

**HANSON CONSERVATION COMMISSION
MINUTES OF THE PUBLIC MEETING OF OCTOBER 19, 2022
SELECTMEN'S MEETING ROOM, HANSON TOWN HALL
542 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, Selectmen's Meeting Room, Hanson Town Hall, Hanson, MA. This meeting of the Hanson Conservation Commission is audio-recorded.

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

Also Present: Mr. and Mrs. Donald Baker, West Washington Street
Arthur Borden, Arthur F. Borden & Associates, Inc. Raynham, MA
Walter Sullivan, Esquire, Sullivan & Comerford, PC, Norwell, MA
Kim and Keith McLaughlin, Woodbine Avenue

Minutes

October 5, 2022

Motion to approve October 5, 2022 Minutes by: David Mansfield

Second: Thomas Roffey, Jr.

Vote: 5-0-0

Public Hearings

7:00 PM Request for Determination of Applicability to perform excavation of test pits, perc tests, and to upgrade the septic system to Title V Standards for existing residential home within 100' of bordering vegetated wetlands at 83 West Washington Street, Map 92, Lot 23A, for William Briard, represented by Webby Engineering Associates, Inc., 180 County Road, Plympton, MA 02367. **(New Hearing)**

Mr. Mansfield read the Public Hearing Notice and green cards were verified.

Agent Schellenger has visited the site and stated that this is a straight-forward repair. A Negative 3 Determination with variance to work within 50' buffer zone is recommended.

Chair Clemons asked if there were any questions, comments.

Mr. and Mrs. Donald Baker, West Washington Street – We are abutters, we do not have any questions, we saw that the house is for sale and wanted to attend meeting for information.

Motion to issue variance for work within 50' buffer zone by: Thomas Roffey, Jr.

Second: Sharon LePorte

Vote: 5-0-0

Motion to issue a Negative 3 Determination and approve project presented and to close hearing by:

Thomas Roffey, Jr.

Second: Sharon LePorte

Vote: 5-0-0

7:15PM Request for Determination of Applicability to perform deep hole soil observation pits for the determination of the estimated seasonal high groundwater elevation along with soil observations and perc tests for a new on-site septic system to replace the existing failed system for existing residential home within 100' of bordering vegetated wetlands at 410 Woodbine Avenue, Map 3, Lot 30, for Kim McLaughlin, represented by Arthur F. Borden & Associates, Inc., 302 Broadway, Unit #4, Raynham, MA 02767. **(New Hearing)**

Mr. Mansfield read the Public Hearing Notice and green cards were verified.

Mr. Borden stated that the request is to perform excavation of soil observation tests pits and perc tests for new on-site system to that will replace the existing failed system within 100' buffer zone. A Notice of Intent will be submitted once the final design for septic system is completed.

Agent Schellenger has visited the site and stated that this is also straight-forward. No variance is needed with this request, and a Negative 3 Determination is recommended.

Chair Clemons asked if there were any questions, comments.

Motion to close hearing and to issue a Negative 3 Determination and approve project presented subject to Special Conditions by: Thomas Roffey, Jr.

Second: David Mansfield

Vote: 5-0-0

Discussions

Determination of Applicability plan modification to McDonald's, 318 Liberty Street, Map 82, Lot 0-11-1, for McDonald's Real Estate Company, represented by Bohler Engineering, 352 Turnpike Road, Southborough, MA 01772.

The operator of the restaurant does not want to move forward with reconstructing the patio and bike rack. These areas will be replaced with landscaping. The changes result in a further reduction of impervious area.

Chair Clemons asked if there were any questions, comments.

Motion to approve modification and accept updated revised plan referenced by: Sharon LePorte

Second: David Mansfield

Vote: 5-0-0

Conservation Commission review of Guide to Locating a Business in Hanson, MA by Town Planner – **requires vote**
Agent Schellenger will compose draft for Commission review for next meeting and notify Town Planner.

Property Management Update; Trash removed at areas needed.

Bonney Hill Trail; Gate installed, trail to be cleared of leaves and small number of roots. Concern of motor vehicle access on property.

Motion to approve purchase of ordering concrete blocks for barrier, cable, lock, and materials as necessary to prevent unwanted vehicular access to Bonney Hill Trail with allocated CPC Funds for Park Perimeter Trail Project by: Thomas Roffey, Jr.

Second: Sharon LePorte

Vote: 5-0-0

Motion to approve Conservation office to send a memo to Select Board raising motor vehicle access concerns on property and include steps that Conservation Commission are taking for the access problem by: Thomas Roffey, Jr.

Second: Sharon LePorte

Vote: 5-0-0

Smitty's Bog; WCS#15 boards re-installed by unknown individuals. Hanson Police report to be filed for act of vandalism.

Poor Meadow Brook; Path was cleared for walking.

Rocky Run; door frame pulled from river, weeds need to be removed.

Open Space Acquisition; No new update.

Request for Legal Services

Area 5 Well Site Land Swap; Request to Selectboard to authorize Town Counsel to prepare two (2) deeds worded as necessary to formally recognize these two land use changes. The purpose is to create documents suitable for recording at Registry of Deeds and to ensure clear legal recognition of these changes.

Sleeper Conservation Area; Request to Selectboard to authorize Town Counsel to prepare a deed to transfer the property from Town of Hanson to Town of Hanson Conservation Commission. This will create a document suitable for recording at the Registry of Deeds and to ensure the property's permanent legal protection in accordance with the will of the vote as expressed at the October 7, 2019 Special Town Meeting.

Former Plymouth County Hospital Property; Request to Selectboard to authorize Town Counsel to prepare a deed to be conveyed by the Selectboard to the Conservation Commission.

Map 105, Lot 6, 0 Brook Street Property; Request to Selectboard to authorize Town Counsel to prepare a deed to be conveyed by the Selectboard to the Conservation Commission.

Motion to approve request(s) for Legal Services by Entire Committee: Thomas Roffey, Jr.

Second: David Mansfield

Vote: 5-0-0

Mass DEP 2022 Clean Watersheds Needs Survey (CWNS) – due date October 30, 2022; Input sent to Town Planner.

Town of Hanson General By-Laws May 2022; Copies issued to Conservation Commission.

Old Business/New Business

Invoice for Public Hearing Notice (Hanson Express) for 83 West Washington Street, Request for Determination of Applicability – signed

Invoice for Public Hearing Notice (Hanson Express) for 410 Woodbine Avenue, Request for Determination of Applicability – signed

Invoice for Reimbursement (Staff) Conservation Property Sign Installation Hardware – signed

Invoice(s) for Bay Circuit Trail Relocation Project (DanDel Construction Inc.) Trail Restoration, Trail Gate – signed

Invoice for Recording (Registry of Deeds) for **Sleeper Conservation Area Baseline Documentation Report and Land Management Plan** – signed (invoice added, not listed on posted agenda)

Motion to adjourn at 8:55 PM by: David Mansfield

Second: Sharon LePorte

Vote: 5-0-0