

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 28, 2020

Board Members present: William Cushing, Chairman
Kevin Perkins, Vice-Chair
Sean Buckley, Clerk
Joanne Miniutti, Alternate

Petitioner: Ridder Development –Case#19MY12
280 Liberty Street – 7:30 PM
Comprehensive Permit-40B
(cont. from 2-18-20 Due to Covid-19 Pandemic)

For the Petitioner: Atty. Michael O' Shaughnessey
For the Board: Atty. Michael Kenefick
Peter Palmeiri, Merrill Associates

Shaughnessey spoke about changes made to plans since last meeting on February 18, 2020. Fifty-six units are to be constructed on the property – over 55 – all two bedroom units – one single unit, 8 duplex units and 13 tri-plex units. Twenty-two residential buildings plus a clubhouse. One of the issues was a 50' setback – looking at latest plan – units have been setback into the rear to be maintained at 50', also the amount of clearing that was to take place in that area. They are going to try to maintain as many trees as possible in this area and will supplement plantings and or a 6' vinyl fence to provide screening for abutting properties. Mr. Ridder has met with the neighbors and is willing to make it right for those areas. One of the other issues was where the affordable units are going to be and are now shown on plan – spread out throughout the site – they ran it by Mass. Housing back in March and it was suggested to spread it out a little bit and they will have to sign off on the locations.

As far as drainage, two issues were raised by Matt Cahill – one was discharge of water onto Liberty Street-their engineer had it going into a barracuda treatment system then being discharged into the municipal system as there is a catch basin and manhole out in front of the driveway. So at the entrance way they added a trench so the water is put back into the treatment system and discharged into the wetlands. His other issue has to do with an existing manhole out in front and the catch basin. Ridder reached out to his engineer who prepared a letter suggesting repairs to be undertaken. As part of the project Ridder will replace the catch basin and bring it up to standards and retie into the manhole.

Chairman read into the minutes the response from Matt Cahill. (see attached) Ridder is ok with what is proposed by Matt.

Distance between buildings (16') was an issue brought up – after last meeting Mark Ridder met with Lt. Robert O'Brien, Hanson Fire, to discuss this and O'Brien is fine with this. Thirteen 3- units need sprinklers. Issue due to parking – clubhouse is for use by residents only – has 31 parking spaces – 10 guest slots. Bylaw specifies a minimum of one space per 12 sq.ft. per

Peter Palmieri – that would be 200 spaces. (? Inaudible) Ridder has received approval from the Board of Health for septic system.

Abutter 120 Gray Lane referred to last meeting when the plan was changed and wants to know if that plan is now final. (? Inaudible)

Abutter Carol Brzuszek 152 Gray Lane (questions from the audience are inaudible due to distance from recorder)

Abutter Gary Brzuszek of 152 Gray Lane would like to see fencing and screening.

Board would like to see in final plan: erosion control, guest parking, clubhouse, drainage, 6' vinyl fencing, plantings, review architectural plan, Con Com approval.

Motion made to approve Liberty Woods, 280 Liberty Street, Comprehensive Permit Chapter 40B for Ridder Development for 13 triplex, 8 double and one single building with conditions stipulated in Decision: William Cushing

Second: Kevin Perkins

Vote: 3-0