

HANOVER PLANNING BOARD



NOVEMBER 16, 2009

MINUTES OF MEETING

At 6:50P.M., Chairman Richard Deluca called to order the November 16, 2009 meeting of the Hanover Planning Board. Board members Tony Losordo, Bernie Campbell, Meaghan Neville-Dunne, Jeff Puleo and Steve Rusko were present. Gary Hendershot was absent. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

- Bernie made the motion to accept the meeting minutes of 11/02/09 as written. Jeff seconded the motion and it was so voted unanimously.

PUBLIC HEARING

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

- David Kelly, Kelly Engineering, attended the meeting and reviewed the plans of the proposed property. He noted the change in location of the patio to the rear of the building due to concerns from the Building Commissioner and it's proximity to Rte. 53.
- David requested that the applicant be able to come back before the Board with sign and patio wall specifications after the tenant has been secured in the location which requires the close and approval of this hearing. Andy clarifies the Design Review Bylaw and explains the Board can approve the use with conditions on the sign and patio wall specifications.
- Bernie mentioned that the dumpster location is still a concern. David explained the fully enclosed area and the access to the dumpsters, 3 containers, 30' x 10'.
- Tony made the motion to close the hearing with conditions on the sign and patio wall specifications. Bernie seconded the motion and it was so voted unanimously.

1400-1426 Washington Street-

- Property Owner, Martin Sher and Project Contractor, George Pongratz attended the meeting.
- Andy noted that he met with the abutters regarding the buffer area and their ideas. He reviewed the photographs he took of the project and angles from 60 Curtis Lane.
- Andy further went on to explain the possible vegetation additions but he would have to consult with the Health Agent pertaining to what species and depths could be planted on or near the site. George Pongratz noted the length of the septic mound is 135'. Abutter, Jeff Greenwald, 60 Curtis Lane, asked if there was a bylaw restricting the action of taking down trees prior to an issuance of a permit. Andy clarifies the permit process and bylaws pertaining to that process. Also stating that the work can continue while they are waiting for the permit approval if the applicant was not informed of the proper process, therefore they are not at fault and can continue the project. Rich stated the Boards position and the fact that this hearing would have still resulted in this manner. Mr. Greenwald and his housemate, Dennis Hollowand, expressed their concerns and frustrations regarding noise, lighting and visual distractions that can now be seen and heard due to the removal of the trees.
- Bernie stated that the property owners are allowed to develop that property as they see fit according to the bylaws of the Town.
- Andy again suggests a thick layer of vegetation approved by the Health Agent, even extending the berm to plant a layer of trees on the top of the berm and along the East side of the berm to block the McDonald's drive thru. Rich explained the option of an added earth berm on top of the system to add height to the buffer area.
- George Pongratz explained the systems time line for use and the need of the use by the property tenants.
- Rich explains the Board position to maintain the landscape design conditions.
- The Board, abutters, owner and project contractor all reviewed the plan for a comparable landscape design.
- The Board requests the owner to provide a landscape design with species of vegetation and locations for the next meeting.
- Jeff made the motion to continue the hearing until November 30, 2009 at 6:30PM with the anticipation of a landscape plan for 1400-1426 Washington Street. Bernie seconded the motion and it was so voted unanimously.

- Board may require the owner to put forth the amount of \$40,000.00 to be held by the Town for the purpose of planting the selected landscape design. Jeff made the motion to accept this condition. Steve seconded the motion and it was so voted unanimously.

ACTION ITEMS:

YMCA-

- Andy provided the Board with the list of Special Conditions. He further explained Condition #9 regarding the plantings in the buffer area.
- The Board requested new language for Condition #11 regarding the gate opening at sunrise and locked at sunset.
- Steve made the motion to approve the Special Permit and conditions for the YMCA at 75 Mill Street. Tony seconded the motion and it was so voted unanimously.

577 Circuit Street-

- The Board reviewed the conditions. Hearing originally closed on November 2, 2009.
- Jeff made the motion to accept the Special Permit with conditions. Steve seconded the motion and it was so voted unanimously.

Target-

- 6:00PM, Andy and the Board met at the Target site to review the lighting concerns.
- Rich clarified the differences in the lighting, the shield direction and the timing of the front lights. Front lights to be off by 8:00pm. Back lights remain on for employees of Target.
- Steve expressed concern about after hours work.
- Rich explained the owners can come before the Board to change the timing when the need arises.
- Jeff expressed his concern for future lighting issues and feels that something could be added to the bylaws that would keep with the shielded and maximum foot candle light levels for future uses.
- Rich asked about the dumpster that was a sight concern for abutter, Dave Ricotta. Andy stated the Board can request that evergreens be planted to shield the front. The Board agreed.

Woodland Village Development-

- Andy reviewed the site plan and the owner's possible desire to discuss the plan with the Board at a future meeting.

55+ Communities-

- Andy stated that until a petition for a change is submitted there is no review by the Board.

Master Plan Summit Agenda-

- Andy and the Board discussed the Long Range Master Plan and the forum for November 30, 2009. Andy will head the meeting.

Bernie made the motion to adjourn the November 16, 2009 Planning Board meeting at 8:55pm. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:55PM.

Respectfully Submitted,

Hannah Butler

Planning Office Administrative Assistant

Department of Municipal Inspections