



TOWN OF HANSON PLANNING BOARD
APPLICATION FOR IMPROVEMENTS TO PRIVATE WAYS
Filing Fee: \$250.00 (Make check payable to the Town of Hanson)

Date: _____

Please check the answer that describes the reason for this application:

- ☐ Applicant seeks to improve a private way prior to applying for a Determination.
- ☐ Applicant Received a Negative Determination and seeks to correct the deficiencies.

LAND DETAILS

Assessors Map: _____ Lot: _____

The owner's title to the land is derived from deed _____ Dated: _____

Recorded in the Plymouth County Registry of Deeds, Book: _____ Page: _____
or registered in the Plymouth County Land Registration Office under Land Court Certificate of
Title Number: _____

The name of the Private Way on which improvements are being proposed: _____

Estimate of the number of potential lots that could be served by the way based on existing zoning
if a Positive Determination were issued: _____

Description of Proposed Project: _____

Does the applicant intend to have the way accepted by the Town of Hanson? Yes: ____ No: ____

Existing Roadway surface width: _____

Existing roadway surface type: _____

Does the existing roadway contain drainage structures? Yes: _____ No: _____

If Yes, describe the type of drainage system and where does it outfall:

(Use additional pages if necessary)

Is there a need for drainage along the roadway? Yes: _____ No: _____

Are there any resource areas that require a filing with the Hanson Conservation Commission?

Yes: _____ No: _____ If Yes,

Has filing been completed? Yes: _____ No: _____

APPLICANT CONTACT INFORMATION

NAME OF APPLICANT PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

NAME OF LAND OWNER PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

NAME OF ENGINEER/SURVEYOR PRINTED: _____

ADDRESS: _____

PHONE # _____ EMAIL: _____

SIGNATURE: _____

Please check answer that applies below:

I do { } do not { } intend to have the way accepted by the Town of Hanson.

I do { } do not { } want to request a pre-application meeting with the Planning Board to discuss appropriate waivers and construction standards. (This request is available but not mandatory).

Refer to Section XII(D) of the Hanson Zoning By-law

SUBMITTAL REQUIREMENTS

Applicants shall submit the following materials to the Planning Board for consideration in addition to the application:

- a. Eight (8) sets of Road Construction Plans showing proposed improvements to the way at a scale of 1" = 40' or greater in plan and profile view signed by a Massachusetts Registered Professional Engineer. Copy of the application and plan to be filed electronically.
- b. A locus map showing adjacent ways and the location of the way and parcel.
- c. A certified list of all abutters to the way that is being developed. If two (2) ways are being improved, all abutters to both ways must be notified.
- d. A Filing Fee check made payable to the Town of Hanson for **\$250.00**.
- e. An administrative fee and an escrow account to cover the costs of a review engineer in amounts to be determined by the Hanson Planning Board.
- f. A bond may also be required by the Hanson Planning Board depending on the scope of the project.

Additional Plan Information

Please provide as much of the following information on the proposed plan to assist the board in making its final determination .

1. – The entire parcel of land in which adequate access is sought, including the number of existing and potential lots (Show a detail for large tracts of land).
2. – The width and type of roadway as it exists at time of application.
3. – Existing resource areas as defined by the Wetlands Protection Act within 100 feet of Proposed activity.
4. – Existing drainage structures within the roadway and where drainage outfalls.
5. – Existing topography at 1-foot intervals along roadway and from roadway to buildable portion of lot where proposed structure will be located.
6. – Existing utilities located within roadway.
7. – Existing obstructions along frontage of site if applicable (guardrails, fencing, etc.).
8. – Existing roadway slope and roadway cross slope.
9. – Proposed driveway access location and surface type.
10. – Proposed structure location and total area of land disturbance.
11. – Proposed site distance from access driveway along roadway in either direction.
12. - **Pavement width** shall be a minimum of fifteen (15) feet and should be constructed as follows: Three (3) inches of bituminous concrete on a twelve (12) inch minimum gravel base (1 ½ inches of binder course, 1 ½ inches of wearing course) or existing asphalt penetration that has shown its ability to withstand the traffic flow.
13. - **Drainage-** Depending on topography and other site conditions, curbing, catch basins or other drainage structures may be required. In all cases, appropriate provision for water run-off shall be made so that it leads into a drainage system, no water will be directed onto abutting property, and no erosion will result.
14. - **Tapering-** Where necessary, newly constructed segment of an unaccepted way shall be "tapered back" to provide a safe transition to the cross of the existing ways.

PUBLIC HEARING REQUIREMENTS

- a. The Planning Board shall conduct a public hearing on the proposed improvements with notice provided at least fourteen (14) days prior in a newspaper of local circulation. Applicants must pay the cost of advertising the public hearing.
- b. The Planning Board shall request comments from the Highway Department, Fire Department, Police Department, Conservation Commission, Water Department, Building Department and Board of Health.

DECISION

Following the public hearing, the Planning Board will determine that either:

- a. The plan may be approved because the proposed improvements will be sufficient to allow the Planning Board to issue a Positive Determination upon completion of the improvements;
- b. The plan may be approved because the proposed improvements with modifications required by the Planning Board will be sufficient to allow the Planning Board to issue a Positive Determination upon completion of the improvements; or,
- c. The plan must be denied, because the proposed improvements will be insufficient to allow the Planning Board to issue a Positive Determination upon completion of the improvements.
- d. The Board shall have sixty (60) days after the public hearing is closed to issue a written decision.

COMPLETION OF IMPROVEMENTS

- a. Prior to commencing construction, the applicant will be required to pay for the cost of construction oversight by the Planning Board's designee. Any unexpended funds will be returned to the applicant following completion of the work.
- b. After improvements are completed in accordance with approved plans and the Planning Board is notified, the Planning Board shall issue a Positive Determination and shall notify the Building Department and the applicant in writing of its decision

Received by **Town Clerk:**

Date: _____

Time: _____

Signature: _____