

HANSON BOARD OF APPEALS  
Minutes of Public Hearing October 27, 2020

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

Petitioner: Solli Engineering- 20OC13  
15 Commercial Way – 8:00 PM  
Variance

Petitioner is requesting a variance to allow for the operation of a marijuana cultivation facility at the above address. Property is in Commercial Industrial and Flexible Overlay Zone.

Casey Burke for Solli Engineering spoke about needing four additional variances: Section VI.F-3 – Use regulations – land use that result in the rendering of impervious of more than fifteen (15%) or 2500 square feet of any lot, whichever is greater, are permitting provided that a system for artificial recharge of precipitation is provided that will not result in the degradation of ground water quality. In no case will the maximum impervious coverage exceed 30% when an approved artificial recharge system has been provided. CMR 22.21. The site currently has 44% - and they will be going up to 52.1%.

Section VII – Development of Sites and Location of Buildings & Structures – (I) - the removal of earth, including soil, loan, sand, gravel, clay, stone, quarried rock or other sub-surface product, except water, from land in the Town of Hanson is prohibited as provided in Article XVII of the Town By-laws: This comes under the jurisdiction of the Selectmen.

Section VII – Development of Sites & Locations of Buildings & Structures – J. Buffer Areas – (3) Lots in Commercial Industrial Districts which do not abut Residence A, AA or B districts shall have a minimum buffer area as follows: (a) at street frontage lines, the buffer area shall be at least twenty feet in depth as further delineated in Section D.2.f.; (b) at side and rear lines, the buffer area shall be at least fifteen feet in depth. They shall be increasing the landscape area in the front – about 27 sq.ft. in total.

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Section VII – Development of Sites & Locations of Buildings & Structures – J – Buffer Areas – (4) – within buffer areas, screening shall be retained or provided as follows: (c) the full length of side and rear buffers shall be planted or retained with the ground level screening which is at least three feet in height and which is of a species likely to reach at least five feet within three years. Additionally, higher screening by trees shall be provided as for street plantings except initial minimum size shall be two inches in diameter measured above – will be providing plantings along the rear edge of the property; shall have a minimum buffer area (???)

The Board felt that they have provided sufficient info on the variances.

Motion made to approve the variance on total impervious area in Section VI.F-.3 from 40% to 52.1%: William Cushing  
Second: Kevin Perkins  
Vote: 3-0

Motion made to close the hearing:  
Vote: 3-0