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Hanson Planning Board
Minutes of the Public Meeting of
January 8, 2024 at 6:30 PM
Town Hall, 2nd Floor Meeting Room
542 Liberty Street, Hanson, MA02341

Members Present:

- Joe Campbell, Chairman
- Paul Benenato, Clerk
- John Kemmett, Member
- Don Ellis, Member

Members Absent:

Kevin Cohen, Vice Chairman

Others Present:

- Tony DeFrias, Town Planner
- Kimberly Cunningham, Planning Board Administrative Assistant

Call to Order

At 6:40 PM the Hanson Planning Board was called to order by Chairman Campbell.

Minutes

Chairman Campbell stated: *"I would like to announce for those that are in attendance, that this meeting is being recorded for distribution on the Whitman/Hanson Community Access Page. Play back times and other related information on this recording can be found on WHCHA.TV. Our audio is being recorded and will be published."*

Minutes Approval:

MOTION was made by Mr. Benenato to approve the Planning Board meeting minutes from December 11, 2023. Motion seconded by Mr. Ellis and carried. **Voted 4-0-1.**

I. Public Hearings

- **CONTINUED MBTA zoning district progress update and presentation** – Presentation of proposed district by VHB Associates and discussion and presentation of preliminary zoning bylaws in conformance with MGL Chapter 40A, Section 3A of the Zoning Act.

Mr. DeFrias shared: We are working on the MBTA zoning requirements for the draft of the by-laws for the zone itself. I have been working with Luke Mitchell and Christa Magaha from VHB. Together we are working through a grant from MASS Housing and our goal to be finished is by the end of 2024. Ms. Magaha is here tonight to share the slide show presentation.

Ms. Magaha shared: I am an Urban Planner with VHB and we have been working with Tony over the past few months on the MBTA zoning updates. The presentation will be similar to the one Tony presented to you last month. We have seen updated the district's boundaries.

Ms. Magaha then presented a series of slides to the Board showing the work that has been completed up to this time regarding the MBTA zoning area.

Chairman Campbell asked: What is the turnaround time the State is offering for their approval?

Ms. Magaha responded: They ask for 90 days from submission for the pre-approval of the form.

Mr. Kemmett asked: What happens if we go to the Town Meeting in May and they don't want to do it?

Mr. DeFrias responded: We try again in October. An emphasis that needs to be made at the Town Meeting is that the Town may shoot it down but there may be consequences on the other end. We will lose the ability for some grants. The Attorney General says that towns will possibly be open to liability for fines and other actions of fair housing. Some towns are trying to fight it but until the Court says the State is in the wrong we need to go with it. Again, this is to create the district not the housing, just a place for it. If and when the time housing is created, that will be done by the Private Sector. It will also be a zone for mixed use components which is a positive.

Mr. Kemmett shared: He was concerned about the Title 5 and septic situation that would arise in the future when the housing would be created.

MOTION was made by Mr. Ellis to approve a continuation of the Public Hearing for the MBTA Zoning District until January 22, 2024. Motion seconded by Mr. Benenato and carried.
Voted 4-0-1.

II. Appointments

- **Continued Discussion - Improvements to a Private Way** -Applicant, Bob Gosselin, K&G Development Corporation seeks a positive determination for completed work on Rollercoaster Road, in conjunction with proposed construction activity at 120 Rollercoaster Road (Assessors Map 79, Lots 38).

Mr. DeFrias shared: The last time we discussed this the “drainage document” had some edits and since then I have sent the edits to the Applicant to have it revised. He has since done so and re-submitted it December 28th with all the corrections requested. I have since pasted this on to the Highway Superintendent to look over.

Mr. Kemmett shared: He was concerned with the language where it states “Highway Department and or Planning Board”. It sounds ambiguous in regards to who one would go to with a concern. It’s clear in the by-law that the Planning Board oversees the Stormwater Management. Item # 3’s wording does not sit right using the words “and or”.

Mr. DeFrias responded: I would need to check with Counsel in regards to changing the wording.

MOTION was made by Mr. Kemmett that all referencing to the “Highway Department and or Planning Board” be replaced it with “Highway Department and Planning Board”. Motion was seconded by Mr. Ellis and carried. *Voted 4-0-1.*

- **Master Plan Update** – Provide update to the board and Steering Committee on Old Colony Planning Council progress.

Mr. DeFrias presented the Board with an updated report on the overhead and deferred the meeting to the folks in the audience.

Ms. Rhiannon Dugan from Old Colony Planning Counsel shared an overall update of things that have taken place since last meeting.

1. The survey has been published. The plan is to have a day at the Library to assist anyone that needs help with it.
2. On the agenda to meet with Camp Kiwanee to get approval to use the site for the second public meeting planned for the end of February. This meeting will focus on round table conversation.
3. Have been interviewing Department Heads within the Town of Hanson
4. Continue to compile data and creating the background writing for the chapters
5. The survey can be accessed on the Town of Hanson website’s main page
6. The project will be completed June 30, 2024
7. Under 100 surveys have been completed thus far. It takes approximately 10-12 minutes to complete the survey

The meeting then opened to discuss how to possibly provide additional advertisement and education regarding the Master Plan survey to the Citizens of Hanson such as cable tv access, the town website and the Whitman/Hanson Express.

