

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF NOVEMBER 18, 2020  
HANSON MIDDLE SCHOOL, 111 LIBERTY STREET HANSON, MA 02341**

**Called to Order at 7:00 pm** under M.G.L. c131, §40 and the Hanson By-Law 3-13, §5 and Rules and Regulations by Phil Clemons, Chairman, Hanson Middle School Auditorium, Hanson, MA

**Present:** Phil Clemons, Chairman  
Sharon LePorte, Vice Chairman  
David Mansfield, Clerk  
Thomas Roffey, Jr., Associate Member  
Ryan Morrison, Associate Member  
Frank Schellenger, Agent  
Lan Woodward, Administrative Assistant

**Absent:** Paul Andruk, Member  
Bill Woodward, Member

**Also Present:** Gerard and Ann Harrington, Crescent Street  
Casey Burch, Solli Engineering  
Shaun MacPherson, Woodbrook Lane

**Minutes**

October 28, 2020

**Motion to approve the minutes of October 28, 2020 by:** David Mansfield

**Second:** Sharon LePorte

**Vote:** 3-0-0

**Public Hearings**

**7:00 PM Request for Determination of Applicability** for removal of seven trees located on property and within 100' of bordering vegetated wetlands located at 36 Crescent Street, Map 79, Lot 13-1, for Gerard and Ann Harrington. **(New Hearing)**

Mr. Mansfield read the Public Hearing Notice and the abutters were verified.

Mr. Harrington notified the Commission that during a windstorm in October, trees snapped in the backyard that damaged the house. The tree company notified them that there are 7 tall pine trees in the 50-100' buffer zone that are in danger of damaging the house and other property if they fall.

Agent Schellenger reviewed the RDA, visited the site, and agreed the trees may be removed without harm to the resource area with the condition that the stumps remain about 8' high. He noted that three were not in the wetlands, they were in the 50'-100' buffer zone.

Chair Clemons asked if there were any questions/comments.

**Motion to close hearing and approve a Neg. 3 Determination for activities within 50'-100' buffer zone as outlined in the Request for Determination subject to Special Conditions by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

**7:15 PM Continued Request for Determination of Applicability** to determine whether the boundaries of resource area(s) depicted on plan(s) and /or map(s) referenced are accurately delineated for MBTA Right-of-way Operated by Keolis Commuter Services (Purple Lines) for Clary Coutu, Keolis Commuter Services, represented by Fair Dermody Consulting Engineers, 19 Ocean Avenue, Unit 6, Portland, ME, 04103.

Applicant requested to continue hearing until November 18, 2020 at 8:00 pm.

Agent Schellenger stated that the RDA requests confirmation that the resource area boundaries depicted in the submitted plan are correct. This plan used the Mass GIS to identify the resource areas which we have learned from experience are not very accurate and an actual field delineation would better serve the applicant and the Commission. Discussion regarding the MACC and MSMCP jointly issued guidance that was issued on 09.16.2020 for Commissions presented with RDAs from Keolis/MBTA.

**Motion to continue hearing by request of Applicant until December 2, 2020 at 8:00 PM by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

**7:30 PM Continued Notice of Intent** to modify an existing industrial building, the expansion of the parking area, and the construction of a stormwater infiltration basin within 100 ft of bordering vegetated wetlands to be regraded and improved for proposed stormwater basin at 15 Commercial Way, Map 59, Lot 0-17-6 for Shahram Moghaddam, Impressed LLC, 10 Stonegate Drive, Dover, MA 02030, represented by Solli Engineering, LLC, 351 Newbury Street, Suite 303, Boston, MA 02115. (DEP# SE175-0722)

Agent Schellenger stated that this hearing is continued from 10.28.2020. The applicant has revised the project, proposing to carry it out into two phases. The 20,000 gal holding tank that was discussed at the 09.23.2020 meeting is out. The applicant responded to a second round of comments from the Peer Reviewer, Environmental Partners. A revised set of plans based on the applicant's latest comments and the 2-phase proposal has been received and reviewed.

Mr. Burch, Solli Engineering, discussed plans with the Commission that have been submitted to the Board of Selectmen, ZBA, and also Conservation Commission. Mr. Burch reviewed the comments and responses from Peer Reviewer which were discussed at the Board of Selectmen and ZBA joint meeting 11.17.2020. The comments included the following material that has been revised: Technical Review, Revised Project Narrative, Revised Plan Set (with Phase 1 design implemented).

