

Hanson Planning Board
Minutes of the Public Meeting of
September 25, 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
Laurie Muncy, Town Planner

Absent: John Kemmett, Member

Guests: Katherine M. Feodoroff, Esq., Mead, Talerman & Costa, LLC

Minutes

A motion was made by Mr. Campbell to approve the minutes from September 11 as amended with a minor change that was noted by Mr. Ellis. The motion was seconded by Mr. Gamache and approved, 4-0-0.

Awaiting the 7:15 PM hearing, Mr. Gamache asked Ms. Muncy for clarification on the situation where a private road meets a public road, and if that intersection must meet ADA requirements. She deferred to Ms. Feodoroff to answer, who agreed with the statement, commenting that a public sidewalk becomes public property and a responsibility of the town.

Mr. Gamache then asked about the Open Meeting Law and the extent to which topics can be discussed that relate to an agenda item. Ms. Feodoroff responded in general by saying that the board is allowed to discuss a topic that naturally flows from the original agenda topic to allow a productive conversation. She said that they are not allowed, however, to branch out to an entirely new topic.

Public Hearings

7:15 PM Public Hearing to see if the Town will vote to amend the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations Zoning by-law, Section 7 by deleting subsection E Signs and F. Temporary Signs and replacing said sections with the following and to amend the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations Zoning by-law, Table of Contents Section to reflect these amendments to the zoning by-laws, and/or take any other action relative thereto.

Mr. Gamache made a motion to open the public hearing at 7:15 PM, seconded by Mr. Ellis and approved 4-0-0.. Those present were Planning Board members, the Town Planner and the Planning Board minutes clerk. There were no additional attendees present for the hearing.

Mr. Ellis commented on the fact that this proposed by-law does not include the examples that were depicted in previous drafts. Ms. Feodoroff stated that it's difficult to incorporate examples into a by-law,

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but that they can instead be highlighted in the rules and regulations. Mr. Ellis noted possible confusion going forward by applicants and future board members in interpreting the guidelines among multiple documents. Ms. Feodoroff said that language can be added to sections E.2 and E.3 for permitted and prohibited sign sections of the by-law to refer to the examples in the rules and regulations. It was suggested that the opening statement of E.2 could be appended with the statement "examples of permitted signs are available in the sign regulations."

Mr. Ellis commented about the rules and regulations being referenced from the by-laws, and asked if they should be labeled with some type of identification in order to be located. Ms. Muncy said that all rules and regulation documents are standalone and do not have section and page numbers, to which Mr. Ellis is likely referring. She said that the rules and regulations will be placed on the Planning Board web site, but noted that they should also be accessed from the ZBA page as well. In addition, Ms. Feodoroff suggested that her office could issue a memo to the enforcing parties announcing the newly adopted sign by-law and the regulations that the Planning Board intends to adopt in the near future. Ms. Muncy asked if the public hearing for the rules and regulations needs to be held before Town Meeting and Ms. Feodoroff said that it can happen at any time

Mr. Weeks asked how someone reading the regulations would know that they were reading the most current version. Ms. Feodoroff said that they could add wording "as adopted by the Planning Board and amended from time to time."

Mr. Weeks asked Ms. Feodoroff for guidance in responding at Town Meeting if asked where to find the sign by-law. She suggested that he state that the by-law and proposed rules and regulations will be on file at the Town Clerk's office, as well as the Planning Board office and web site. She pointed out that he will have to explain that the yet to be adopted rules and regulations, to which the by-laws refer, are anticipated to be done so in the near future.

Mr. Campbell made a motion to close the 7:15 PM hearing, seconded by Mr. Gamache and approved 4-0-0.

7:30 PM To see if the Town will vote to amend the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations Zoning by-law, Section 7 by adding subsection G7 Sign Site Plan Review as follows to amend the Town of Hanson, County of Plymouth, Massachusetts, Land Use Regulations Zoning by-law, Table of Contents Section to reflect these amendments to the zoning by-laws, and/or take any other action relative thereto.

Mr. Campbell made a motion to open the 7:30 hearing, seconded by Mr. Gamache, and approved 4-0-0. Those present were Planning Board members, the Town Planner and the Planning Board minutes clerk. There were no additional attendees present for the hearing

Mr. Weeks asked Ms. Feodoroff to explain the difference between the first by-law article and this one. Ms. Feodoroff said that the sign by-law needed a place to explain the parameters for approval for those situations directed for Site Plan Review. This proposed article, she said, was added to clarify the Site Plan Review approval process. Ms. Feodoroff stated that the inclusion of this section incorporates the flexibility that is necessary, for example, with changes in sign technology.

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Concerning filing fees, Ms. Feodoroff agreed with Mr. Weeks' statement that the filing fees will be consistent with current site plan review requirements.

Mr. Ellis expressed agreement with the portion of Section 7.b providing authority to regulate when a sign becomes a safety issue.

Mr. Campbell made a motion to close the 7:30 PM hearing, seconded by Mr. Ellis and approved 4-0-0.

Mr. Gamache made a motion that the board approve and recommend for approval at Town Meeting, the two sign by-law articles as amended. The motion was seconded by Mr. Campbell and approved 4-0-0.

Discussion

There were no scheduled discussion topics.

Adjournment

Mr. Gamache made a motion to adjourn, seconded by Mr. Campbell, which was approved unanimously 4-0-0.

The meeting was adjourned at 7:46 PM.

Respectfully submitted,

Shirley Schindler, Minutes Clerk
Hanson Planning Board