

Hanson Planning Board  
Minutes of the Public Meeting of  
September 11, 2017 at 7:00 PM  
Hanson Town Hall, Meeting Room A

Call to Order

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

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

Guests: Mike Facchini, Developer for Stonebridge Commons  
Guy Thompson, Developer for Great Cedar Condominiums

Minutes

A motion was made by Mr. Gamache to approve the minutes as amended with minor changes that were noted by Mr. Ellis and Mr. Gamache. The motion was seconded by Mr. Ellis and approved, 4-0-1, with Mr. Weeks abstaining.

Awaiting the 7:15 PM appointment, members signed bills presented by Ms. Muncy.

Appointments

**7:15 PM Request for Release of Covenant dated September 23, 2013** by Mr. Facchini of Bridgestone Development at Stonebridge Commons for Building 31, Liberty Circle, Units 112, 113, 114, 115 and 116.

Mr. Facchini stated that Environmental Partners did their site inspection on August 29 and that today he received their report dated September 7. In preparation for this meeting, Mr. Facchini prepared folders for board members in which he included notations and supporting photographs of work that has been completed since the Environmental Partners inspection on the 29th.

Mr. Kemmett confirmed with Mr. Facchini that Environmental Partners has not seen the contents of the folders nor have they approved the work. Mr. Facchini proceeded through the Environmental Partners construction punch list points. Concerning sidewalks, Mr. Gamache reminded Mr. Facchini that when this phase of the road meets Liberty Street, a public road, it needs to have a stated mandated handicap ramp with a truncated dome. Mr. Facchini said that he will take care of it.

Mr. Facchini said that regulatory signs are on order and will be put up after the landscaping is complete. Mr. Ellis asked about a development sign on that end and Mr. Facchini said that it will be a low, lighted sign on stone pillars.

Concerning the street lights, Mr. Facchini added to the punch list by saying that all the street lights are on-site, five were installed today and the balance will be installed tomorrow. Mr. Ellis asked about restrictions on the back of the lighting, saying that he noticed that the street light will shine into the yard

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of the first house on the left and the owner may or may not be ok with it. Mr. Facchini said that he will talk to the homeowner and find out if it will be an issue, with Mr. Ellis adding that a shade could be put on the back side of the light as a shield.

Mr. Facchini asked about the necessity of the guard rail that is noted on the punch list. He said that he asked Josh [Environmental Partners] how much flat surface he needs on the edge of road to eliminate the need for the guard rail and was told ten feet. Mr. Facchini said that they added fill and have provided twenty-five feet for a length of about one hundred fifty feet. He will abide by the decision that the Planning Poard makes on the guard rail.

Mr. Facchini said that the covers on the sewer and the drains were mixed up and they will correct it.

Mr. Facchini said that the punch list made mention of two water shutoffs to the main that were likely underground. He said that he dug them up and photographed them as part of the folder information.

Mr. Kemmett paused the conversation by making a motion to continue the hearing to another date in order to allow the board time to study the information that is being presented by Mr. Facchini. Mr. Kemmett noted that the board did not receive any of the information prior to arriving at this evening's meeting. Mr. Campbell seconded the motion in order to continue the discussion to delay the hearing.

Mr. Kemmett stressed that the added work that Mr. Facchini is sharing with the board has to be taken at his word as no one from Environmental Partners has reviewed it or is present for this meeting. Mr. Weeks agreed with Mr. Kemmett's statements saying that the board must take the proper steps to make the right decisions. Members voted against Mr. Kemmett's motion to stop the hearing for re-schedule to other time, 3-2-0.

Mr. Ellis said that in order to address both the covenant release pertaining to units 112-116 and Mr. Facchini's closing on Friday, the board could perhaps release the one unit as opposed to the entire building. Mr. Ellis stated that it is a practice that is sometimes done. Ms. Muncy stated that by doing so there might not be a clear title as both the building and the unit numbers have been identified on previous releases.

Resuming the review of the punch list for plan deviations, Mr. Facchini explained that the postmaster asked them to move the mailbox kiosk from one side of the street to the another. Mr. Campbell stated that a letter from the postmaster should be obtained in these cases, with Mr. Kemmett adding that the planning office should have been called at the time of the request because it was a change in the plan. Ms. Muncy said she would defer the placement of the mailboxes to the postmaster. Mr. Weeks affirmed with Mr. Facchini that the board will need a letter from the postmaster.

Mr. Facchini continued with the plan deviations by noting the movement of a utility pole by National Grid to the northern corner of Liberty Street, and the movement of two electrical transformers likely, he said, due to the repositioning of the utility pole. He said that going along with this repositioning, the expectation is that the buried electrical and telephone wires are along the northern side of the street instead of the southern side.

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Mr. Facchini said that they made the decision to move the light pole foundations behind the sidewalk instead of inside the grass strip. He explained that in the last year, six poles have been lost in the other phase due to vehicular or snow plow incidents. Mr. Gamache noted that with the poles now in the lot layout instead of the road layout, the association would need to approve their placement. Mr. Facchini said that he and his partner are the trustees for the property and able to make those decisions. He said they will be the trustees until the sale of the last unit, at which time it will revert to the homeowner's association.

