

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF MARCH 26, 2019
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 Philip Clemons, Chairman, in Meeting Room B at the Town Hall.

Present: Philip Clemons, Chairman
Paul Andruk, Vice Chairman
Sharon LePorte, Member
William Woodward, Member
Michael DeVeuve, Clerk

Also Present: Michele Grenier, Conservation Agent
Rebecca Nehiley, Administrative Assistant

Appointments

7:00 PM Appointment with Mark Ridder for an informal discussion regarding an upcoming project

Mr. Ridder approached the Commission with a plan for a potential new project entitled “Liberty Woods Condominiums” prepared by Marchionda & Associates, LP dated 2/28/19. Mr. Ridder wanted to give everyone a heads up that the proposal is in the pipeline and will be an over-55 development on a 25-acre parcel off of Liberty Street. He is getting ready to file with the Zoning Board of Appeals under the MA 40B statute.

The wetland delineation was confirmed with an ORAD (Order of Resource Area Delineation) in October of 2017. To that end, there is a significant wetland between Meetinghouse Lane and McDonalds where the property slopes from right to left with about a 10’ drop in elevation. A Notice of Intent will include two proposed wetland crossings and a 2-1 replication area which exceeds the local By-law regulation. He added that there’s also significant upland that will allow the development of the project with a common Title 5 septic system. Mr. Ridder concluded that he looks forward to working hand in hand with the Commission.

Mr. Clemons asked when he expects to file. Mr. Ridder answered that he will be submitting plans to the ZBA next week and to Conservation within 45 days. Ms. LePorte asked if the plan depicted individual units. Mr. Ridder replied that it’s going to be like Stonebridge, only on a smaller scale. They will be 60 age-restricted duplexes, 45 of which will be market rate and 15 affordable. Ms. Grenier, Agent asked if he will be using box culverts under the crossings. Mr. Ridder said they haven’t got that far into the design yet. She said “I hope you do.” Mr. Clemons commented that loose ends have to be tied up over at Stonebridge Commons and Ms. Grenier will be making an inspection over there soon.

Minutes

Motion to approve the minutes of January 22, 2019: Sharon LePorte

Second: Bill Woodward

Vote: 3-0-2 (Michael DeVeuve & Paul Andruk abstaining)

Motion to approve the minutes of February 26, 2019: Paul Andruk

Second: Sharon LePorte

Vote: 3-0-2 (Michael DeVeuve & Bill Woodward abstaining)

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Discussions

Request for a Certificate of Compliance for 1460 Main Street, Map 44, Lots 5-1, 5-2, 5-3 & 5-4 (Great Cedar Condo's) for Roger Morton (DEP #SE175-0597)

Ms. Grenier reported that Mr. John Delano had made a site inspection and submitted a report dated 2/11/19 that recommended approval of the project and the issuance of a Certificate of Compliance. Mr. Delano was of the opinion that the project was constructed in substantial compliance with the Orders of Conditions.

Motion to approve and issue a Certificate of Compliance: Michael DeVeuve
Second: Paul Andruk
Vote: 4-0-1 (Sharon LePorte abstaining)

Webster-Billings Conservation Area regarding the procedure for establishing joint management of the property by both the Water Dept. and the Conservation Commission

Mr. Clemons reported that things are looking positive in terms of water quality and quantity after the well testing was completed at the Webster-Billings property. The task at hand is to establish joint management of the area with the Water Department with the Commission continuing to manage Open Space and trails. Since conservation land is held under the State Chapter 97 statute, Town Counsel said the project has to go through a strict due process that includes the following 3 steps:

1. A unanimous vote of the Conservation Commission to approve the joint management.
2. A 2/3 Town Meeting Vote to approve and send to the State where
3. The State Legislature would need to act to allow joint management for a well-head area.

Motion to move that the Conservation Commission vote to request and support the conversion of use of that parcel of land, approximately 62-acres, known as the Webster-Billings Conservation Area, so called "Article 97 Land", as set forth in that certain Order of Taking dated February 25, 1975 and recorded at the Plymouth Registry of Deeds in Book 4050, Page 355, which Order of Taking states that the parcel shall be used for conservation purposes, to be used as conservation land and well head area purposes: Bill Woodward
Second: Michael DeVeuve

Mr. Woodward asked if the entrance will stay open and who'll set the hours. Mr. Clemons said that the Commission was adamant in that they don't want the public to lose access to the property. The proposed signage being paid for by the Water Department will explain that, but other Conservation managed properties are open from dawn to dusk.

Vote: 5-0-0

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ADA portion of the Open Space and Recreation Plan

Mr. Clemons reiterated that the Open Space and Recreation Plan had received conditional approval from the State, but the ADA (American Disabilities Act) evaluation was incomplete. Ms. Grenier reported that she finished that portion of the Plan and submitted it to Melissa Cryan of the Division of Conservation Services. The Town is not eligible for grant money until the Plan receives full approval.

485 Winter Street – Enforcement Issue

Because office staff had received a report of un-authorized clearing at the above-mentioned property, an enforcement order to cease and desist all onsite activity and meet with the Commission had been issued on 1/10/19. Ms. Grenier followed up with a letter to invite the owners to a meeting, but has not heard from them. Mr. Clemons remarked that the For Sale sign had been taken down and that we should continue to try and stay in touch.

Informal discussion with Donald Ellis, Jr., 180 Indian Head Street

Present at the meeting were Donald Ellis, Jr., Donald Ellis, Sr., Edward Johnson, Amanda Monti and Michael Minicucci, (200 High Street). Mr. Donald Ellis, Jr. wanted to bring to the Commission’s attention that under the current design conditions, water is being diverted onto his property from 200 High Street. Mr. Johnson commented that he and Ms. Monti had purchased the property from Mr. Ellis, Sr. with an approved plan and water from three lots (180, 190 & 200) all come together in one spot. Mr. Clemons remarked that the site work isn’t completed, but if anything needs to be changed or revised, to come back with a plan to the Commission for review.

Old Business/New Business

WB Mason/Invoice – **signed**
Inter-Fluve/Invoices – **signed**
Harry B. Harding/Invoice – **signed**

Adjournment

Motion to adjourn at 8:02 PM: Sharon LePorte
Second: Paul Andruk
Vote: 5-0-0