

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 25, 2020

Board Members present: William Cushing, Chairman
Sean Buckley, Clerk
Joanne Miniutti, Alternate

Petitioner: Solli Engineering – Case#20AU10
15 Commercial Way - 7:15 PM
Variance/Site Plan approval

The Petitioner has requested a variance and site plan approval to allow for the operation of a marijuana cultivation facility at the above address. Property is located in the Commercial Industrial and Flexible Overlay zones.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns with the proposal however a demolition and a building permit will be required in accordance with the State Building Code.

The project entails the demolition of an existing portion of the building located on the property as well as an addition to the existing building in the area of the demolition, including second and third level mezzanines. The existing building is nonconforming with several bulk-requirements, one being the maximum percent building coverage. The Petitioner is requesting a variance to the maximum building coverage of 15%. The existing building has a coverage of 17.3%; 2.3% greater than allowable. The Petitioner is planning to increase the building coverage by 4,261 sq.ft. which would increase the building coverage percentage to 22.76% and the building's total square footage to 22,376 sq.ft. Marijuana cultivation facilities utilize specific layout for different areas of the facility and downsizing would create a poorly functioning facility.

Plan submitted was prepared by Grady Consulting, LLC, 71 Evergreen Street, Suite 1, Kingston, Ma., dated March 25, 2020 and numbered 20-048.

Architectural drawings were prepared by Dennis Colwell Architects, 132 Central Street, Suite 203, Foxborough, Ma.

Application has also been made to the Conservation Commission to handle the stormwater aspects of the project, per Kevin Solli.

The Board addressed the need for site plan approval to address parking, lighting, egresses, etc.. The Board needed to know who has jurisdiction over site plan approval.

Per the by-law the Selectmen are the Special Permit granting authority for marijuana facilities.

Casey Burch from Solli stated that they have spoken to the Board of Selectmen and they are going thru with the Special Permit with them. The date of the hearing with the Board is tentatively the end of September, they will have their own peer review engineer.

Town Planner Deb Petty spoke but was barely audible due to distance from microphone.

Abutter Richard Chiruna, 461 Franklin St., is concerned about lighting onto his property and noise.

Motion made to approve the variance at 15 Commercial Waye for building coverage from 17.3' to 22.8' - required is 15' so increasing by 7.8%: William Cushing

Second: Sean Buckley

Vote: 3-0

Motion made to continue the Site Plan approval to October 13, 2020 at 7:00 pm: William Cushing

Second: Sean Buckley

Vote: 3-0