



Hanson Planning Board
Minutes of the Public Meeting of
January 22, 2024 at 6:30 PM
Town Hall, 2nd Floor Meeting Room
542 Liberty Street, Hanson, MA02341

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HANSON, MA
2024 FEB 14 AM 10:32

Members Present:

- Joe Campbell, Chairman
- Kevin Cohen, Vice Chairman
- John Kemmett, Member

Members Absent:

- Paul Benenato, Clerk
- Don Ellis, Member

Others Present:

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

Call to Order

At 6:39 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. Kemmett to approve the Planning Board meeting minutes from January 8, 2024. Motion seconded by Mr. Cohen and carried. **Voted 3-0-2.**

Mr. Cohen completed a Mullin Rule form to go along with his motion of the January 8, 2024 Planning Board meeting minutes.

I. Public Hearings

- **CONTINUED MBTA ZONING DISTRICT UPDATE:** Provide progress update and discuss preliminary zoning bylaws in conformance with MGL Chapter 40A, Section 3A of the Zoning Act.

Mr. DeFrias shared: He has taken the draft By-Laws as far as he can at this point and will now pass them along to Town Counsel and VHB. Tonight, he would like the Board to accept the District and the draft Zoning By-Laws and then close the public hearing. Next, it will be passed to the Select Board for their consideration. Once approved, it will come back to the Planning Board for a report to be made and another Public Hearing. We will keep with the process of the requirements under Section 5 of the Zoning By-Laws. The need of approval from the State is still required before it can be presented at the Town Meeting in May.

MOTION was made by Mr. Kemmett to close the Public Hearing for the MBTA Zoning District. Motion seconded by Mr. Cohen and carried. *Voted 3-0-2*

MOTION was made by Mr. Kemmett to accept the MBTA District boundary and forward to the Select Board for their consideration. Motion was seconded by Mr. Cohen and carried. *Voted 3-0-2.*

MOTION was made by Mr. Kemmett to accept the draft zoning bylaws for the MBTA District with edits and then forward to the Select Board for consideration. Motion was seconded by Mr. Cohen and carried. *Voted 3-0-2.*

II. Appointments

- **Master Plan** – Discussion and presentation to the Master Plan Steering Committee by the Old Colony Council regarding Master Plan progress.

Mr. DeFrias turned the meeting over to Ms. Duggan from OCPC to discuss the updates, goals, and future plans that will need take place with the Planning Board and Master Plan Steering Committee.

Ms. Duggan shared: Not too much has changed in the last two weeks however, Camp Kiwanee has been approved for complimentary use for the next public meeting on February 29, 2024. We will be working with Whitman Hanson Cable Access to assist us in finding the best way to record the meeting since it will be similar to a round table discussion. 84 Hanson Master Plan surveys have been completed and returned to us and the minimum of 100 responses are required.

Ms. Duggan then changed gears and lead the meeting with the Planning Board and Master Plan Steering Committee. During the meeting the group discussed; what are the next steps until the end of June 2024, and how the Master Plan drafted chapters need to be completed and proofed after the surveys have been finalized. They talked about ways to share the survey's Q code on Social Media platforms, having paper copies available at public locations and advertising in the Whitman Hanson Express to reach more Town Residents.

Mr. Kemmett asked: Would it be possible to have a google document for updates on the Master Plan that could be shared with the Committee prior to the next meeting. This would help the Committee prepare for the meeting.

Ms. Duggan will be at the Hanson Library on February 13, 2024 to pass out surveys and be available to answer questions the Citizens may have.

The next Master Plan Public Meeting will take place at Camp Kiwanee on February 29 2024 at 6:30pm.

MOTION was made by Mr. Cohen to call for recess at 7:35PM. Motion was seconded and carried by Mr. Kemmett. **Voted 3-0-2.**

The meeting resumed at 7:51PM

- **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: At the last meeting Mr. Kemmett had some concerns in regards to the language in the agreement using “and/or”. It was passed on to Town Counsel and they agreed. We will ask the applicant to have his attorney revise it so that it is ready for the next Board meeting.

MOTION was made by Mr. Kemmett to continue the discussion for 120 Roller Coaster Road to the next Planning Board meeting. Motion was seconded by Mr. Cohen and carried. **Voted 3-0-2.**

III. Board Business

- **Subcommittee Update:** No updates to share at this time.

