

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing November 9, 2021

Members present: Kevin Perkins, Chairman  
Joanne Miniutti, Vice-Chair  
Joshua Pratti, Alternate  
Sean Buckley, Alternate

Petitioner: Cushing Trails – Comprehensive Permit- 7:00 PM  
Case#21JL11

Brian Winner, Town Counsel for the BOA  
Michael O’Shaughnessey attorney for Cushing Trails

O’Shaughnessey stated that updated plans have been provided: mailbox has been swapped to the other side of the road, numbering has been changed to start with “1” ; snow storage is all set; moved leaching field to northeast corner; now providing 3 parking spaces per unit; letter from traffic analyst has been provided; letter from Green Seal Environmental has been provided; the fire department is all set; as far as residents tying in to water line letter from water department saying it will be the option of the property owners along the street.

Pat Brennan, Amory Engineering, stated that the changes that were made did not impact the engineering; the septic design provides calculations showing it is a viable location, mounding analysis is ok.

O’Shaughnessey spoke about the concern from Abutters that the landfill could have on this property – no contaminants in the soil.

Letter from Water Dept. dated 9/29/21 states that at a previously meeting of the Board of Water commissioners the Board stated that when the new water main for Cushing Trails goes in on Spring Street the residents on that part of Spring Street who are currently on the Abington/Rockland water system have the option to either tie into Hanson’s new water main or remain on Abington/Rockland water system. However, if residents choose to hook into Hanson water they will be assessed a system development charge of \$3,443.

Per O’Shaughnessey drainage ditches along the side of Spring Street will be cleaned up. There will be one provider for trash pick-up.

There will be a total of 120 parking spaces for the complex.

O’Shaughnessey continued with the list of waivers – explanations as to why they are asking for the particular items. Construction sequence would be put in place in the final plan to be endorsed and signed.

Pat Brennan stated that from a civil engineering standpoint he is all set.

Joseph Peznola spoke about the project and said all looked great but wants to make sure the mounding analysis report also goes to BOA for complete records. Waiver list lacks certain specificity in certain aspect – the subdivision section is very clear - this is what the waiver is looking for,,this is what it required, etc.

Cohen, 493 Spring Street, asked if the list of waivers is something the abutters can look at. Chairman Perkins answered when the Board gets a finalized list - it is a public document.

The Board requested Town counsel and applicant's counsel to further fine tune a draft decision with specifics towards waivers and specifics towards conditions.

Motion made to instruct Town Counsel to work with Applicant's Counsel to fine tune draft decision to include waivers – with specifics to setbacks, etc., and also conditions that the Board has previously mentioned: Sean Buckley

Second: Joanne Miniutti

Vote: 3-0]

Motion made to continue the hearing until 12/14/21 at 7:00 pm for further discussion: Sean Buckley

Second: Joanne Miniutti

Vote: 3-0