

Hanson Planning Board  
Minutes of the Public Meeting of  
November 13, 2017 at 7:00 PM  
Hanson Town Hall, Meeting Room A

Call to Order

Vice Chairman Campbell, in the absence of Chairman Weeks, 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

Guests: Mike Facchini, Bridgestone Development  
Mark Ridder, Manager, Glenwood Investments, LLC  
Mark Ganelis, 141 Phillips Street, Hanson  
Nathaniel Novak, 286 Phillips Street, Hanson  
Christopher Bueler, 249 Phillips Street, Hanson  
Kristen Bueler, 249 Phillips Street, Hanson

Mr. Ellis made a motion, seconded by Mr. Gamache, to take the meeting out of order and address the minutes at the end. The motion was approved unanimously, 4-0-0.

Appointments

**7:00 PM Appointment with Mark Ridder, Manager, Glenwood Investments, LLC and Mike Facchini of Bridgestone Development to discuss the Inspection Report from Environmental Partners and the site walk regarding any other remaining site work at Stonebridge Commons Condominiums off of Liberty and Winter Streets.**

Mr. Ridder began by citing the inspection that was performed recently by Environmental Partners at the board's request for a punch list for both Stonebridge Commons [Phase 1] and Liberty Circle [Phase 2]. Mr. Campbell explained that a number of the punch list items were discussed by the board at a previous meeting. He noted several Phase 2 punch list plan deviations observed by Environmental Partners that have not previously been discussed; 1) a utility pole (#20-1) that was installed at the northern corner of Liberty Street at Liberty Circle with a 4-inch steel riser, 2) two electric transformers located opposite proposed building #29, and 3) the assumed presence of a buried electrical/telephone conduit along the northern side of Liberty Circle instead of the southern side (assumption based on aforementioned items 1 & 2). Concerning these items, Mr. Facchini stated that the electric and gas companies were in receipt of the plans but have the final say on placements. Mr. Campbell confirmed with Mr. Ridder and Mr. Facchini that these deviations will be reflected on the as-built plans.

Mr. Facchini commented further that the remainder of the light poles will be installed as the units are completed; signage photos that were not sent by the engineer have now been forwarded to Ms. Muncy;

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they will be grouting the granite joints; they will be sweeping the road and cleaning up next week; they finished the emergency access gate; and they installed the trash racks that the board requested.

Mr. Ellis asked Mr. Facchini if he spoke to the abutting neighbor to find out if the street light is bothersome. Mr. Facchini said he had not, but that the light level is lower than the lights in the other phase, are hooded, and they have had no complaints. Mr. Ellis asked him to confirm with the neighbor to be absolutely certain that it does not become an issue going forward.

Mr. Gamache commented on drainage issues saying that while he and Mr. Campbell were on-site, they opened a drain and it was filled to the top with mud. Mr. Gamache added that they observed a 4' sump and a manhole that was full. Mr. Ridder said that they had each manhole, grate, etc. opened and are aware of the noted issues. Mr. Facchini stated that a company from Rockland will be coming to clean them out. Mr. Gamache stressed the regular cleaning maintenance that is required.

Mr. Gamache referenced photos from Phase 1 that illustrated the use of cement brick in the drainage and man holes. Mr. Ridder responded that the photos were most likely taken when Pulte was still managing the project. He said that when his company took it over, the road up and around the community center was complete except for the top coat. The agreement when they came in, he said, was that his company would do the top coat of that part, which had been approved by the Planning Board. Mr. Ridder said that he recalls being there when Josh [Environmental Partners] was inspecting the work by company to ensure that red brick was used and not cement brick.

Mr. Gamache noted that signs currently are not in place at handicap parking spots by the community center. Mr. Ridder said that the signage was vetted and approved last year and he will provide a copy of the letter from the building inspector.

Mr. Campbell described his recent on-site observations on Phase 2 that include the need for security bars on the drain for the forebay, and the installation of trash racks, both of which Mr. Facchini stated are complete. Mr. Facchini added that photos of the trash racks have been sent to Ms. Nehiley. Mr. Campbell stated that the forebay drain was full thirty-six hours after a rain. He also said that there is a significant sink hole at the driveway of #68 Stonebridge Drive in Phase 1 that needs to be addressed.

Mr. Facchini said that a new bond amount will need to be figured at some point to reflect recent work completed, yet they will not be ready to release any buildings until the spring.

Mr. Gamache commented on the request that the guard rail requirement to be waived due to the increased grading that was done. Mr. Gamache made a motion that in lieu of installing the guard rail, that they parge all the drainage and sewage holes in both phases with Type S cement to clean them up. The motion was seconded by Mr. Ellis and approved unanimously 4-0-0.

Mr. Gamache remarked on the fence that is to be installed around the gas meter and expressed concern that it may get damaged during snow removal. Mr. Facchini stated that they were considering putting bollards around it, but that currently boulders have been placed there to protect it. Mr. Gamache said that bollards or large boulders would be fine, provided they are immovable. Mr. Campbell stated that the soft,

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gravel area where the water main is located should also be protected with some boulders or bollards as well.

**7:20 PM Appointment with Donald Shute, Chilimark Co., to discuss water gate valves at Brookside Drive and Progress Way (Brookside Estates) or any other remaining construction activities.**

This appointment was cancelled at the request of Mr. Shute and will be rescheduled.