IV. Administration

- Review Administrative Assistant office hours increase warrant article.

Mr. DeFrias shared: Kim and I have worked together on crafting an Article and letter to the Finance Committee regarding the request to increase the Administrative Assistant office hours from 19.5 to 22.5. These will now be submitted to the Town’s Administers office and the Finance Committee.

MOTION was made by Mr. Cohen to favorability recommend the letter to the Finance Committee from the Planning Board and Planning office. Motion was seconded by Mr. Kemmett and carried. **Voted 3-0-2.**

- Miscellaneous Planning Department Business

Mr. DeFrias shared: He has been looking for funding for Pratt Place culvert replacement. We have the availability to pursue a Municipal Vulnerability Plan Action Grant. We can file an expression of interest and that has been completed. The other possibility for funding is ARPA money which the Town has access through the county and there is the chance to receive some money through that. I have reached out to receive estimates from four companies that can be passed onto the Town Administrator to get a sense for the cost that would be associated with that project.

I attended a meeting with Hanson Housing Authority regarding LZ Thomas last week with Mr. Kemmett and the Town Administrator. We discussed LZ Thomas, Philips Street and Meetinghouse Lane. Unfortunately, LZ Thomas and Meetinghouse Lane are out of our control so there aren't any grants that can be applied for to extend those properties at this time, but could change in the future. I did have an additional meeting with Mass Housing to update them about the meeting with the Hanson Housing Authority, they do still have an interest in examining the Philips Street property. Information has been sent to them to review and they will get back in touch once that has been completed.

Lastly, our meetings are recorded by audio only and there was a discussion to videoing and audio in the future. I was wondering if the Board was still entertaining the idea. If it is of interest we would need to budget for that.

One Stop Program (a program where you can access all potential grant opportunities in one place) expresses of interest will open up on February 9th and I will be pursuing five projects for the Town of Hanson. We also have a grant for the Starter Home Zoning and I will speak with our Town Administrator about the contract and the execution of it so we can start moving forward on it.

The rest of the projects through the grants are moving forward. I did mention to Verdantas regarding lighting on the Pedestrian Improvement Project from Elm Street to High Street and they are going to look at that.

Tomorrow I will be meeting with the Town Select Board to update them on the Pedestrian Improvements project, and the MBTA Zoning project to bring them up to speed.

Chairman Campbell asked: Do you have any information on money in the TIF (tax increment financing)?

Mr. DeFrias responded: There is still some money that has been earmarked. From what I understand is that the issue is obtaining the earmarked funds. The Town Administrator has reached out to the parties that handle it and it has stalled a bit.

Chairman Campbell shared: I reached out to Tony about HOA month regarding how to get the HOAs to recognize that there are some compliances that are not being met or information is not on file. I would like to make that a runner for next meeting.

Mr. Kemmett added: I looked into that and there are some Town Treasures that reach out to the HOAs stating their compliance issues, items like taxes and storm water issues. I was wondering if that is something that could go out that way in Hanson?

Mr. DeFrias shared: There is a list of the current list of the HOAs that I may have sent to you Mr. Chair at some point in time. I do have a current list of the HOAs and this is something that we could potentially do by reaching out to them by letter to remain in contact.

Mr. DeFrias also shared: Meadowbrook subdivision has put the apron in and you may be pleased to know that after our meeting with them, they have been filing their storm water pollution prevention reports. I have received three to date.

The next Planning Board meeting is scheduled for February 12th, 2024

MOTION was made by Mr. Kemmett to schedule the next Planning Board Meeting for February 12, 2024. Motion seconded by Mr. Cohen and carried. ***Voted 3-0-2.***

IV. Adjournment

MOTION was made by Mr. Cohen to adjourn the Planning Board Meeting. Motion seconded by Mr. Kemmett and carried. ***Voted 3-0-2.***

The meeting was adjourned at 8:10pm.

Respectfully submitted,

Kimberly Cunningham

Kimberly Cunningham
Administrative Assistant
Town of Hanson, Massachusetts



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PLANNING BOARD MEETING ITEM LIST 1-22-2024

Item #1 – Meeting Minutes from January 8, 2024

Item #2 – Administrative Assistance office hours warrant article and cover letter

Item #3 – MBTA Zoning draft