

HANOVER PLANNING BOARD



NOVEMBER 2, 2009 **MINUTES OF MEETING**

At 6:50P.M., Chairman Richard Deluca called to order the November 2, 2009 meeting of the Hanover Planning Board. Board members Tony Losordo, Gary Hendershot, Bernie Campbell, Meaghan Neville-Dunne, Jeff Puleo and Steve Rusko were present. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

- Tony made a motion to accept the meeting minutes of 10/19/09 as amended. Steve seconded the motion and it was so voted unanimously.

PUBLIC HEARING

1246,1278-1302 & 1316 Washington Street / Retail/Restaurant-

- Bernie made the motion to continue the hearing (at request of the applicant) until November 16, 2009 at 7:00PM. Steve seconded the motion and it was so voted unanimously.

Scenic Roads/Tree Warden Hearing -

- Rich read the notice and the locations of the trees to be removed along scenic roads.
- Curt Maclean, DPW, explained the size and condition of the trees to be removed and their locations.
- Andy asked about funds to replace trees that are removed.
- Curt stated there used to be a budget of \$5,000.00 but over the years the trees were not wanted to be replaced or the area was not accepting of replacements due to obstacles.
- Steve made the motion to approve (allow) removal of 8 trees along Scenic Roads as proposed by the Tree Warden. Jeff seconded the motion and it was so voted unanimously.
- Curt introduced Steve McNamara as the new Deputy Tree Warden.

Community Preservation Committee, Stone Wall at the Nava Property-

- Andy explained the property and the intent to remove the stone wall along this Scenic Road (Center Street) and relocate it to the edge of the drive so that residents have better access to the open space beyond. This property and project are under the control and direction of the Open Space Committee.
- Bernie made the motion to approve (allow) the removal of 3 small trees and the relocation of the stone wall. Steve seconded the motion and it was so voted unanimously.

YMCA-

- Glenn Dougherty, Sr. Project Engineer and Stephanie Bandzak, Sheskey Architects, Jim Bundell and Mary Hurley attended to represent the YMCA.
- Ms. Bandzak presented a plan for the project and explained the details of that plan, its use and location. Mr. Dougherty explained the exterior of the site old and new. They have spoken with the Fire Department and are in compliance with them.
- Steve questioned the abandoned house located on the property. Mr. Bundell explained that the house is boarded up but they are keeping their options open for future use. They estimate the house to be 75-100 years old.
- Mr. Dougherty stated they had met with the neighbors and also Samantha Woods from the North and South Watershed to gain their feedback of the project.
- Tony questioned the drainage tank. Mr. Dougherty explained the tank was a 900 gallon tank.
- Andy and the Board expressed concerns regarding the parking area. Mr. Dougherty explained the parking lot would be for the summer camp and employee parking, they didn't see the need to add lighting due to the seasonal nature of the lot, during the winter month's only employees park there. Rich expressed his concerns regarding year round parking with no lighting. He suggests restrictions on parking only during day light hours year round. Jeff and Tony question the safety of the facility during the evening hours and off season. They make the suggestion of chaining off the driveway.

- Steve had concerns regarding the sound coming from the project when there are performances. Ms. Bandzak explained there will be no amplified sound. Rich suggests limitations and restrictions on sound levels.
- Andy expressed concerns of limitations on future use of the space. Ms. Hurley explained there is donor with funds for this project and they are not looking at any future use.
- Rich asked if this space would replace the tents the camps now use. Mr. Bundell explained the tent use would be reduced.
- Mr. Dougherty explained more trees to be added along the edge of the property to aid in the buffer zone.
- Abutters, Ernie and Pat Butler, South Street, Norwell, expressed their concerns with the drainage, lighting and noise. Abutter, Sharon Ducey, 244 South Street, Norwell, expressed her concerns regarding the noise. Andy stated he will do a site visit with the concerned abutters.
- Andy noted that Dave Nyman is still reviewing information regarding this site and suggests the Board make their decision at the November 16, 2009 meeting.
- Tony made a motion to close the hearing for the YMCA Arts and Education Center. Steve seconded the motion and it was so voted unanimously.
- Draft Conditions: Parking in the new lot sunrise to sunset hours only, year round, Un-amplified sound and some kind of Fire Department approved gate for the lot.

577 Circuit Street-

- John Monahan, Engineer and Steve Engle, attended as representatives of the project.
- Mr. Monahan reviewed the project and site of the proposed garage.
- Andy clarifies the background of the Conservation and ZBA approvals. Also noting Dave Nyman's approval.
- Gary made a motion to close the hearing. Bernie seconded the motion and it was so voted unanimously.

1400-1426 Washington Street-

- Andy stated he was unable to meet with all the abutters and address their concerns he suggested a continuance until November 16, 2009.
- Rich suggests adding shields and redirect the lighting before the next meeting as this will help alleviate some of the abutters concerns.
- Tony made the motion to continue the hearing until November 16, 2009 at 7:30PM. Jeff seconded the motion and it was so voted unanimously.

ACTION ITEMS:

ANR, 645 Center Street, Community Preservation Committee-

- Steve made a motion to endorse the 645 Center Street ANR, prepared by Grady Engineering. Tony seconded the motion and it was so voted unanimously.

Berkshire Estates, return of funds-

- Tony made the motion to return the guaranteed deposit of \$14,000.00 to Atlantic Construction. Bernie seconded the motion and it was so voted unanimously.

Morse Farm Estates-

- Andy confirmed the distribution of \$13,200.00 to the DPW for the completion of plantings along the abutters property. He also noted the Chapter 11 action of the developer and the foreclosure and auction has been delayed.

Annual Report-

- Andy requested the Board to delegate the compilation and completion of the town report to Andy and Rich. The Board approves.

Target-

- Andy stated that the lighting was still an issue and suggests the owner and engineer return on November 16, 2009 with ideas to correct the situation.

Woodland Village Development-

- Andy explained the project and the process through ZBA at this time. He expressed there will be dialogue and discussion over the next year.

Barstow Village-

- Andy clarifies the project and the accreditation the town will receive towards affordable housing mark from the state.

55+ Communities-

- Andy stated there may be intentions by owners of these properties to change the bylaws at town meeting.

Tony made the motion to adjourn the November 2, 2009 Planning Board meeting at 9:25pm. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:25PM.

Respectfully Submitted,

Hannah Butler

Planning Office Administrative Assistant

Department of Municipal Inspections