** Paul Andruk

**Second:** Sharon LePorte

**Vote:** 4-0-0

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

Sharon LePorte

**Second:** Bill Woodward

**Vote:** 4-0-0

### **Appointments**

**8 PM Appointment** with Kevin Estano regarding an Enforcement Order at 176 Adams Circle

Mr. Estano approached the Commission. Mr. Clemons had made a site visit and drafted a report (dated 10/4/17). The office had contact with the North River Commission, but because their jurisdiction doesn't extend into Hanson, the site isn't subject to the Protective Order. Mr. Clemons said that the patio was 23' from the Mean Annual Highwater Mark and that is "quite an intrusion. The best response to knowing that rivers flood, is to allow heavily vegetated areas to exist." He added that the functions of the Act are being hampered by a stone structure. The patio is in the flagged riverfront area and the Commission is concerned about sending out the right message. To that end, Mr. Clemons suggested that the patio be relocated to a different area. Mr. Andruk agreed. Mr. Andruk was of the opinion that if it originally came before the Commission on a Plan, it would not have been allowed. Ms. LePorte was reluctant, but didn't think there was an alternative. Mr. Estano will confer with Brooke Munro and the matter was continued to the 10/24/2017 Agenda at 8 PM.

### **Discussions**

**Request for a Certificate of Compliance** for 273 Lakeside Road, Map 79, Lot 7 for Thomas F. James, Trustee (DEP #SE175-0649)

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**Motion to approve and issue a Certificate of Compliance:** Bill Woodward

**Second:** Paul Andruk

**Vote:** 4-0-0

**Conservation Agent position**

Mr. Clemons reported that he had had a meeting with the Town Administrator and Joe Weeks, Planning Board Chair to discuss the potential for separating the position of Town Planner/Conservation Agent. They also discussed sharing the Agent position with another town, and having full time vs. part time. Mr. Woodward commented that MACC has a website with several job descriptions.

**Letter** from Plymouth County Mosquito Control regarding ditch maintenance at 25 Robinson Street - FYI

**Old Business/New Business**

Emergency Certification for repair of headwall at Indian Trail

**Motion to ratify Emergency Certification for the Highway Department:** Sharon LePorte

**Second:** Paul Andruk

**Vote:** 4-0-0

RE Lyons, Inc./Invoice – **signed**

Whitman-Hanson Express/Invoice – **signed**

John W. Delano & Assoc./Invoices – **signed**

**Adjournment**

**Motion to adjourn at 8:45 PM:** Paul Andruk

**Second:** Sharon LePorte

**Vote:** 4-0-0