

Hanson Planning Board  
Minutes of the Public Meeting of  
August 28, 2017 at 7:00 PM  
Hanson Town Hall, Meeting Room A

Vice-Chairman Campbell called the meeting to order at 7:00 PM. Attendance was as follows:

Present: Joe Campbell, Vice-Chairman  
Don Ellis, Member  
Joe Gamache, Member  
John Kemmett, Member  
Laurie Muncy, Town Planner

Absent: Joe Weeks, Chairman

Mr. Campbell expressed congratulations on behalf of the board to the Weeks family for the new addition to their family.

Minutes

Mr. Kemmett made a motion to approve the minutes of July 24, seconded by Mr. Gamache. The motion was approved unanimously, 4-0-0.

Mr. Kemmett made a motion to approve the minutes of August 14, seconded by Mr. Ellis. The motion was approved unanimously, 4-0-0.

Mr. Gamache made a motion to conduct the meeting out of order to address other topics before the start of the public hearing. The motion was seconded by Mr. Kemmett, and approved unanimously, 4-0-0.

Mr. Campbell addressed the Planning Board's letter to the Board of Selectmen regarding a Bi-Annual Town of Hanson Board Summit. He reviewed that the board has discussed for the last year the creation of a bi-annual informational summit of Town of Hanson boards in order to enhance communication between town boards and committees. The intent is that a signed letter from the Planning Board be presented as soon as possible to the Board of Selectmen seeking their support of the summit. Members present signed the letter. Mr. Campbell said that he will obtain a signature from Mr. Weeks and will deliver it to Ms. Marini at the Selectmen's Office for placement on the earliest possible meeting agenda. Ms. Muncy reminded members to contact the Planning Board office if all members plan to attend the Board of Selectmen's meeting to ensure that a Planning Board meeting is posted.

The board signed an invoice from P.M.P. Associates.

**7:15 PM Public Hearing**

Mr. Campbell opened the public hearing at 7:15 PM. Those present were Planning Board members, the Town Planner and the Planning Board minutes clerk. There were no additional attendees present.

- **To review proposed amendments to the Town of Hanson Land Use Regulations Zoning By-law to amend Section 7.2.h relating to entrance cuts.** Mr. Ellis made a motion to accept the amendment, seconded by Mr. Gamache. There was no discussion. The motion was approved unanimously, 4-0-0.

Hanson Planning Board  
Minutes of the Public Meeting of  
August 28, 2017 at 7:00 PM  
Hanson Town Hall, Meeting Room A

- **To review proposed amendments to the Town of Hanson Land Use Regulations Zoning By-laws to amend Section 6 Minimum Frontage Requirements.** Ms. Muncy explained that the purpose of the amendment is to reduce the frontage requirement for lots with frontage on two streets (corner lots) from two to one. Mr. Gamache made a motion to accept the amendment, seconded by Mr. Ellis, which was approved unanimously, 4-0-0. Ms. Muncy further stated that the same amendment language would apply among all zoning districts. Mr. Gamache made a motion to accept the amendments to all sections collectively (6.A.3, 6.B.3, 6.C.3, 6.D.3, and 6.E.3), seconded by Mr. Ellis and approved unanimously, 4-0-0.

Mr. Gamache made a motion to close the public hearing, seconded by Mr. Ellis. The motion was approved unanimously, 4-0-0 and the hearing was closed at 7:25 PM.

Discussions

Ms. Muncy stated that the discussion regarding Great Cedar Condominiums is postponed due to the fact that Land Planning, Inc. is still drafting a new plan.

The Board of Selectmen Board Summit letter was discussed earlier in the meeting.

Old Business

**ADA Compliance** – Ms. Muncy referenced an email from town counsel in regard to the board's request to add ADA compliance as a requirement across the board. She explained that counsel recommended against it, stating that the requirements could instead be imposed as conditions upon approval. Ms. Muncy said that if there is a comp hearing on a site for which the board has ADA concerns, the board can put its thoughts in writing and ask that they be read into the record at the hearing or the board could go to the hearing and ask the ZBA to formally look at the issue of concern.

Ms. Muncy said that she has asked town counsel to be present at the hearings for the Liberty Street project. Counsel will write the decision, she said, which will strengthen the conditions of approval. Mr. Gamache stated that ADA compliance should not be an issue with that project since a public coffee shop is anticipated to go in there and public buildings are mandated for ADA compliance.

**Sign-By-Law** – Ms. Muncy said that she had received by email from town counsel the proposed article for the sign by-law with counsel's comments notated. Ms. Muncy said that Ms. Feodoroff created this document and it is Ms. Muncy's understanding that this would be the by-law and those by-laws that the board drafted would be rules and regulations. She has asked Ms. Feodoroff to attend the public hearing so that she can explain it.

Ms. Muncy asked members to review counsel's comments. Mr. Kemmett expressed that in Section E.2.e, there should be some re-wording of the paragraph to clearly state that all language in the paragraph is under the purview of building enforcement. He continued that the edits made by counsel in Section F are unclear. Ms. Muncy said that Ms. Feodoroff will be present to address questions at the September 25 public hearing.

Hanson Planning Board  
Minutes of the Public Meeting of  
August 28, 2017 at 7:00 PM  
Hanson Town Hall, Meeting Room A

**Marijuana Districting** – Ms. Muncy reported that the Selectmen’s Office wants to table any marijuana retail sales districting articles until annual Town Meeting in May. She said that the town is allowed to accept license applications on April 1, 2018.

**Miscellaneous** – Ms. Muncy reviewed that the by-law amendments for the curb cuts and frontage are set for town meeting. The sign by-law public hearing will be on Sept. 25 and will be voted on at town meeting also. Ms. Muncy reminded members that any further amendments to the sign by-law at the public hearing will need to be in writing at town meeting and explained on the floor, with printed copies formatted per the town clerk. She said that member edits to the document need to be in place before she sends it to the printer on the 15<sup>th</sup>.

Mr. Gamache asked Ms. Muncy if there are any reports on drainage, water or the sewer system at Stonebridge. Ms. Muncy said that Environmental Partners will be there tomorrow morning to work on a punch list.

New Business

Ms. Muncy referenced the copy of her letter to Mike McCue announcing her resignation, effective September 15, 2017.

Adjournment

Mr. Kemmett made a motion to adjourn, seconded by Mr. Ellis, which was approved unanimously 4-0-0. The meeting was adjourned at 8:04 PM.

Respectfully submitted,

Shirley Schindler, Minutes Clerk  
Hanson Planning Board