



2024 MAR -6 AM 10:19
RECEIVED
TOWN CLERK
HANSON, MA

Hanson Planning Board
Minutes of the Public Meeting of
February 26, 2024 at 6:30 PM
Town Hall, 2nd Floor Meeting Room
542 Liberty Street, Hanson, MA02341

Members Present:

- Joe Campbell, Chairman
- Kevin Cohen, Vice Chairman
- John Kemmett, Member (arrived later in meeting)
- Paul Benenato, Clerk
- Don Ellis, Member

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. Benenato to approve the Planning Board meeting minutes from February 12, 2024. Motion seconded by Mr. Cohen and carried. ***Voted 4-0-1.***

I. Public Hearings

- Public Hearing to amend the **Town of Hanson Zoning Map and the Town of Hanson Land Use Regulations Zoning By-law** in accordance with the Massachusetts General Laws Chapter 40A Section 5 and Section 3A, The Zoning Act:

MBTA District Map – The District Map outlines the area designated to allow multi-family housing as of right. The district meets compliance model requirements established by the Executive Office of Housing and Livable Communities EOHLC (formerly the DHCD). The current Town of Hanson Zoning Map must be updated to include the new MBTA zoning district.

Draft Zoning Bylaws – The bylaws provide zoning regulations for setbacks, land areas, etc. The bylaws conform with sample zoning provided by the EOHLC and have been tailored to meet the needs of the Town of Hanson.

Chairman Campbell stated: This Public Hearing was published in the Whitman Hanson Express on February 8, 2024 and February 15, 2024

Mr. DeFrias shared: The Zoning amendments were submitted to the Select Board for their consideration, they then return them back to the Planning Board to hold the Public Hearing and prepare a report. The Bylaws were submitted to the Town Council for their review, they made some edits. You have in front of you the latest and final edit made by Town Council. Edits that were made were more clerical as far as organizing it and they did add some language which is highlighted in yellow. It meets all requirement. A map is also included that shows what parcels make up the District. These are the Bylaws that would be brought to the Town Meeting in May.

The Planning Board examined the Bylaws document and added additional comments and questioned parts of the language within the document. Corrections were determined by the Board and it was resolved that the document required an updated prior to the final document's submission. The final decision was to have the corrections made this week and then to meet as a Board to go over the updated document on Monday, March 4th, 2024 in order to submit the document on time.

All corrections and requests for change to the document may be heard on the meeting audio recording located on the WHCA TV website under "Planning Board Meeting, February 26, 2024.

Chairman Campbell opened the meeting to the audience to ask any questions.

Selectman Ed Healy attended the Planning Board meeting and asked: Regarding section D1b, he inquired what businesses can be placed on the second floor?

Mr. DeFrias responded: If you look under D2; uses by special permit, which means second floor office use and mixed used developments that would require a special permit granting authority. Only retail and office space will be on the first floor.

Selectman Healy added: He didn't think that most people knew the pros and cons of the District and would hate to see people vote on something without knowing the real pros and cons, not just the Facebook pros and cons. He expressed how he liked this particular document and the clarity of how it described the potential District. He also added that he would like to see a document similar to this that could help explain the truth of the MBTA District and simply explains what it grants to the Town. This possible document could help those who do not fully understand what is taking place and make voting at the Town Meeting easier for them. The Citizens are not completely aware of what the Town is gaining other than obeying the Law to accept this District.

Chairman Campbell and Selectman Healy determine that something as simple as a two-column pamphlet showing the difference between this zoning district and other neighboring zones could help explain the differences between the two.

Mr. DeFrias shared: We can take a look in to it and see what we can do to.

Mr. Dias (member of the audience) asked: The Hearing is not going to be concluded tonight? The Hearing is going to be continued?

Chairman Campbell asked Mr. DeFrias: What is the timeframe left on the project?

Mr. DeFrias shared: If you want this at the May Town Meeting, you would want to close this tonight.

Mr. Dias asked: Without all the edits?

Chairman Campbell asked: Which edits?

Mr. Dias responded: You are talking about making some edits.

Chairman Campbell responded: I think we were validating some coding issues and a misspelling. We could make the edits and then call a special meeting on March 4th.

Mr. DeFrias responded: I need to double check but I do believe the 29th is the drop-dead date and then this will go to the Select Board next month, March 12th.

The Board decides to move the next meeting to March 4th so that the Public Hearing can be continued prior to the Select Boards meeting.

