

Town of Hanson
542 Liberty Street, Hanson, MA 02341

Conservation Minutes, September 8, 21015

HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF SEPTEMBER 8, 2015
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 John Kemmett, Chairman, in Meeting Room A at the Town Hall.

Present: John Kemmett, Chairman
Frank Schellenger, Vice Chairman
Brad Kirlin, Clerk
Brenna Audette, Member
Phil Clemons, Member

Also Present: Laurie Muncy, Agent

Absent: Rebecca Nehiley, Administrative Assistant

Minutes

Motion to approve minutes of August 11, 2015 with revisions: Frank Schellenger

Second: Brad Kirlin

Vote: 4-0-1 (Phil Clemons abstaining)

Motion to approve minutes of August 25, 2015: Frank Schellenger

Second: Brad Kirlin

Vote: 4-0-1 (Brenna Audette abstaining)

Public Hearings

7:00 PM Notice of Intent for the demolition of an existing dwelling and construction of a new 26' x 30' dwelling with associated septic system, utilities and site grading within 100' of a Bordering Vegetated Wetland at 119 Waltham St., Map 2, Lot 269 for Elizabeth A. Brown, Trustee represented by Webby Engineering, Inc., 180 County Road, Plympton, MA (**DEP #SE175-0665**) (**New Hearing**)

Mr. Kirlin read the Public Hearing Notice and the abutters were verified. Mr. Joseph Webby made the presentation for a proposal for the demolition of an existing dwelling (s) and construct a new dwelling and septic system. The wetland was delineated by Brooke Monroe in July, 2015. All of the work is outside of the 50' No disturb zone. A siltation barrier was depicted on the plan (rev.8/28/15) and designates the limit of work. Mr. Kirlin asked how much disturbance was proposed within the 100' buffer zone.

Mr. Webby answered about 725 sq. ft.. Mr. Webby clarified that they also have to get approval from the Zoning Board of Appeals for a variance from the setback requirements and from the Board of Health for a variance for the reserve area. Mr. Kemmett asked if any abutters were present. Those present were: Julianne Chachopa and Robert Zuberini.

Motion to approve and issue an Order of Conditions pending ZBA and BOH approval and the installation of Conservation Posts at the 50' No Touch Zone to be shown on the as-built: Frank Schellenger

Second: Brad Kirlin

Vote: 5-0-0

Appointments

7:20 PM Appointment for an informal discussion with Mr. Mark Berry regarding grading and installation of a retaining wall at

36 Richard Road

Mr. Berry approached the Commission. He purchased the property three years ago. The deck is located near a three-season room. He would like to remove the deck and add a 20x30 addition with a new deck. Mr. Berry commented that the raised system is a “monster” and takes a large portion of property and makes it unusable. Therefore, he would like to fill the rear portion and create a two tiered yard for his children to play. The change in grade at the rear is close to five feet. This will be a substantial amount of fill.

Mr. Clemons commented that is hard to picture what it will be without seeing it in person. He suggested that an engineered plan would help them determine if it is permissible. Mr. Clemons added that if the work was outside of the 50’ buffer and the drainage was not leaching onto abutting properties, the Commission would have flexibility to work within the 100’ buffer zone. The Commission advised that he should file a Notice of Intent for the entire scope of work rather than dividing the work into two applications.

Discussions

John Kemmett commented that the Town Administrator and the Board of Selectmen are looking at town-owned properties to divest. According to 1963 By-law the Commission has the right of first refusal.

Motion to have Ms. Muncy send a reminder: Phil Clemons

Second: Brad Kirlin

Vote: 5-0-0

Mr. Kemmett suggested purchasing a new machine for recording the meetings and a projector to connect to laptops to project plans and materials. Although the Conservation office doesn’t have a laptop, Mr. Kirlin said that we could use his when we have a need to project plans.

PC: Open Space Plan – which town owned properties are in care of Conservation

The Commission asked Ms. Muncy to do another site inspection at Arleen Street and report her findings to the Commission.

Dictation Mall/Invoice – **signed**

Adjournment

Motion to adjourn at 7:50 PM: Frank Schellenger

Second: Brad Kirlin

Vote: 5-0-0