

HANSON BOARD OF APPEALS
Minutes of Public Hearing November 17, 2020

Board Members present: William Cushing, Chairman
Kevin Perkins, Vice-Chair
Sean Buckley, Clerk
Joanne Miniutti, Alternate
Joshua Pratti, Alternate
(cont. from 10/13/20)

Atty. Brian Winner, Town Counsel

Joint Meeting with Town of Hanson Board of Selectmen

Kevin Solli, Casey Burch for Petitioner

Petitioner: Impressed Cultivation represented by Solli Engineering
15 Commercial Way – Case#20AU10
Site Plan

The Petitioner is requesting Site Plan approval to allow for the operation of a marijuana cultivation facility at the above address. Property is in the Commercial Industrial and Flexible Overlay zone.

Plan is to do the job in phases – Phase 1 – start preparation on site; Phase 2 – expand site improvements, add additional building.

Phase 1 will include front half of the property with some parking in front and landscaping. The drainage system will include high level flow pipes. No traffic study was done as this is just a cultivation facility – no traffic impact. Earth removal – follow General By-laws of the Town of Hanson (not a zoning issue.)

Section VIM.6.C.6 – requires security measures be included such as gates. It does not appear that gates are included as part of the project. Security is focused on the building, not the site. The project does not propose fencing. This item was discussed with the Board of Selectmen at the previous Board of Selectmen’s meeting (September 22) and it was agreed upon that the building’s proposed security measures were adequate. We respectfully request relief from this requirement.

Section VII.B.4.a-requires all setbacks to be at least 50’. The existing and proposed front setbacks are 49.9’. The existing building is existing, nonconforming with the required front setbacks. The project does not propose to exacerbate the front setback; the existing building in this location will be maintained and will not be altered in any way. This was reviewed by the ZBA on August 25th, 2020.

Section VII.G.3.d- stormwater design – will be handled by the Conservation Commission.

Section 7.4.36 – requires pipes to have a full flow of velocity of 3' per second. The proposed piping does not appear to have a full flow velocity of 3' per second. The proposed design provides velocities of 2.05'/second (24" pipe), 3.60'/second (12" pipe) and 0.57'/second (8" pipe). The slopes of the drainage pipes are 0.5%. The proposed slopes and velocities are adequate for this project. We respectfully request relief from this subdivision regulation to maintain pipes as designed.

Section 7.4.43 requires security bars to be included at the entrance and outlets of all culverts. We recommend security bars be added at the discharge point into the detention basin. The site layout plan has been revised with a callout stating to install a security bar at the flared end structures at the discharge points.

Section 7.4.45 requires rip rap aprons to include stones with a minimum thickness of 12". According to calculations included in the revised Project Narrative a minimum thickness of 5" for the rip rap aprons is adequate for this design.

The existing driveway curb cut is 90' in width and the project proposes to reduce this width to approximately 56' as shown on Site Plan.

There were no abutters present.

Atty. Winner stated that the Board could approve the Site Plan with conditions.

Board of Selectmen Chairman Kenny Mitchell stated that he would like to see the updated Plan before okaying.

Selectwoman Laura Kemmett mentioned they had engineering plans (HVAC) that they are looking at. So there are issues and concerns the Selectmen would like to address.

Motion made to approve the site plan with conditions: William Cushing

Second: Kevin Perkins'

Vote: 3-0

(Hearing was continued to December 15, 2020 at 6:00PM)