

HANSON BOARD OF APPEALS
Minutes of Public Hearing February 18, 2020

Board members present: William Cushing, Chairman
Kevin Perkins, Clerk
Sean Buckley, Alternate

Petitioner: Ridder Development – Case#19MY12
280 Liberty Street – 7:45 PM
Comprehensive Permit – 40B
(cont. from 1/28/20)

Atty. Michael O'Shaughnessey for the Petitioner
Atty. Michael Kenefick for Board of Appeals

Mark Ridder showed the redesign of the cul-de-sac based on the last meeting. He met with the Hanson Water Commission. He pointed out that they have added the 50' setback on the North and West side and moved a unit. The project now consists of 6 – 2 unit buildings, 13 – 3 unit buildings and 1 single building. He also mentioned that all review comments from Merrill Associates have been addressed per Peter Palmieri, review engineer for the BOA. They have also met with the Conservation Commission and they are putting together some draft order of conditions for review. They have also completed an additional perc test as requested in the review of the Board of Health plans and will be submitting the full revised package with review comments addressed. Ridder pointed out to the Board the changes made on the plans. On page C-2 of the plan, Ridder showed the Board the buildings are now outside of the 50' building setback – still kept a landscape buffer.

Peter Palmieri, review engineer for the Board, said he looked at the revised layout and is satisfied the only thing being the mounding analysis and the Board of Health approval. Also important is erosion control during construction – should get plans and construction sequences to make sure that there is no disruption during construction. Palmieri recommended that the BOA has the BOH approval in hand so that there is no adverse consequences on the grading. The erosion control plan should be made a condition of approval.

Ridder now has 56 units - 14 affordable; 42 market rates. Ridder explained that the affordables will be scattered throughout – will not notice any difference exterior wise – the difference is the interior finishes.

Atty. Kenefick explained that DCD would make the call on the affordables, but will be included in the Decision. Ridder explained that they hire a lottery agent that qualifies the applicants.

Neal O'Connor, not an abutter, is interested in knowing when this will be finalized. Kathy Clark with the Hanson Housing Authority was wondering if with affordability will there be preference given to Hanson residents.

Kelly White, 120 Gray Lane, asked did a double become a single and behind her is it still a parking lot. Ridder answered that now it is a duplex. White very upset that now she has a building behind her.

Eric Brzuszek, 152 Gray Lane, only question is Mr. Ridder mentioned a berm with some plantings and it looks like they are planning to clear up to the wood line. Ridder explained that they would be supplementing plantings in that area. Mr. Brzuszek would like to see a fence blocking the view and giving them some privacy.

Carol Brzuszek, 152 Gray Lane, asked if the infiltration system is still remaining at the south side of her driveway. She submitted pictures to the Board showing the area that it is being proposed on is wet and is exposed. With trees being removed her whole back yard and septic system become exposed and she has been told that if they start taking on water they can sue the homeowners association. She has definite concerns with the stormwater management and infiltration system.

Water Dept. agreed to waive the fees for the affordable units only and Ridder has agreed to pay all fees relating to the water departments rules and regulations

Board member Perkins questioning the size of the garages and the Board's counting it as two spaces. Overall parking is 2 spaces in garage; 2 spaces in driveway-driveway dimensions 22' x 30' per Ridder; 41 guest parking spaces.

Motion made to continue the hearing until March 24, 2020 at 7:30 pm: Kevin Perkins

Second: Sean Buckley

Vote: 3-0