- **Pedestrian Improvement Grant Update** – Provide update and present preliminary design plans for proposed sidewalks from Elm Street to High Street.

Mr. DeFrias shared: We have a grant through One Stop Program for our pedestrian improvements plan and we are working with a company named Verdantas. Back in June 2023, Verdantas used their drone survey for this corridor of Main Street.

Mr. DeFrias then shared the set of plans for the project on the overhead screen for the Board and explained the highlights. At this time Verdantas is over 25 percent complete with the design work.

1. Elm Street to High Street
2. Sidewalks on both sides of the street
3. Cross sections are every 250 feet
4. Proposed sidewalks will be 5 feet wide with mostly likely concrete curbing and asphalt walkways

This corridor is what this particular grant will cover for our pedestrian improvements. The next phase will be from High Street to the Route 58 intersection and will require another grant.

The Board then took some time discussing the future presentation of Main Street and the potential opportunities that the street has.

Mr. DeFrias shared: That he would like to have a Representative from Verdantas come to the Planning Board meeting in February to answer any questions the Board may have.

III. Board Business

Subcommittee Update:

Chairman: Joe Campbell- Open Space Committee, OCPC Alternate Delegate

Chairman Campbell shared: Open Space has not had a meeting recently. OCPC will be gathering Wednesday.

Vice Chairman: Kevin Cohen- Economic Development Committee, Master Plan Steering Committee

Mr. Cohen was absent from the meeting.

Clerk: Paul Benenato- Drainage & Stormwater Management Committee

Mr. Benenato shared: I spoke with Ed Heal to schedule a meeting.

Member: John Kemmett- Community Preservation Committee, Master Plan Steering Committee

Mr. Kemmett shared: There is a meeting scheduled for January 11th.

Member: Don Ellis- High Street Park Committee

Mr. Ellis shared: Not much was accomplished over the holidays.

Mr. DeFrias shared: He would like to be able to post the plans for the park on the website to show the progress.

IV. Administration

Town Planner Updates:

- Set 2024 Planning Board Goals

Mr. DeFrias asked the Board if there would be interest in setting 2024 goals for the Planning Board.

Chairman Campbell shared: He would like to see the open projects wrapped up so that 2025 will be a clean slate for new projects.

The Board then discussed the open projects with in the Town of Hanson and how they could streamline the process in the future.

- Review Administrative Assistant office hours increase warrant article.

Mr. DeFrias stated: We would like to put this warrant on the agenda for the May Town Meeting. We are requesting to increase the work week by two hours.

Mr. Kemmett suggested asking the Finance Committee for their support in the article so that they are aware of the request prior to the May meeting.

\ **MOTION** was made by Mr. Kemmett to move forward with the Administrative Assistant office hour increase warrant article. Motion was seconded by Mr. Benenato and carried. **Voted 4-0-1.**

- Proposed Wetlands Protection and Stormwater Management amendments proposed by the DEP.

Mr. DeFrias shared: He wanted to make sure the Board was aware that the State will be making some serious updates to the Wetlands Protection Act and the Stormwater Management guidelines. Much has to do with climate change. As a potential goal of 2024, he would like to visit/revisit the Sub-Division Control Law to update it since the last update was done in 2012.

- MGL 39, S23D – Mullin Rule Form

Mr. DeFrias shared: The Mullin Rule should be in writing and I have created a form and have sent it to Town Counsel. What you are looking at now is the version that Town Counsel reviewed and edited. This will be good to have copies of this at meetings if it is needed. It can be submitted to the Town Clerk with the meeting minutes.

MOTION was made by Mr. Kemmett to accept and adopted the certificate of the Mullin Rule under the MGZL 39, S23D of participation in session of a judicatory hearing where the Member missed a hearing. A form created internally in the Planning Department in the Town of Hanson by the Town Planner and vetted by Town Counsel. Motion was seconded by Mr. Ellis and carried. **Voted 4-0-1.**

- Pay Invoices.

1. An invoice from Old Colony Planning Council in the amount of \$11,039.29 was approved by Chairman Campbell for payment with the assistance of the Master Plan.
2. An invoice from Verdantas in the amount of \$774.90 was approved by Chairman Campbell for the payment of the Peer Review for Meadow Brook Farms.

The next Planning Board Meeting is scheduled for January 22, 2024

IV. Adjournment

MOTION was made by Mr. Ellis to adjourn the Planning Board Meeting. Motion seconded by Mr. Kemmett and carried. ***Voted 4-0-1.***

The meeting was adjourned at 8:12pm.

Respectfully submitted,

Kimberly Cunningham

Kimberly Cunningham
Administrative Assistant
Town of Hanson, Massachusetts



TOWN OF HANSON
OFFICE OF THE PLANNING BOARD
542 Liberty Street
Second Floor
Hanson, Massachusetts 02341
Tel. (781) 293-9035

PLANNING BOARD MEETING ITEM LIST 1-8-24

Item #1 – Meeting Minutes from December 11, 2023

Item #2 – Administrative Assistance office hours warrant article

Item #3 – Proposed Wetlands Protection and Stormwater Management amendments

Item #4 – MGL 39, S23D – Mulin Rule form

Item #5 – Invoice for Verdantas regarding a peer review

Item #6 – Invoice for OCPS regarding the Master Plan

