



Hanson Planning Board
Minutes of the Public Meeting of
February 12, 2024 at 6:30 PM
Town Hall, Select Board Meeting Room
542 Liberty Street, Hanson, MA02341

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HANSON, MA
2024 FEB 27 PM 2:03

Members Present:

- Joe Campbell, Chairman
- Kevin Cohen, Vice Chairman
- John Kemmett, Member
- Paul Benenato, Clerk
- Don Ellis, Member

Members Absent:

Others Present:

- Tony DeFrias, Town Planner
- Kimberly Cunningham, Planning Board Administrative Assistant

Call to Order

At 6:30 PM the Hanson Planning Board was called to order by Chairman Campbell.

Minutes

Chairman Campbell stated: “I would like to announce for those that are in attendance, that this meeting is being recorded for distribution on the Whitman/Hanson Community Access Page. Play back times and other related information on this recording can be found on WHCHA.TV. Our audio is being recorded and will be published.”

Minutes Approval:

MOTION was made by Mr. Kemmett to approve the Planning Board meeting minutes from January 22, 2024. Motion seconded by Mr. Cohen and carried. ***Voted 4-0-1.***

Mr. Ellis was absent the night of the January 22nd meeting and therefore abstained.

I. Public Hearings

No Public Hearings took place at the meeting.

II. Appointments

- ***Pedestrian Improvement Grant Update*** – Presentation will be led by Verdantas who will provide updates and present preliminary design plans for proposed sidewalks from Elm Street to High Street.

Mr. DeFrias introduce Eric Dinardo from Verdantas who was at the meeting to discuss the research that Verdantas has completed regarding the Pedestrian Improvements

Mr. Dinardo shared: Currently the design plans are 25 percent of completion. A drone survey was conducted over the 42,000 feet of the potential project. The cost for the sidewalks from west to east bound would cost \$1.1 million dollars compared to west bound only which would cost \$591,000. There is now a need for the Town to suggest the route they would like completed so that Verdantas may move forward in that direction. The 60 percent design plans would incorporate more details in terms of actual location of openings on the sidewalk. It has been discussed in the past that the interest of the Town is to have asphalt walkways with concrete sides.

Mr. Kemmett shared: He is concerned with the side walk's narrow width by the old Ocean Spray building and wants to make sure that it will be dealt with and properly expanded. He also expressed that he felt that infrastructure for the future lighting should go forward. It would be a far easier project in the future with the wiring already established.

Mr. Dinardo responded: Yes, that will be dealt with and handled correctly since compliance is five feet. Maybe going forward in this next phase, we examine areas where the sidewalk does not meet current code and replacing those along with any other improvements that need to be accomplished along this stretch. He also agreed with Mr. Kemmett regarding the future of the lighting project.

Mr. Ellis asked: Would it be feasible to have the sidewalks extended down further towards the subdivision?

Mr. Dinardo responded: We did not, that was not in our original scope but we can.

Mr. DeFrias added: The grants cover the sidewalks from Elm to High Street. After this grant is utilized for that portion we will then go after more grants to cover the sidewalks down to Route 27.

Chairman Campbell suggested: It would be nice to see if the utility company would get involved and talk with us.

Mr. Kemmett shared: At a recent meeting he attended it was suggested to work with the energy committee to see if they would be willing to work on that from their grant perspective. I think it would be worth the discussion on having energy efficient lighting.

Mr. DeFrias recommended: For Mr. Dinardo to reach out to the MBTA to get their input and perspective.

Mr. Dinardo responded: That they would do so once the project reaches the 60 percent phase.

Mr. Kemmett asked: Will the lighting be included as well?

Mr. Dinardo responded: I can't give that number right now but I can look into it and break out the conduit and the light poles based on Photometric.

MOTION was made by Mr. Benenato to move forward from the 25 percent phase to the 60 percent phase to have sidewalks on both sides of the road between Elm Street and High Street. Motion was seconded by Mr. Ellis and carried. **Voted 5-0-0.**

Mr. Kemmett suggested: To reach out to the Economic Development Committee to see if they have accessibility to more funding sources such as state funding for revitalizing downtowns. Maybe broaden our source funding.

Mr. DeFrias shared: With the Board's permission, I would like to take this to the Select Board and have it placed on their agenda.

Chairman Campbell agreed with Mr. DeFrias recommendation.

- **Continued Discussion - Improvements to a Private Way** -Applicant, Bob Gosselin, K&G Development Corporation seeks a positive determination for completed work on Rollercoaster Road, in conjunction with proposed construction activity at 120 Rollercoaster Road (Assessors Map 79, Lots 38).

