

Hanson Planning Board
Minutes of the Public Meeting of
August 13, 2018 at 7:00 PM
Hanson Town Hall, Meeting Room A

Call to Order

The meeting was called to order by Chairman Ellis at 7:05 PM. Attendance was as follows:

Present: Don Ellis, Chairman
Joe Campbell, Vice-Chairman
Joe Gamache, Member
John Kemmett, Member
Deb Pettey, Interim Town Planner

Absent Stephen Regan, Member

Guests: Mike Facchini, Stonebridge Commons
Mark Ridder, Glenwood Investments, LLC
William Cushing, REMCO Enterprises, Inc.

Mr. Campbell made a motion to take approval of the July 23 minutes out of order and proceed with the appointments. The motion was seconded by Mr. Gamache and approved 4-0-0.

Appointments

7:00 PM Appointment with Mark Ridder and Mike Facchini regarding Stonebridge Commons

- **Request for Release of Covenant** for Stonebridge Commons, Units 109 & 110 located in Building 30 at Liberty Circle
- **Request for Reduction in Bond (current balance \$88,000)**

Mr. Facchini began by reviewing those items that had been last discussed with the board as pending, saying that they 1) secured the grate structure by adding a chain and a lock, and 2) added more sod to the detention pond to address the silt issue.

Ms. Pettey commented on the confusion of the August 10 Environmental Partners report. She said she spoke to Benny just before this meeting who said that the last page of the Site Observations section is indicative of what they believe are the current pending items.

Mr. Facchini produced a letter [dated August 2, 2018] and as-built plan from Marchionda [& Associates L.P.] stating that the berm constructed provides adequate protection for the gas line.

In response to Mr. Gamache, Mr. Facchini itemized a punch list of remaining work to be done. He said that they need to 1) loom around the berms and hydroseed where needed; 2) mortar the joints on the catch basins on the Liberty Circle side; 3) adjust the height of the signs; and 4) swap one of the sewer and drain covers. Ms. Pettey added that the Environmental Partners report listed that the outlet control structure needs to be checked for vegetation obstruction.

Mr. Kemmett asked about equipment from the construction site that has been parked on Alden Way. Mr. Facchini said that in response to Mr. Regan previously pointing this out to them, they immediately spoke

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to the manager of the job site, making it clear that this is not where they park their equipment. Mr. Facchini said that when they hydroseed, they will go over to Alden Way and loom and seed any areas where the equipment damaged the grass. Mr. Kemmett said that going forward, the planning board needs to ensure that language exists for the proper staging of equipment.

Mr. Campbell made a motion to release the covenant for Stonebridge Commons, units 109 & 110, of Building 30 at Liberty Circle. The motion was seconded by Mr. Gamache and approved 4-0-0. Members signed the lot release documentation.

Concerning the request for a reduction of bond, Ms. Pettey explained that there is currently \$88,000 bond money held. She said that the request is for a \$75,000 release, which will leave a balance of \$13,000. Ms. Pettey said in addition, there is \$3,700 held in escrow for engineering review.

Mr. Kemmett asked what the warranty period would be on the stormwater structures. Mr. Facchini said about a year and if failure occurs after that time, responsibility would fall to the homeowners association. He said they will be meeting with the association in the fall for formal transition.

Mr. Gamache made a motion to release \$68,000, which would reduce the bond held to \$20,000. The motion was seconded by Mr. Kemmett and approved 4-0-0. Members signed the bond reduction documentation.

7:15 PM Cushing Trails – Revised and Updated Plan/Drainage Report and Mylar – see report from Environmental Partners

Mr. Campbell recused himself from the Cushing Trails discussion.

Mr. Gamache stated that upon review of the plan, he noticed that some plan details do not follow Massachusetts highway specification. Ms. Pettey said that she forwarded that fact to the engineer [Webby], who was unclear of the request being made. She said she has reached out to Environmental Partners for their comment and is awaiting their response.

