

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF JULY 24, 2018  
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  
Paul Andruk, Vice Chairman  
Sharon LePorte, Member  
William Woodward, Member  
Michael DeVeuve, Clerk

**Also Present:** Rebecca Nehiley, Administrative Assistant

**Minutes**

June 26, 2018 – the minutes were tabled until the next meeting

**Public Hearings**

**7:00 PM Notice of Intent** for the construction of an in-ground swimming pool within 100 feet of a Bordering Vegetated Wetland at 42 Greenbrier Lane, Map 108, Lot 41 for Edward & Julie Heapes represented by TM Wetland Consulting, 23 Central Ave., Lakeville, MA (DEP #SE175-0698) (New Hearing)

Mike DeVeuve read the Public Hearing Notice and the abutters were verified. Tara Martin of TM Wetland Consulting made the presentation for a proposed 20'x34' in-ground swimming pool with a 4' concrete apron and a 10' bump out patio close to the house. The area is flat, existing lawn. The pool is 68' from the Bordering Vegetated Wetland. All excavated soils will be trucked offsite to NE Recycling Center. A dewatering area is proposed if necessary to allow slow infiltration. Erosion control is proposed 55' from the resource area and will remain until the site has been stabilized. A magnesium cartridge filter will be used to eliminate the need to backwash the pool water. Mr. Woodward made a site inspection and concurred that all work is to be confined within backyard surrounded by a chain link fence. Mr. Clemons asked for comments from abutters. Those present were:

**Mary Theresa and Peter Veneto, 24 Greenbriar Lane** – They had no qualms of the project.

**Motion to approve and issue an Order of Conditions:** Sharon LePorte

**Second:** William Woodward

**Vote:** 5-0-0

**Motion to close the hearing:** Sharon LePorte

**Second:** Bill Woodward

**Vote:** 5-0-0

**7:15 PM Notice of Intent** for the construction of a single family house, driveway, and associated grading and landscaping within 100' of a Bordering Vegetated Wetland at LOT 5 Indian Head Street, Map 47, Lot 20 for Brookside Realty, LLC (applicant), Donald H. Ellis, Sr., (owner) represented by Vautrinot Consulting, P.O. Box 144, Plympton, MA (DEP #SE175-06\_\_) (New Hearing)

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Mike DeVeuve read the Public Hearing Notice and the abutters were verified. Bill Woodward recused himself. Mr. Al Vautrinot made the presentation for the construction of a single-family house on a retreat lot (Plan dated 6/21/18). The Resource Areas include the 100' and 200' Riparian Zones and Buffer Zone to a Bordering Vegetated Wetland. Mr. Vautrinot specified that the house and septic are outside of the Riverfront area and the 100' Buffer Zone, but the driveway is within jurisdiction. He was also surprised to learn that the property is no longer within Estimated Priority Habitat. Mr. Ed Johnson, the applicant mentioned that a stone swale was proposed along the driveway to allow for runoff as it slopes down gradient.

Mr. Clemons asked about the wetland delineation as it appears to have expired. Mr. Vautrinot suggested that he reflag the area and that the 50' buffer zone has been already been staked out in the field. Ms. LePorte agreed that it be reflagged and documented with a description in a letter. Mr. Clemons asked Mr. Vautrinot to speak to how they propose to manage material during the clearing of the lot. Mr. Vautrinot replied that a staging area has been proposed outside of the 100' Buffer Zone. Mr. Clemons said that because the Commission is currently without an agent, a consultant may have to review. No abutters were present.

**Motion to continue the hearing until 8/14/18 at 7:00 PM:** Sharon LePorte

**Second:** Paul Andruk

Mr. Johnson asked if the Commission would review once the flags are done. Mr. Clemons answered that someone needs to clarify the delineation.

**Vote:** 5-0-0

**Appointments**

**7:30 PM Informal Discussion with David Soper and Ken Marston regarding 1101 Rear Main Street**

**Present:** Amanda Marston, VP, Bowmar Realty Trust  
Brian Taylor, P.E. Stenbeck & Taylor, Inc.  
Rick Servant, P.L.S., Stenbeck & Taylor, Inc.  
Kenneth Marston, Trustee, Bowmar Realty Trust, Applicant  
Joseph Marangiello, Owner of Record  
David Soper, Gov't Liaison & Project Manager for Kenneth Marston

Mr. Soper introduced himself as being on board to assist Ken Marston for the licensing and permitting process through the building departments. He presented a preliminary Plan called "Site Redevelopment Plan" showing "Proposed Building and Site Improvements" for 1101 Main Street (Rear) Parcels 42-60 & 60A, Hanson, MA dated 7/24/18. Mr. Marston said he started working with Joe Marangiello about 3 or 4 years as he had always been interested in the existing buildings on the property. About 2 years ago, he bought the freezer building for which Mr. Marangiello had acquired a permit as well as a permit for a new 20,000 sq.ft. building. They thought that the best approach was to come up with a Master Plan as conditions have been deteriorating over time.

Mr. Brian Taylor looked at the history of the site. There are two outstanding Orders of Conditions as well as Zoning Board of Appeals approvals which are all cited on Page 1 as part of the record. Brad Holmes of Environmental Consulting & Restoration, LLC did a new delineation

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of the site on 5/4/18. In August, they will be submitting a Notice of Intent. They're hoping that things dry out so that they can perform dewatering and discovery using dye and cameras. The DEP Stormwater Management guidelines say that in terms of a Redevelopment Project, everything has to be designed to the best extent possible and practical. Mr. Taylor went on to explain the proposed storm water management in detail which will be outlined in the Notice of Intent narrative.

Mr. Clemons commented that because it's a highly modified site, to make sure to ask for a variance from the 50' buffer zone and design mitigation into the plan when making their official proposal. He added that because it's a very large site that is tight to the wetlands, they may need to propose a special environmental project offsite, such as cleaning up surface debris, fixing a habitat or invasive species removal for example. Mr. Clemons suggested that "anything that makes the site look better and is ecologically better, we are supportive." Ms. LePorte said that it seems to be a vast improvement over what's there." Ms. Nehiley will send Mr. Servant a Notice of Intent checklist.

**Discussions**

**Conservation Agent position**

Mr. Clemons mentioned that Matt Tanis had resigned as Board of Health Agent/Interim Conservation Agent and taken a job elsewhere. The Commission was grateful for his invaluable experience and wished him best of luck in his new endeavors.

**Request for a Certificate of Compliance** for 252 Gorwin Drive, Map 86, Lot 89 for Peter Daley (DEP #SE175-300)

Mr. Woodward had made a site inspection and everything was according to the As-Built.

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

**Second:** Sharon LePorte

**Vote:** 5-0-0

**Old Business/New Business**

Mass Society of Municipal Conservation Professionals, Inc./Invoice – **signed**

Express Newspapers/Invoice – **signed**

MACC/Invoice – **signed**

Ms. Nehiley mentioned that she had been asked to sign off on a well permit for and irrigation well at 795 Main Street.

**Motion to approve an irrigation well permit:** Sharon LePorte

**Second:** Paul Andruk

**Vote:** 5-0-0

**Adjournment**

**Motion to adjourn at 8:50 PM:** Paul Andruk

**Second:** Sharon LePorte

**Vote:** 5-0-0