



**Hanover Planning Board**  
**Meeting Minutes - November 8, 2010**

**Planning Board Attendees:** Bernie Campbell, Gary Hendershot, Tony Losordo, Meaghan Neville-Dunne

**Other Attendees:** Margaret Hoffman, Bob Marzelli, Keith Coleman, Pat Gallivan, Jeff Temple, others

Planning Board Member, Gary Hendershot opened the meeting at 6:45 p.m.

**Informal Meeting – Dave Marzelli, regarding Auto Dealership:**

A Mercedes Benz dealership is interested in occupying the property at 2035 Washington Street. Bob Marzelli, the attorney representing the Mercedes Benz dealership, displayed a photo of their proposed building design. Mr. Marzelli indicated that the Mercedes Benz dealership is interested to find out whether the Board could accept the design. Based on the new Design Review bylaws, the Planning Board would like to see changes to the proposed design modified to have more of a New England look. Tony Losordo mentioned that the current Columbia Motors dealership was at one time a Mercedes Benz dealership.

Margaret Hoffman inquired if there were any other Mercedes Benz dealerships in the area that were designed like the photo. Bob Marzelli will find out.

**Continuation of hearing – 74 Industrial Way, 7:00 p.m.**

Gary Hendershot opened the public hearing at 7:00 p.m. Margaret Hoffman, Assistant Town Planner said they had received the okay from Fire Captain Barbara Stone on the revised plan for 74 Industrial Way. Keith Coleman, engineer for this project, reviewed revisions that were made to the plan, based on outstanding issues from the last meeting with the Planning Board. Parking requirements are met by 24 parking spaces. Parking has been removed from the front of the building. Stormwater management is outlined on the plan. Pipes will be removed or capped. Plantings have been reviewed with Pat Gallivan, Conservation Agent for the Town.

The approval of the special permits and site plan for 74 Industrial Way will include the following conditions:

- Existing trailer and debris and stockpiles will be removed.
- There will be no exterior storage on this site.
- A final version of the plan will be submitted in Autocad.

- The wastewater management facility will meet Board of Health requirements.
- Tight tanks.
- Vinyl slats will be added to the chain link fence surrounding the dumpster.

Tony Losordo made a motion to close the hearing on 74 Industrial Way. Bernie Campbell seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the Site Plan/ Special Permit for 74 Industrial Way with the special conditions. Bernie Campbell seconded the motion. All others were in favor.

**526 Center Street – Expired permit:**

The permit for this retreat lot has expired. Margaret Hoffman, Assistant Town Planner explained to the Board that the applicant would have to file for a new Retreat Lot permit. She had informed Mr. Smith, the owner of the property that he would need to re-file.

**Scenic Roads Tree Hearing:**

The hearing regarding the removal of trees on Scenic Roads will be held on Monday, November 22, 2010 at 6:45 p.m. The Board members were given a list of trees to inspect before that hearing. Prior to the hearing, Planning Board members will look at the trees that are scheduled for removal.

**The Elms:**

Margaret Hoffman said that Dave Deluca, Town counsel, has suggested that the Planning Board meet with members of The Elms to determine what unfinished work should be completed with the remaining \$62,000 from the performance bond. Victor Diniak, Director of the Department of Public Works, has provided an estimate for remaining work at the Elms with the exception of unfinished landscaping. Jeff Temple, Treasurer for The Elms condo association said they would like to see the roads, driveways, and sidewalks completed. He stated that the quality of the work being done was most important and that they could wait until the Spring to have the unfinished work completed. The condo's total estimate for unfinished work is \$140,000. Jeff Temple said that he wanted to make sure the \$62,000 from the performance bond goes into an escrow account until the work is completed. A document will be drafted outlining unfinished work that needs to be completed at The Elms. Tony Losordo asked that the condo association solicit more bids on the outstanding asphalt work. Victor Diniak suggested that the Elms get references from the vendor they are considering using for pavement of the roads. Elms residents mentioned that there are three cellar holes that are still open. The Planning Board will meet with residents from The Elms again on Monday, December 13, 2010.

**Meeting Minutes:**

The Planning Board reviewed the meeting minutes of October 25, 2010. Tony Losordo made a motion to accept the meeting minutes of October 25, 2010 as amended. Bernie Campbell seconded the motion. All others were in favor.

Tony Losordo made a motion to adjourn the meeting at 8:15 p.m. Bernie Campbell seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant