

## HANOVER PLANNING BOARD



*DECEMBER 14, 2009*

### **MINUTES OF MEETING**

At 6:50P.M., Chairman Richard Deluca called to order the December 14, 2009 meeting of the Hanover Planning Board. Board members Tony Losordo, Bernie Campbell, Meaghan Neville-Dunne, Jeff Puleo, Gary Hendershot and Steve Rusko were present. 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 amended. Gary seconded the motion and it was so voted unanimously.

### **PUBLIC HEARING**

#### **778 Washington Street – Adult Amusement –**

- Tony made the motion to continue the hearing until 3/29/10 at 7:00PM. Gary seconded the motion and it was so voted unanimously.

### **JOINT MEETING W/ THE BOARD OF SELECTMEN:**

#### **Morse Farm Guarantee Deposit Funds / DPW Work –**

- Andy reviewed the history of the relationship between the Morse Farm Developer and the Planning Board.
- The Planning Board members expressed their opinion of the current road repair on Whiting Street.
- 7:20PM the Board of Selectmen join the Planning Board meeting.
- Selectmen, Al Rugman, questioned the road maintenance and the amount of funds to finish the project.
- Rich supports the Boards source of contracted services and the estimates they provide the DPW. He further explained the amount of time the Board has given the developer in continuance and extensions to finish the work to satisfy the Town to approve the road and the neighbor's needs and complaints.
- Selectmen, Dan Pallotta, questioned if there is enough money to finish the project. Victor Diniak, DPW, expressed they felt there was enough money with the prices for asphalt as they are now. They would like to finish in the next 1-2 years as in 5-6 years the prices are undetermined.
- Al Rugman asked if the developer is going to finish the project. Rich explained the concessions made by the Planning Board to give the developer and their bank options to either sell or work the property. The Board only pulled the necessary funds to fix the current issues. Dan Polatta felt that pulling the funds from the guaranteed deposit in small increments may cause a faster increase in its depletion. He suggests pulling all the funds to have the money on hand to finish the project but hold the amount needed for the final coat of asphalt until the lots have been developed. Rich explained when the bank came before the Board they were confident that the development would be going to auction. This auction has been moved to sometime in January.
- Selectmen, David Green, questioned how pressing is the work to be completed. Rich stated the funds were pulled to allow for the work to be completed in the spring and next fall.
- Bernie stated that resolving the issues with the neighbors should be first priority.
- Tony reviewed the extension date given to the bank of October 2010 to sell the development.
- Victor pointed out with the one lot developed they are in a difficult position regarding plowing the road in the winter should there be no active developer. He stated that DPW needs to know by mid-summer what the plan is for the completion of the road work.
- Steve suggests revisiting this issue in the spring to decide what funds will be needed.
- 7:40PM the Board of Selectmen leave the meeting.

### **INFORMAL DISCUSSION:**

#### **309 Columbia Road –**

- Owner, Abdul Shuman, attended the meeting
- Andy reviewed the proposal of selling 4+ vehicles at this location. He explained the use, restrictions and provisions in the zoning bylaws for this property.
- Rich explained the process to the owner of what he would need to do with the Town.

- Mr. Shuman felt he would explore the options.

#### **North & South Rivers Watershed Association (NSRWA) –**

- Samantha Woods, Executive Director of NSRWA, attended the meeting.
- Samantha came with a power point presentation on stormwater management, continuing to explain the process of development and growth of a community and its impact on the rivers, streams and watersheds. Through the Mass GIS, topography examples and local area photos she explained options of pervious material for paving, rain gardens, cisterns and green space.
- Andy noted to the Board the concerns the DPW has with the present water supply.
- Samantha suggested bylaw changes to include Low Impact Development (LID), dealing with stormwater options and improvements on the regulations.
- Gary questioned the cost of the new pervious asphalt.
- Samantha stated that the cost was more for installation but the long term savings were beneficial.
- Rich asked if the specifics would be different due to cold weather areas and warm weather areas.  
Samantha gave an example of the pervious asphalt use in a cold weather region such as ours and the maintenance of that lot that keeps it performing year after year.  
Rich stated they would need to consider commercial development in which the owner has to care for the lots and roadways and also the residential areas that the town cares for.
- Samantha stated ultimately the town maintains the water supply.
- Steve asked about the concerns with the 100 year flood.  
Andy stated the DPW's concerns with the capacity load of the underground system currently in place. Topical systems tend to have a larger capacity due to absorption.  
Samantha will forward links for information on local websites.