MOTION was made by Mr. Benenato to continue the Public Hearing discussion about the Draft Zoning Bylaws to the next Planning Board meeting on March 4th, 2024. Motion seconded by Mr. Cohen and carried. **Voted 4-0-1.**

II. Appointments

No appointments took place at the meeting.

III. Board Business

- ***Subcommittee Update:***

Joe Campbell- Open Space, OCPC Alternate Delegate -
Chairman Campbell stated: Open Space has not met.

Don Ellis- High Street Park Committee -
Mr. Ellis stated: No update at this time.

Kevin Cohen- Economic Development Committee, Master Plan Steering Committee -
Mr. Cohen shared: The Economic Development Committee released a short informational video on WHCA TV.

John Kemmett- Community Preservation Committee, Master Plan Steering Committee -
****Was not at the Planning Board meeting at the time to give any updates.***

Paul Benenato – Drainage and Stormwater Committee
Mr. Benenato shared: We are moving forward, I had a brief discussion with Mr. Healy and we plan to meet in March or early April.

- ***Zoning Application Review:***

1. Application for Special Permit/Site Plan approval filed by Jeffrey Perette to allow for one (1) 50' x 145' metal building to be leased out as contractor bays; 84 Liberty Street, Map 91, Lot 12-1.

Mr. DeFrias shared: This application is for a site plan for a building within the business zone on that street. The front of the property is business while the back portion is residential. A site plan had been provided with proper documentation and meets all requirements.

MOTION was made by Mr. Benenato to forward the application for 84 Liberty Street to the Zoning Board of Appeals. Motion seconded by Mr. Ellis and carried. ***Voted 4-0-1.***

2. Application by Deborah J. Perkins, Trustee, 82 Tavern Way Trust, requesting the revocation of Building Permit R-24-0029; Appeal to Building Inspector/Zoning Enforcement Officer decision for issuance of permit R-24-009, 0 High Street (#708), Map 73, Lot 4-1

Mr. DeFrias shared: The Building Inspector issued a building permit for that property but that property is an estate lot and there was an estate lot about 78 feet away. Under the Zoning By-Laws the way it reads is the distance between those two access points should equal the frontage. The building permit was issued in error and was revoked. This applicant has filed to appeal that building permit from having been issued. They are going to the Zoning Board to ask for that building permit to be pulled back because the lot does not conform to zone. If a building permit is issued and a person does not think that it should have been, then they can file with the Board of Appeals

Mr. Kemmett arrives to the meeting at 7:15PM.

MOTION was made by Mr. Cohen to forward the application to revoke the building permit for Zero High Street to the Zoning Board of Appeals. Motion was seconded by Mr. Benenato and carried. *Voted 3-0-2.*

Mr. Kemmett reclude himself because he arrived during the discussion.
Mr. Ellis chose to exempt himself from voting.

IV. Administration

Town Planner Updates:

1. **Pay Invoice**

An invoice in the amount of \$240.00 to be paid for the attendance to the MMA conference.

2. **Update on Current Grants**

Mr. DeFrias shared: The One Stop program has opened for expressions of interest. Five out of six grants we expressed interest in received positive feedback and were eligible. The State was not interested in the sixth one which was for a generator to be installed at the Library and Senior Center. We will try to still achieve this goal but with a different funding source for a grant.

The next Planning Board meeting is scheduled for Monday, March 4th, 2024

MOTION was made by Mr. Benenato to schedule the next Planning Board Meeting for March 4th, 2024. Motion seconded by Mr. Cohen and carried. *Voted 5-0-0.*

IV. Adjournment

MOTION was made by Mr. Benenato to adjourn the Planning Board Meeting. Motion seconded by Mr. Cohen and carried. *Voted 5-0-1.*

The meeting was adjourned at 7:20pm.

Respectfully submitted,

Kimberly Cunningham

Kimberly Cunningham
Administrative Assistant
Town of Hanson, Massachusetts



TOWN OF HANSON
OFFICE OF THE PLANNING BOARD
542 Liberty Street
Second Floor
Hanson, Massachusetts 02341
Tel. (781) 293-9035

PLANNING BOARD MEETING ITEM LIST 02-26-24

Item #1 – Planning Board Minutes Draft from 2-12-24 Meeting

Item #2–Proposed Zoning Map for MBTA Overlay District

Item # 3– MBTA Zoning By-Law

Item #4 – Zoning Board of Appeals Notice for 84 Liberty Street

Item #5– Zoning Board of Appeals Notice for 708 High Street