

Hanson Planning Board
Minutes of the Public Meeting of
March 26, 2018 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
John Kemmett, Member
Joe Gamache, Member
Deb Pettey, Interim Town Planner

Guests: William Cushing, REMCO Enterprises, Inc.
Kevin Cohen, 493 Spring Street
Ryan Yetton, 501 Spring Street
Carrie Muench, 501 Spring Street
Al Vautrinot, Vautrinot Consulting

Minutes

Mr. Kemmett made a motion to approve the minutes of the Dec. 11, 2017, Jan. 8, 2018, Jan. 22, 2018, Feb. 12, 2018, February 26, 2018 and March 12, 2018 meetings, as amended with minor changes, noted by Mr. Gamache, to the Dec. 11 and Jan. 8 minutes. The motion was seconded by Mr. Campbell and the motion was approved, 4-0-1.

Public Hearings

7:15 PM Continued Public Hearing for a proposed residential Definitive Subdivision Plan, to be known as "Cushing Trails" containing eight (8) lots; the property on which the subdivision is to be located consists of approximately 9.6± acres of land. Zoning Classification is Residence AA, property shown as Town of Hanson Assessor's Map 117, Lots 6 & 7 submitted by Applicant: REMCO Enterprises, Inc. and said Plan prepared by Webby Engineering Associates, Inc., dated October 27, 2017

Member Campbell recused himself from the hearing discussion of Cushing Trails.

Mr. Ellis made a motion to open the continued public hearing, which was seconded by Mr. Gamache and approved 4-0-0.

Ms. Pettey read in to the record a letter from Mr. Cushing dated 3/26/2018 to the Planning Board requesting a Cushing Trails extension to April 9, 2018. Mr. Kemmett made a motion that Cushing Trails be extended to April 9, 2018, which was seconded by Mr. Ellis. Hanson resident, Kevin Cohen, asked how many extensions are allowed. Mr. Weeks explained that there really is no limit to the number of extensions and the developer has the right to do so. The motion was approved, 4-0-0.

Mr. Gamache made a motion to continue the public hearing to April 9, which was seconded by Mr. Ellis. The motion was approved 4-0-0.

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Mr. Campbell returned to the meeting.

Discussion

High School Parking Lot Renovation – Ms. Pettey explained that Ernie [Sandland, Whitman-Hanson Regional Schools Facilities Manager] initially approached conservation, asking if the high school students could prepare the stormwater management filing for a proposed parking lot at the high school. As stormwater management is the jurisdiction of the planning board, Ms. Pettey noted that the project does not fall within the purview of stormwater management requirements. She explained that the proposed fifty-space parking lot area will be less than an acre, located out in front of the school where the buses come in and for the use of the day care center. Ms. Pettey added that there will be a cross walk from the lot leading to the front of the school, enabling parents and their children to enter the building through a secure entrance.

Ms. Pettey said that she brought this before the board in order to discuss if the project would need a site plan review. The board agreed that this should be an engineer plan, reviewed by the town's engineer. Ms. Pettey said she will relay that information back to Ernie.

Town Planner job description – Ms. Pettey provided another copy of the Town Planner job description for members, asking them to review and submit their collective changes to her, which she will forward to Mike McCue.

There was some conversation that the job description should clarify that the planner possess technical knowledge concerning on-site visits and also that the individual would have responsibility for stormwater management. Mr. Weeks stated that the elements of the job description should be prioritized as primary or secondary, with Ms. Pettey suggesting that members send their comments to her via email.

Appointments

7:30 Review of A/ANR Plan Form A "Plan of Land in Hanson, MA" Map 47, Lot 47-0-20-0 dated 2/24/2018 submitted by **Vautrinot Consulting** on behalf of the **Donald Ellis, Sr.** concerning the creation of one lot and the modification of one lot at 200± Indian Head Street.

Member Ellis recused himself from the A/ANR Plan conversation.

Mr. Vautrinot explained that Mr. Ellis wants to purchase a triangular piece of land to add to another piece of land that he already owns in order to create a reduced frontage lot. Mr. Campbell made reference to Mr. Vautrinot's appearance before the board in 2016 concerning adjacent property from which four lots were cut out.

Mr. Campbell asked Mr. Vautrinot about the applicability of stormwater management given that with the creation of this lot, there would be five lots in total. Mr. Vautrinot said that he called the state office in charge of stormwater management in Boston and explained this situation to them. Mr. Vautrinot said that they explained to him that while five or more Form A lots are interpreted as a development, because all

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five of the lots will not be subject to the Wetlands Protection Act ("WPA"), the lots would not be classified as a development and therefore not subject to stormwater management. Mr. Vautrinot said that two of the four lots are not subject to WPA.

Mr. Campbell asked about reference to Plan 579 from 1992 for Rosewood Drive. Mr. Vautrinot said that it was across from the original plan and was a reference point. Mr. Campbell asked about reference to Plan 571 from 2015, which is missing from the plan, thinking that it was the plan for the division of the lots. Mr. Vautrinot said that he believes it was a modification of the plan to provide 150' of frontage and did not change the number of lots. Mr. Campbell asked about the right-of-way observed on one of the plans and if it still exists. Mr. Vautrinot said that it is does but does not have anything to do with this plan.

Ms. Pettey stated that the property seller did not sign the application. She consulted with town counsel who said they should hold the endorsed plans until they obtain a letter of authorization from the owner of that lot, authorizing Mr. Ellis to sign the application.

The board proceeded with the Approval Not Required Plan Checklist and noted three missing items, 1) #8 the septic system on the seller's property is not identified on the plan; 2) #12 the delineation and gross area of wetlands, expressed in square feet and acres, is missing from the plan; and 3) the net area of each lot of wetlands and upland, expressed in square feet, is not identified on the plan.

Mr. Campbell made a motion to table their review of the plan until the next meeting [April 9], which was seconded by Mr. Gamache. The motion was approved, 4-0-0.

Mr. Ellis returned to the meeting.

Old Business/New Business

Members signed invoices from Schwabb, Inc. and Environmental Partners.

Adjournment

Mr. Kemmett made a motion to adjourn, seconded by Mr. Gamache, which was approved 5-0-0. The meeting was adjourned at 8:30 PM.

Respectfully submitted,

Shirley Schindler, Minutes Clerk
Hanson Planning Board