

TOWN OF HANSON  
Minutes of Public Hearing February 15, 2022

Board Members: Kevin Perkins, Chairman  
William Cushing, Clerk  
Sean Buckley, Alternate  
Joshua Pratti, Alternate

Petitioner: Nilton DePina – Case# 21DC19  
1071 Main Street – 7:15 PM  
Special Permit  
(cont. from 1/25/22)

Atty. William Egan representing DePina

DePina is seeking a special permit to allow for the construction of four one bedroom apartments at the above address.

Atty. Egan submitted new architectural plans prepared by Bartholomew O'Brien, Architect of Canton, Ma., and new plans from Land Planning.

Egan spoke on the cover letter presented to the Board at this hearing starting with the construction schedule

- a. Exterior cleanup of lot and building to include repairing sections of siding and installing new windows;
- b. Interior work on first and second floors to rough in bathrooms, kitchens, etc. including obtaining all proper permits from the Town;
- c. Installation of new windows per plan.

Board members Perkins and Cushing stressed the importance of having the exterior work – siding, roofing, windows, etc. – all in one package to be done first before any interior construction begins. Continuing on, the Board wants to see the exterior siding removed from the building, windows removed – then new siding put on and new windows installed. New windows must meet today's standards as far as energy rating, etc.

- d. The current roof is slate and will be repaired;
- e. The first floor will have two units one of which will be handicap accessible;
- f. Landscaping will be installed on the outside of the building-see revised plan;
- g. Do interior work after completion of outside;
- h. Title 5 not complete as yet;
- i. Insert fence along back side of property where there is a grade drop-off;
- j. Revised plan has realigned parking as requested;
- k. Property owner has agreed to make the third floor storage space only.
- l. Place four bollards in front of building for safety purpose;
- m. Show pad for dumpster;
- n. Finalize parking easement.
- o. Check with fire department for requirements.

Board reiterated that this is to become a four unit building with any work currently done on third floor to be removed.

Mr. DePina will not be available in March but he will give Atty. Egan Power of Attorney to act on his behalf.

Motion made to continue the hearing until March 8, 2022 at 7:15 pm: William Cushing

Second: Joshua Pratti

Vote: 3-0