#### **Woodland Village (40B) –**

- Jack Sullivan, Developer and Brian Murphy attended the meeting.
- Mr. Sullivan presented a proposed plan for the project. He explained 152 units, a mix of townhouses and apartments on 26 acres. He distributed a narrative and map for the Board to review. He noted the Conservation Commission will be signing off on the ANRAD this week for the wetlands delineation.
- Mr. Sullivan and Mr. Murphy are interested in modifying the bylaws to reduce the buffer area and lessen the restrictions to help this and other projects along Route 53.
- Andy discussed the changes he has seen in the past to the bylaws for the Interchange District. He used examples of the bylaws that prohibit residential use in the Interchange District.
- Rich asked what kind of buffer adjust they were looking for.  
Mr. Sullivan stated that the 300' buffer takes up most of the developable land so they are looking for a 50' buffer.
- Tony asked about the 152 units and how they came up with that number.  
Mr. Sullivan stated not specific and can be altered.  
Tony questioned the capacity of the water treatment plant they have proposed as only for the 152 units, if they decide to develop the rest of the property what would happen to that facility.  
Mr. Sullivan stated they would have to reevaluate the plant.
- Jeff questioned the development of that land with the wetland and conservation issues.  
Mr. Sullivan stated that the 40B is their only option with the restrictions that are in place in the bylaws.
- Meaghan clarified the 300' buffer and the Conservation application ANRAD. She questioned the storm water management for the development.
- Mr. Sullivan stated that the state as regulations in place plus they would take a look at adding additional options for storm water management. He went on to explain they are looking at height restrictions so that the higher buildings would be placed further from the residential areas.
- Rich questioned whether a 40B was their only option and has concerns about the location of the housing they are proposing as being friendly with the Woodland Drive neighborhood.  
Mr. Sullivan stated that the upper portion of the property closest to Route 3 is an option only at this time, they do not own that parcel. He questioned why the land was changed from residential to the Interchange District.  
Rich clarified this was to enable a developer more options to utilize the land.  
Mr. Sullivan stated with the present 300' buffer the land is not developable.  
Rich stated they would be looking for a plan with reasonable alternatives to develop the land.  
Mr. Sullivan stated they will provide a plan with other alternatives.
- Pat Gallivan, Conservation Agent, asked they had any examples of a mixed use property with commercial and residential.  
Mr. Sullivan stated they would do some research and forwarded it on to us.
- Andy stated the Articles language should come before the Board.
- The Board and Developer agreed on another Informal Discussion on 1/11/10.

**ACTION ITEMS:**

**Verizon Wireless Façade Change-**

- Ken Gruskin & Ed Godek, Architects, attended the meeting. They presented to the Board the future changes Verizon is looking to make to their façade.
- Andy asked about the time frame to do the work.  
Ken stated it was undetermined at this time. When they get the approval they will start work there after.
- Rich questioned if Verizon would be relocating.  
Ken stated they like the present location, visibility and exposure. They are not looking to relocate at this time.
- Jeff clarified the lighting and suggested more controlled features for lighting the front of the store.  
Ken noted they will consider the recommendations and rework the lighting.
- Gary made the motion to accept the new façade with the condition of alternative lighting to down lights for a reduction in the glare. Approval of lighting to be determined by the Town Planner, Andy Port or Anthony Marino, Building Commissioner. Jeff seconded the motion and it was so voted unanimously.

**South Shore Cooperative Bank –**

- Andy explained that Anthony Marino, Building Commissioner, wanted to verify the Board agrees with the design and pattern of the proposed signage.
- The Board questioned the sign bylaw dimensions.  
Andy stated there are no specifics with “directional” signage as is the case with these signs.
- Rich would like a height restriction and noted the signs seem too large for that area.
- The Board agrees that only three (3) of the signs are needed to include the ATM and Teller directional signs.  
Rich suggests 2’ x 3’ in size.
- Andy will present the Boards modifications to Anthony Marino.

**McGee Toyota –**

- Andy explains the present situation of the razed building area and the parking issues. He recommends a Limited Site Plan Review with the fees applied.
- Rich and Andy discuss the past history of McGee and their parking area.
- Gary made the motion to review application as a Limited Site Plan centered on the reconfiguring and re-striping of the lot only. Steve seconded the motion and it was so voted unanimously.

**Permitting Software –**

- Andy requested from the Board an extension on the application of the permitting software.
- Gary made the motion to grant an extension until 2/1/2010. Jeff seconded the motion and it was so voted unanimously.

**ANR –**

- Steve motioned to endorse the ANR plan for 21 Te Berry Lane, PB10-8A. Bernie seconded the motion and it was so voted unanimously.

Tony made the motion to adjourn the December 14, 2009 Planning Board meeting at 10:30PM. Gary seconded the motion and it was so voted unanimously.

**Meeting was adjourned at 10:30PM.**

Respectfully Submitted,  
Hannah Butler

**Planning Office Administrative Assistant  
Department of Municipal Inspections**