



TOWN OF HANSON, MASSACHUSETTS
RESPONSE TO QUESTIONS

December 22, 2020

MAQUAN SCHOOL REDEVELOPMENT FOR A SENIOR HOUSING DEVELOPMENT (SHD)

A series of questions about this project were received by December 14, 2020. The following are responses to these questions. No further questions are currently allowed prior to the proposal due date of January 15, 2021 by 3:00 PM EST.

1. Is the existing wastewater treatment a septic system or sewage treatment plant?
 - a. The existing wastewater treatment is a septic system constructed under the existing athletic field located between the Maquan School and the Town Library.
2. Is the wastewater system connected to any other building or was it specific to the decommissioned school contemplated for redevelopment?
 - a. The wastewater system was specific to the decommissioned school.
3. The RFP indicates 25% of units should be at 70% of AMI in order to be included on the SHI. Inclusion of the SHI requires 80%, not 70%. Was this an error or a preference?
 - a. This was a typographical error. 25% of units should be at 80% of AMI.
4. Can we access the soil sampling data that supports the conclusion that the conditions are favorable for a wastewater treatment system per the RFP?
 - a. The consideration was that a wastewater system could be built near or within the area where the existing wastewater system is located. The land area is currently identified as Udorthents, gravelly materials, with 0-8 percent slopes (Map Unit Symbol 659B) and Urban land outwash substratum with 0-8 percent slopes (Map Unit Symbol 641B) in the Plymouth County, Massachusetts NRCS Soil Survey mapping). It is ultimately up to the individual proposal teams to review and determine that existing conditions meet the needs of their proposed activities.
5. In the RFP it is stated that 131 beds could be accommodated based on existing septic capacity; however, Title V regulations limit you to 90 beds. Could we get some clarification on this?
 - a. The number of beds noted was determined by the size of the existing septic system that is connected to the Maquan School, not the regulations. It is ultimately up to the project proponent to size the project to all appropriate regulations for the type of wastewater system being proposed.
 - b. The Hanson Housing Committee has discussed and support a project unit count between 50 and 125 units. The final number proposed will be up to the project proponent.



6. Is the Zoning Limit of 30% coverage the limit for the project or is the town open to greater coverage to allow for a lower density development?
 - a. Current zoning limitations on this parcel direct the coverage limit of 30% for the project. Any change in this coverage percentage will require a variance from the Zoning Board of Adjustments (ZBA).
7. If the 30% limit is solid will the retained parts of the school count against that coverage? Can demoed parts of the school be used as a credit against coverage?
 - a. If the existing school building is used in a proposal package, then the building will count toward the coverage percentage.
 - b. If a portion of the existing school is demolished, then the demolished portion of the building is taken out of the coverage equation.
8. Can we move or add Curb cuts as needed?
 - a. Curb cut changes are allowed. The project proponent will need to ensure they provide safe and efficient travel for both vehicle and pedestrian traffic through the area and amongst adjacent properties. The project developer will need to obtain all necessary approvals for these changes from all appropriate regulatory officials.
9. Can we connect to the parking lot of the Library/Senior Center with minor drives?
 - a. The project proponent is free to suggest new interconnection points with the Library/Senior Center. It must ensure that the proposal makes sense, and that public safety is a primary focus. The proponent will need to obtain all necessary approvals for these changes from all appropriate regulatory officials.
10. Could covered access to a parking lot be used to create a more pedestrian friendly neighborhood?
 - a. The project proponent may propose concepts or ideas as they wish. It will ultimately be up to the Town of Hanson to decide whether the proposal meets their project intent and needs, while maintaining the New England aesthetics and character they desire.