

**HANSON CONSERVATION COMMISSION  
MINUTES OF THE PUBLIC MEETING OF JANUARY 20, 2021  
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  
Paul Andruk, Member  
Thomas Roffey, Jr., Associate Member  
Ryan Morrison, Associate Member  
Frank Schellenger, Agent  
Lan Woodward, Administrative Assistant

**Also Present:** Kyle Devenish, Outback Engineering, Inc.  
Emile Tayeh, 0 Main Street Realty Trust

**Minutes**

January 6, 2021

**Motion to approve the minutes of January 6, 2021 by:** Sharon LePorte

**Second:** David Mansfield

**Vote:** 4-0-0

**Public Hearings**

**7:00 PM Notice of Intent** to construct a single family dwelling, install a sewage disposal system, and construct an access drive at 0 Main Street, Map 42, Lot 5-2 for Emile Tayeh, 0 Main Street Realty Trust, represented by Outback Engineering, Inc., 165 East Grove Street, Middleboro, MA 02346. (DEP #SE175-0729) (New Hearing)

Mr. Mansfield read the Public Hearing Notice. Partial green cards were submitted along with an Affidavit of Services, notice to applicant there were unpaid taxes due to Treasurer/Collector.

Kyle Devenish, Outback Engineering, Inc., presented updated plans to the Conservation Commission.

Mr. Devenish stated that the Applicant is planning to construct a 6-bedroom single family dwelling, install a sewage disposal system, and construct an access drive. The access drive will be no longer than 250'. They are requesting a variance for 50' buffer disturbance for the access drive. The turnaround shown in plans is required for fire apparatus. The driveway will be gravel with direct runoff, 12' with 2' clearance on each side and along wetlands. Septic system is proposed along the west side of the property line. There will be silt socks 12" diameter around the house and back to prevent any erosion during rain events. There will be 4x4 wooden posts with conservation signs along the driveway and 15' off the East wetlands line. They will be creating a wildflower buffer, rear will be 20' and any side slopes are 3-1.

Mr. Devenish notified the Commission that they would need to remove 33 trees in the upland area and they have submitted septic plans to the Board of Health and have received comments. They have revised the plans, but they have not yet been re-submitted. The septic plan meets all setback requirements.

The water service will be along the right side of the driveway and the electric service will be on the left side and will come from existing overhead. The rear of the property already has a fence.

Chair Clemons asked who completed the delineation and requested that a copy of the report be submitted.

Mr. Devenish notified Chair Clemons that it was attached to the Notice of Intent.

Chair Clemons stated that there needs to be protection of vernal pools for the life cycle of creatures.

Mr. Devenish stated that it was potentially man-made with evidence of stone pile ground.

Discussion on having conservation posts at 50' instead of 100'.

The proposed mitigation wildflower source is UNH, and the Commission requested UPC and description. Chair Clemons stated that NRCS has a plant factory, discussion regarding concerns of seeding. Mr. Tayeh stated he was open to different seeding.

Discussion regarding the loss of 33 trees; it could be an opportunity for more trees.

Given the long driveway, stump removal, construction, what would be a way of assuring materials do not get on the wrong side of silt sock?

Mr. Tayeh notified the Commission that On Grade Excavating and Newcomb Tree Service will be working together and there will be a crane to remove the trees. The previously formulated a way to get a smaller crane to perform the perc tests.

Chair Clemons asked if there were any questions/comments.

Agent Schellenger reviewed the plans when they came in; there were no mitigation or mitigation posts. Applicant has put before the Commission a revised plan. He will leave it up to the Commission as far as what mitigation they would recommend.

All the access drive will be in the 50' no touch buffer; a variance has been requested.

Agent Schellenger asked the applicant, since it is a 6-bedroom house, will the driveway not be paved? More than likely, the person purchasing the house will pave it. Also, will there would be a future pool?

Mr. Tayeh stated he was not sure what the future owner would do; where the garage is there is plenty of space to pave there, and no pool is anticipated.

Mr. Mansfield asked if there is some way to get trees involved since there will be 33 removed?

Chair Clemons stated that on the Plymouth County Hospital site, there will be work done in future; there could be a need for something there, maybe a dozen quality trees. If there was a modest contribution, it can be made a condition. Mr. Tayeh agreed.

Chair Clemons requested to have a qualified person go out and take a look at the vernal pools this Spring to make sure they are not missed. Mr. Devenish stated they have a wetland scientist at Outback Engineering, Inc., Elyse Tripp. Chair Clemons said it could be made a condition.

Chair Clemons stated that the Commission will work on the seed mix and summary of what will be needed at the Plymouth County Hospital.

Mr. Morrison asked how they determined the area of wildflowers (mitigation planting)? Mr. Tayeh notified him it was square footage of 50' buffer disturbance.

Ms. LePorte asked if there are wetlands beyond the fence? There are not.

**Steve Croghan, Main Street** - Please consider the pesticides, fertilizer that will be used, keep in mind with the Order of Conditions.

For next meeting, the applicant would like list of things to be completed. List to include:

1. Vernal pool status in Springtime
2. Mitigation enhancement; trees
3. Plant Mix details
4. Conservation posts 50' instead of 100'
5. Contact Treasurer/Collector's Office

**Motion to continue the hearing to February 3, 2021 at 7:00 pm by:** David Mansfield

**Second:** Paul Andruk

**Vote:** 4-0-0

**Appointments - (None)**

**Discussions**

**Request for Certificate of Compliance** for 0 Main Street, Map 41, Lot 5-2, for Emile Tayeh (DEP #SE175-0724) - **requires vote and signatures**

Agent Schellenger notified the Commission the project was to access the rear of the property via the 50' buffer to perform perc tests. The applicant was able to access the location via an alternate route that did not disturb the 50' buffer.

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

**Second:** David Mansfield

**Vote:** 4-0-0

Property Management Update

Kiosks; no update.

Sleeper Property; No update as of this meeting.

Winter Street; Because of Covid 19, the deadline for decision has been extended due to the tolling period. The owners have re-submitted notice.

Brook Street; Parcel 105, Lot 7 was placed under care/custody of Conservation October 2, 2017, we need to determine if action was recorded. Agent Schellenger will record.

Town Clerk Ethics Packet

Town Clerk Ethics Packets passed out to the Commission. Due date for paperwork is February 15, 2021.

May Town Meeting Warrants/Budget Recommendations

May Town Meeting Warrants opened January 5, 2021. Deadline to submit Article(s) is March 5, 2021.

Agent Schellenger recommended an article be placed for Parcel Map 105; Parcel 6 to be placed under care and custody of the Conservation. He will draft an article for the next meeting.

**Motion to draft article requesting Map 105, Parcel 6 be placed under care and custody of Conservation**

**by:** David Mansfield

**Second:** Sharon LePorte

**Vote:** 4-0-0

Town Administrator Budget Recommendations due to Board of Selectmen and Finance Committee by January 26, 2021.

**Old Business/New Business**

**Invoice for Public Hearing Notice** (Hanson Express) for 0 Main Street, Notice of Intent - **Reviewed**

**Invoice for OSRP Reports** (Webster Printing) - **Reviewed**

**Adjournment**

**Motion to adjourn at 8:20 pm by:** Sharon LePorte

**Second:** Paul Andruk

**Vote:** 4-0-0

**Next Meeting:**

**February 3, 2021 at the Hanson Middle School Auditorium 7:00 pm**