Discussion

**ZBA Public Hearing Notice regarding changes to the Comprehensive Permit for Marston Realty Trust to reduce the number of rental units and parking at Depot Village on Phillips Street, Map 50, Lot 24D.**

Ms. Muncy stated that in its request, Marston Realty Trust is not only reducing the number of rental units, they are reducing the number of structures. One four-story structure is proposed that will contain forty-seven units, she said, but the number of bedrooms is the same as the original comprehensive permit. Ms. Muncy said that this discussion is for the Planning Board's comment to the Zoning Board of Appeals.

Mr. Campbell read into the record the Hanson Board of Appeals public hearing notice for November 14, 2017 that addresses this topic.

Mr. Novak stated that while this permit is being reduced to one unit, the concern is that there is a large amount of land behind it for which additional permits could be applied in the future. Mr. Gianelis stated that Ken Marston owns all of that land and believes that Dakota Partners is interested in purchasing additional property to develop. Ms. Muncy noted that the plans reference a future solar array nearby.

Mr. Novak said that an additional concern he has is about the traffic issues. Ms. Muncy said she is aware that more traffic studies are planned. Mr. Novak also noted the additional light to the area that will be generated by the large building.

Mr. Novak asked if a request can be made that occupancy go to existing Hanson residents first. Ms. Muncy said that a request for a local preference could be made to the Zoning Board of Appeals. If the ZBA were to approve the permit and Mr. Novak's request, the ZBA would then make it as one of the conditions of approval.

Mr. Gianelis asked if there is a building height restriction in Hanson and Ms. Muncy said that there is in Hanson, but not on 40B projects. Mr. Kemmett stated that he does not believe that all local regulations are automatically overridden by state 40B projects and recommended that it be researched further.

While the board has no jurisdiction on this proposed project, Mr. Novak asked if members could share their opinions. Mr. Ellis expressed concern over the building height and the ability for fire apparatus to navigate around it. Mr. Gamache stated that on the plan, it doesn't appear as if there is a road all the way around the building as there should be, and that Station Street appears to be the intended road on one

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side. Mr. Gamache recommended that the ZBA hire Environmental Partners to oversee the project, with Ms. Muncy adding that she has already made that recommendation.

Mr. Kemmett stated that while there is nothing that can be done to stop this project, there are conditions that can be made. He also questioned if Phillips Street is the correct size for this increase in occupancy.

Mr. Gianelis reviewed the timeline of events that have led up to tomorrow's public hearing concerning changes to the comprehensive permit. Mr. Kemmett recommended that they emphasize at tomorrow's meeting that this is not a revision to the previous plan but rather a substantially new plan.

Mr. Kemmett agreed with Mr. Novak's view that the project will very likely go forward, but said attempts can be made to ensure that the end result be in keeping with the area.

Mr. Gianelis inquired about the ability of the Town's water supply to support this increased volume. Ms. Muncy stated that when the application is submitted there is a procedure in place for the notification of water and other departments to sign-off on it, with Mr. Kemmett recommending that interested parties attend water commissioner meetings as well.

Mr. Gianelis asked if plans had been submitted for the walk way to the train station. Ms. Muncy said that she has been contacted but said she would not expect plans until after they have designed the site.

Mr. Kemmett also suggested that the interested parties attend Housing Authority meetings as they determine the affordability rating and prices, etc.

Mr. Gamache stated that the board's recommendations to ZBA should include that the town builds according to Massachusetts highway specifications.

Mr. Ellis' recommendation to the abutters is to do their research and be persistent in expressing their preferences at these meetings and realize that it will be give and take.

**Town Planner Position** – There were no updates on the Town Planner position search.

**Signatures for invoices** – Board members signed bills from P.M.P Associates, LLC and Environmental Partners.

**Memo from Water Department** –Mr. Campbell read into the record a memo dated 11/2/2017 from the Water Department to the Planning Board and Building Inspector asking that subdivision plans be provided to the department concerning water hook-ups, and also the final as-builts upon completion of the project. Mr. Kemmett asked what the current procedure is and Ms. Muncy said that when there is a new subdivision, there is a form that Becky would forward to each department, including water, to check-off for comments. Ms. Muncy said there has not, however, been a new subdivision during her tenure as Town Planner.

Mr. Kemmett asked who is responsible for notifying the water department of a permit. Ms. Muncy said that whoever receives the application, planning or zoning, is responsible for submitting the plans to the

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water department. Mr. Kemmett expressed his opinion that the onus should be on the applicant to notify them. Ms. Muncy said that it is documented in the rules and regulations how plans are submitted to departments.

Mr. Campbell asked Ms. Muncy if she could email Mr. Muncey [water superintendent] to invite him to attend a future meeting to discuss this matter.

Mr. Kemmett stated that while the Planning Board typically would forward plans to the water department, the responsibility shouldn't be its alone to notify them.

**Progress of paving at Cameron Way, Map 111, Lot 145** – Mr. Campbell read into the record an email dated 11/1/2017 from Joanne Lynch Cameron to Becky Nehiley stating that 15 Cameron Way will scheduled to be paved on 11/30/2017 and that she is unable to attend tonight's meeting.

Minutes

Mr. Kemmett made a motion to approve the minutes of the Sept. 25 Planning Board meeting. The motion was seconded by Mr. Gamache and approved 4-0-0.

Mr. Kemmett made a motion to approve the minutes of the Oct. 23 Planning Board meeting. The motion was seconded by Mr. Gamache and approved 4-0-0.

Adjournment

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

The meeting was adjourned at 8:37 PM.

Respectfully submitted,

Shirley Schindler, Minutes Clerk  
Hanson Planning Board