Mr. Facchini re-addressed the earlier guardrail discussion saying that they decided to build up the side slope between buildings 29 and 30 since there was a lot of space between the wet lands and the road. Now that it's level and landscaped, Mr. Facchini is suggesting that the guard rail is no longer necessary. Mr. Campbell confirmed with Mr. Facchini that the fill used is not impeding on any of the wetlands.

Mr. Facchini commented on the engineer's notations about the variance in the sidewalk and grass strip widths and that he will need to inspect to what they are referring. Mr. Campbell asked that if the sidewalk is indeed 5 feet wide instead of 4 feet wide per the plan, does it change the runoff, affecting the storm water management. Mr. Gamache said that there would be minimal, if any, effect.

Mr. Facchini said that the change in the location where the emergency access gate was installed was done so to accommodate those who weekly inspect the sewer pump and generator. He said that the road has already been graveled. Since the gate was moved back further from the road, he intends to pave the first thirty feet or so of that path for a more aesthetic transition from the neighboring street. Mr. Campbell told Mr. Facchini that if the movement of the gate was mandated by the fire chief, there should be record of it in writing for the Planning Board.

Mr. Gamache expressed some ADA concerns regarding the subdivision's public building. He said there are missing handicap signs, transitions are incorrect and they should be using truncated domes for ADA compliance.

Mr. Gamache commented that he has seen no photos of the drainage installation nor any evidence that it was inspected. Ms. Muncy said time has likely elapsed since it was installed, perhaps 2016, with Mr. Facchini adding that Josh made the comment when he was on-site for the August 29 inspection that he wouldn't be opening manhole covers since it had been done before.

Mr. Kemmett commented on an email from Mike Facchini to Becky Nehiley on Sept. 7 in which Mr. Facchini directly asks for relief of the guard rail install. Mr. Kemmett asked if the board needs to vote on the guard rail. Mr. Facchini said that this does not have to be decided upon tonight. Mr. Kemmett asked that it to be on record that the board is not discussing the guard rail install at this meeting and that Mr. Facchini is in agreement with that.

Mr. Ellis asked Ms. Muncy to share her recommendation on whether the board can release a unit as opposed to an entire building. Ms. Muncy stated that she cannot definitively answer the question as she has never done it in the past and is generally mindful of not creating a clouded title. She said that she

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would recommend the board release the building, noting that there is still \$42,000 in cash and other units as surety.

Mr. Campbell made a motion to release Unit 112 and retain the rest of the four units requested with respect to the fact that the builder states that an individual needs to move in to the unit. Mr. Campbell cited the board's intention to perform its own site inspection concerning the other four units. The motion was seconded by Mr. Kemmett. Mr. Facchini said that if the board wants to come out for an inspection and the board releases the entire building, he will make sure that everything that the board is concerned about is taken care of within thirty days of their inspection. The motion failed with a vote of 2-3-0.

Mr. Ellis made a motion to release the covenant of building 31, containing units 112, 113, 114, 115 and 116. The motion was seconded by Mr. Gamache. The motion was approved 3-2-0. Mr. Weeks reiterated Mr. Facchini's statement that within thirty days he will have the punch list and corrections done. Mr. Facchini restated his promise by saying that when the board does a walk-through of the site, at its scheduling, he will correct any issues brought to his attention within thirty days. The board suggested this Friday, Sept. 15, at about 5:30 PM for the inspection, to meet at the clubhouse. Members signed the covenant release.

Mr. Campbell asked if the release of units versus a building can be on the next agenda for discussion with town counsel.

**7:30 PM Appointment with Guy Thompson to discuss Great Cedar Condominiums** for proposed sidewalk plan and reports from P.M.P. Associates, LLC.

Mr. Thompson presented the plan to correct the sidewalk problem at Great Cedar Condominiums. He explained that the existing sidewalk will be removed and the new sidewalk will have a consistent eighteen-inch grass strip between it and the berm.

Mr. Campbell made a motion to approve the proposed sidewalk plan prepared by Land Planning, Inc. for Great Cedar Drive. The motion was seconded by Mr. Gamache and approved unanimously, 5-0-0.

Old Business/New Business

Ms. Muncy noted copies of Ms. Feodoroff's covenant template and that she will be at the September 25 meeting to address questions.

Mr. Weeks referenced the copies of the email dated Sept. 1 in which she addressed previous questions from the Planning Board. He asked board members to review for possible discussion at the next meeting. Mr. Weeks also suggested that going forward meeting agendas be worded with more flexibility to allow the board to discuss an element of a project that may be outside of the stated project issue (i.e., other construction-related items pertaining to a subdivision).

Adjournment

Mr. Kemmett made a motion to adjourn, seconded by Mr. Ellis, which was approved unanimously 5-0-0. The meeting was adjourned at 8:52 PM.

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Respectfully submitted,

Shirley Schindler, Minutes Clerk  
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