Mr. Gamache said that it needs to be clear on the plan that if any typicals are incorrectly stated, Mass Highway spec still needs to be followed. He observed this to be the case, for example, in regard to drainage frame and cover specifications and the type of bricks used for grade adjustment. Mr. Gamache further stated that the planning department needs a copy of the Mass Highway blue book for reference.

Mr. Kemmett pointed out to Mr. Cushing that if Mass Highway spec adherence is not clear on the plan, he may incur additional expense to correct work that may be required to bring it up to Mass Highway spec.

Mr. Kemmett commented on the requirement for the board's review of a water line staging plan before any land disturbance, noting that this occurs after the mylar is signed. Ms. Pettey said that if the water line location is changed, Mr. Cushing must amend the plan. She said that any dispute on whether the water line is sufficiently sized would be the jurisdiction of the water department.

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Ms. Pettey explained to members that a covenant has been drafted in coordination with town counsel that will add an additional layer of protection for the town. Among its contents, she said, is the maintenance of stormwater and drainage systems, including the detention and retention ponds. Ms. Pettey also said that statement is made in the covenant that work will be completed in accordance with subdivision rules and regulations. She said the covenant will be fully executed with the mylar.

After lengthy discussion by the board, Ms. Pettey wrote on the mylar that the plan is to be built per Mass Highway spec. Mr. Kemmett made a motion to approve the changes inserted on the Cushing Trails mylar. Mr. Gamache seconded the motion, which was approved 3-0-0.

Mr. Gamache, Mr. Kemmett and Mr. Ellis signed the mylar plan and copies. Mr. Kemmett stated that his signatures are being provided reluctantly for the good of the whole.

Board members signed the covenant.

Mr. Campbell returned to the meeting.

Minutes

Mr. Gamache made a motion to approve the July 23 meeting minutes, which was seconded by Mr. Campbell. Mr. Ellis commented in reference to Mr. Kemmett's remark about the number of board members needed to sign the mylar. Mr. Ellis stated that he recalled the remark differently. Shirley was asked to review the meeting recording and modify the minutes if necessary. The motion was approved with any potential changes, 3-0-1 (Abstained by Mr. Kemmett).

Discussion

Road Acceptances – Christopher Lane

Ms. Pettey explained that a Christopher Lane property owner has contacted Mike McCue about getting the street accepted by the town. She said she is in receipt of an email request of same from Ed Johnson, the developer. In her research, Ms. Pettey said that there is a mylar, but there are a couple of drainage easements needed. Ms. Pettey said that while Mr. Johnson's request should go to the Board of Selectmen, the selectmen will want a recommendation from the planning board.

Ms. Pettey stated that the condition of the road is unknown and there is no money in escrow to pay for a site review. She said that the town holds \$18,000 of the developer's bond money. Mr. Ellis said that since the development approval pre-dates any of the current board members, he would recommend that the engineer who reviewed the subdivision be contacted.

Board members noted the potential liability to the town if it were to accept the street and would not endorse the street's acceptance until the site has undergone a recent review. Mr. Gamache recommended that Mr. Johnson be invited to a future meeting.

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Marijuana By-Law

Ms. Pettey stated that she was directed by the selectmen's office to schedule a public hearing concerning a repeal of marijuana retail sales in Hanson. She said the hearing will be held at the August 27 planning board meeting. Ms. Pettey said that town counsel will be present to answer questions.

Ms. Pettey reviewed for members that the planning board's marijuana by-law was established at the last town meeting and a retail sales overlay district was identified.

Members expressed disagreement with any repeal efforts.

Old Business/New Business

Board members signed invoices.

Adjournment

Mr. Gamache made a motion to adjourn, seconded by Mr. Campbell, which was approved 4-0-0. The meeting was adjourned at 9:43 PM.

Respectfully submitted,

Shirley Schindler, Minutes Clerk
Hanson Planning Board