Mr. DeFrias shared: Mr. Gosselin did get a revised Stormwater Operation Management and Inspection agreement edited with the revised language that Board requested. He has completed all that has been requested of him. It now required a signature before a Notary Republic. If the Board wishes to approve this and then the Chairman could come in and sign it in front of a Notary or have the Town Administrator sign it.

MOTION was made by Mr. Kemmett to approve the Stormwater Operation Management and Inspection Agreement for Bob Gosselin regarding 120 Roller Coaster Road. Motion was seconded by Mr. Benenato and carried. **Voted 5-0-0.**

III. Board Business

- ***Subcommittee Update:***

Joe Campbell- Open Space, OCPC Alternate Delegate - *No Updates*

Don Ellis- High Street Park Committee - *No Updates*

Kevin Cohen- Economic Development Committee, Master Plan Steering Committee - *No Updates*

John Kemmett- Community Preservation Committee, Master Plan Steering Committee - *No Updates*

Paul Benenato – Drainage and Stormwater Committee

Mr. Benenato share: *There is an initial meeting scheduled for February 17th at 2pm. The topic of the meeting will be how the Committee will move forward.*

- ***Zoning Application Review:***

Chairman Campbell shared: The Board has requested that the Town Planner begin to reincorporate the practice of sharing what will be going forward to the ZBA and offering our blessing. Thank you, Tony for getting this on to the agenda.

1. Application for Special Permit filed by Ketan Patel to allow 600 square foot addition to current property along with 150 square foot lower level new space for one (1) bathroom and extra living space at 903 Main Street, Map 42, Lot 8B-1.

Mr. DeFrias shared: These are being presented to you to share if you have any questions, comments or concerns. Neither of these applications fall under the Planner Board.

MOTION was made by Mr. Cohen to forward the application for Special Permit regarding 903 Main Street to the Zoning Board of Appeals. Motion was seconded by Mr. Benenato and carried. ***Voted 5-0-0.***

2. Application for Special Permit filed by Brookside Realty, LLC to allow for the construction of three (3) new dwellings to create two (2) duplexes. Existing dwelling is a three (3) bedroom and new duplexes will contain two (2) bedrooms at 1407 Main Street, Map 44, Lot 49. Property is located within the Flexible Overlay Zone.

The Planning Board Committee had an extensive discussion regarding the drywells and property lot line. Mr. DeFrias suggested recommending that the Zoning Board pass this along for a peer review for the determination of conformance of the Zoning Law. Chairman Campbell recommended that Mr. DeFrias finding out who Brookside Realty is.

MOTION was made by Mr. Benenato to have the Town Planner make a recommendation to the Zoning Board to have a peer review completed for the Special Permit files by Brookside Realty LLC. Motion was seconded by Mr. Cohen and carried. ***Voted 5-0-0.***

IV. Administration

Town Planner Updates:

1. Pay Invoice(s)

- An invoice in the amount of \$5,182.50 was paid to Verdantas for their continued work on the Pedestrian Improvement (grant money)
- An invoice in the amount of \$90.00 was paid to Whitman Hanson Express for the cost of a two Public Hearing for the MBTA project.

2. Update on Current Grants

Mr. DeFrias shared: We have currently filed 6 Expressions of Interest. Now we wait to hear their feedback.

Grants from last year:

- 0 West Washington Street- In the very early stages however, now has a contract between the State and Consultant VHB (House Doctor) who has been certified by the Commonwealth. Their role is to find out what the property will yield for the Town of Hanson.
- 40Y Stater Home District - Also in the early stages and a contract has been established with Verdantas.

3. Update on proposed warrant articles- to be taken to the Town Meeting in May

- Increasing the Administrative Assistant's House to 22.5 a week
- Seeking funding for the housing production plan through the Special Town Meeting
- Zoning Regulations for the MBTA

The next Planning Board meeting is scheduled for Monday, February 26th, 2024

MOTION was made by Mr. Cohen to schedule the next Planning Board Meeting for February 26, 2024. Motion seconded by Mr. Benenato and carried. **Voted 5-0-0.**

IV. Adjournment

MOTION was made by Mr. Kemmett to adjourn the Planning Board Meeting. Motion seconded by Mr. Ellis and carried. **Voted 5-0-0.**

The meeting was adjourned at 7:35pm.

Respectfully submitted,

Kimberly Cunningham

Kimberly Cunningham
Administrative Assistant
Town of Hanson, Massachusetts



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PLANNING BOARD MEETING ITEM LIST 2-12-2024

Item #1 – Meeting Minutes from January 22, 2024

Item #2 – Pedestrian Improvements Site Plan

Item #3 – Stormwater Management Agreement

Item #4 – Zoning Board of Appeals – 903 Main Street

Item #5 – Zoning Board of Appeals – 1407 Main Street

Item #6 – Warrant – Express Newspaper