The Applicant plans to develop the project in two phases. Phase I will maintain the existing building as is and provide minimal site improvements to accommodate parking and pedestrian circulation, requesting that the Phase I plan be included as part of the current Site Plan Review application. Phase II will include the full build-out and represents what the Board, Peer Reviewing Agent, and Town Staff have reviewed up to date.

Mr. Burch would like to continue hearing until December 2, 2020 at 7:45 pm to obtain Commission's approval on the conditions.

**Motion to continue hearing until December 2, 2020 at 7:45 pm by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

#### **Appointments**

**Appointment** of Ryan Morrison, as an Associate Member to the Conservation Commission – **requires vote**

The Conservation Commission welcomed Mr. Morrison as an Associate Member.

**Motion to appoint Ryan Morrison as an Associate Member to the Conservation Commission by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

### Discussions

**Request for Certificate of Compliance** for 76 Woodbrook Lane, Map 116, Lot 5-6A for Shaun MacPherson (DEP SE#175-0482) – **requires vote and signatures**

Mr. MacPherson built a garage years ago and has recently sold the house, but needs a Certificate of Compliance for closing.

Agent Schellenger notified the Commission that this project has not been certified by a professional engineer and that it has been completed since 2006. The plantings that were specified in the Order of Conditions were not completed. The owner stated that a former Conservation Agent agreed that he could place rocks along the planting line instead of planting. The Agent has inspected the site and believes the resource area and buffer are not in danger, all the work is completed, vegetation is re-established, and the site is stable. Agent Schellenger stated that the Commission should consider approving a minor modification to the Order of Conditions for replacement of plantings by a rock line before approving the Certificate of Compliance.

**Motion to approve minor modification to the Order of Conditions for the replacement of plantings**

**by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

**Motion to approve and issue a Certificate of Compliance and to close out the file by:** David Mansfield

**Second:** Sharon LePorte

**Vote:** 3-0-0

**Request for Certificate of Non-Compliance** for 81 Ocean Avenue, Map 2, Lot 1501 for Sylvia Realty, LLC (DEP #SE175-0591) - **requires vote and signatures**

Agent Schellenger stated that the property is under new ownership. The work permitted by the Order of Conditions was not completed and the Order of Conditions has expired. An Emergency Certificate was granted on 09.01.2020 to the new owner to allow junk and debris removal. The site has been cleared, vegetation is re-established, and the site is stable. The ECB is still in place and the 6' buffer to Monponsett Pond appears healthy.

**Motion to approve and issue a Certificate of Non-Completion and to close out file by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

**Update** on Sleeper Property  
No update as of this meeting.

**Update** on Winter Street Property  
Town Counsel is reviewing.

Chair Clemons presented Part A of the CPC Application at their last meeting and CPC was in support. Chair Clemons will fill out Part B of the CPC Application to submit to CPC for mid-December, review may be completed by then.

**Business Meeting Updates**

Mr. Mansfield would like to obtain a kiosk for Rocky Run Conservation Area. He is also looking to place kiosk at different location at Smitty's Bog. Mr. Mansfield and Mr. Roffey plan on visiting site and Chair Clemons will stake a possible location for kiosk.

Mr. Mansfield attended the last Green Hanson meeting. Green Hanson would like to coordinate walks in the Spring at some of the Conservation areas. Mr. Mansfield will lead some of the walks. He mentioned the town website additions that were added at the meeting so people are aware of the areas.

Chair Clemons notified Commission that signs will be up before the end of year at the Indian Head River Trail.

**Fiscal Year 2022 Budget and Capital Improvement Plan of Capital Needs and Requests**

Agent Schellenger notified the Commission that the Fiscal Year 2022 Budget is due Friday and he asked for level budget. He did not propose any Capital Improvement Plan of Capital Needs and Requests.

**Old Business/New Business**

**Invoice for Public Hearing Notice** (Hanson Express) for 36 Crescent Street, Request for Determination of Applicability - Reviewed

**Adjournment**

**Motion to adjourn at 9:01 PM by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 3-0-0

**Next meeting:**

**December 2, 2020 at 7:00 pm at Hanson Middle School Auditorium**