

HANOVER PLANNING BOARD



FEBRUARY 1, 2010 **MINUTES OF MEETING**

At 6:50P.M., Chairman Richard Deluca called to order the February 1, 2010 meeting of the Hanover Planning Board. Board members Tony Losordo, Meaghan Neville-Dunne, Jeff Puleo, Gary Hendershot and Steve Rusko were present. Bernie Campbell was absent. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

PUBLIC HEARING

285 Circuit Street, PB10-9SP – Besser Brake Pads-

- Gary read the notice.
- Rich asked about other departmental input or concerns.
Andy stated there were no concerns or comments. This hearing is merely a formality due to the change of use.
- Attorney, Philip Notopoulos, representative for the Applicant. He described the business of the manufacturing and assembly of the product and the non-intrusive use of the facility to the abutters. There is no use of asbestos. Presently there are 6 employees but in the future they hope to increase to 20-25 employees. Training for their employees will be on site. Low impact traffic and a clean organization. Trucks are minimal.
- Jeff clarified the bylaw for this use.
Andy confirmed that the use requires the Special Permit from the Planning Board.
- Gary questioned the location of the dumpsters.
Representative, Marc Cirinna, stated they were located in the front but not visible to from the roadway.
Andy noted that the property is set back and fairly isolated.
Rich clarified the exact location off Griffin Lane and it's only access. Noting that access off Weargaurd Dr. would be better for traffic.
Andy stated that the issue had been raised before of access through the back of the property to exit and enter off Weargaurd Drive.
- Jeff made the motion to close the hearing for 285 Circuit Street. Steve seconded the motion and it was so voted unanimously.
- Tony made the motion to approve the Special Permit for Change of Use at 285 Circuit Street. Conditions regarding the Boiler Plate to follow. Gary seconded the motion and it was so voted unanimously.

INFORMAL DISCUSSION:

Woodland Village (40B), Article to change the Interchange District Bylaw –

- Andy clarified the zoning article process and confirmed hearing date of 3-15-10 for further review of the Articles. He explained the bylaw of which this article pertains to.
- Resident, Henry Furman, 9 Howland Park, explains the request of a meeting between the applicant and residents, prompting the distribution of a flyer noting a meeting date of February 10, 2010 at Town Hall.
Andy stated the Town Hall had no knowledge of the meeting and the parties involved should make their request to be sure of no conflicts.
- Rich asked if there were new changes to the proposed project.
- Applicant, Jack Sullivan, provided the Board with a new plan and a list of the amendments to the bylaw. He went on to explain the date they started this application, the property discoveries along the way and the usability of the property as it sits with the current restrictions.
Mr. Sullivan went on to say the plan they submitted to the Board 2 months ago has been revised. After the ZBA meeting on December 28, 2009, they received input from the residents and Town Departments and offered a revised plan with (4) four commercial buildings and 115 residential units.
Mr. Sullivan noted the revision has no access off Woodland Drive except for emergency accesses for town use only.
- Rich explains district change of that property at last years Town Meeting.
Andy further went on to clarify to the public what the proposed changes mean to the bylaw, the Town and the property owner.

- Mr. Sullivan reviews the handout given to the Board and the public of the amendments to the bylaw. He also explains what options he has as a property owner for that piece of land. 40B project and VPUD, both would allow closer proximity of construction to the abutters. He feels what he is proposing is a reasonable compromise.
- Henry Furman, 9 Howland Park, questions the parking setback.
Frank Silva, 142 Woodland Drive, Questions the wetlands and their inclusion in the development.
Mr. Sullivan, explained the wetlands would not be disturbed and the parking would follow the buffer zone requirements.
- Mr. Furman asked if the 40B is denied would this revision be the fallback plan.
Rich explained that would be up to the property owner.
Andy explained the current bylaw and the interest of the Town of how this property is developed. Adding some flexibility would allow for better development.
- Doug Robinson, 193 Woodland Drive, on what evidence do they see making the changes to the buffer area.
Rich explained the 300' buffer added to protect the residents from the commercial use. The Plan calls for residential units to abut the residential district and the question becomes is that same 300' foot buffer needed. The developer believes the use is not so intense and would 150' buffer be adequate.
- Tom Kallenberg, 132 Woodland Drive, is concerned with the appropriate vegetation for added protection.
Rich explained the Board could require a more vegetated buffer.
- Jon Frattasio, 32 Woodland Drive, noted the deficiencies of the buffer from the Charles David Salon and added concerns of similar possible deficiencies for the woodland project.
Noel Frattasio, 87 Broadway, questioned the benefits to the Town and the residents. He has concerns about the increase in residents. Both he and Jon Frattasio are concerned with the vacant businesses now on Route 53.
Rich explained the Town would gain more revenue from the new businesses. The existing buildings that are vacant are still owned and provide future business but it is not the Boards position to determine the fate of those properties. The Town votes for the bylaw changes, the Planning Board only assists in gathering the information and putting the Article together for the Town vote.
- Andy stated he has concerns about the proposed residential area but is in favor of the mixed use of the property, stating that the economic development should be the main focus and the residential use should have a limit.
- Jon Frattasio asked if the 40B project was still an option.
Andy explained the application is still with the ZBA for consideration.
- Henry Furman reviews the bylaw change from last Town Meeting and notes that would still be the most viable option for Hanover. He feels adding residences would tax the town services and schools. He asked why this Article has to be submitted at this time not allowing the Town more time to evaluate and discuss the options.
Rich states there is availability to do after the Article has been submitted and if necessary, extend to a Special Town Meeting at a later time.
- Lisa Daley, 26 Berry Street, questioned the type of commercial business options they were considering, hotel or retail.
Rich stated they look at the setbacks and lot size to ensure the whole project can incorporate property as one lot and not to break it into smaller developments.
- Jeff questioned the amendment concerning "Parking" and the change from 1 space to 1 space per keyed room. This seems too broad in language. If the development was more of a conference center the use of the square footage would be more appropriate.
- Marzena Bramowska, 160 Woodland Drive, expressed concerns over the secondary access drives and their construction.
- Rich explained the State would determine the road construction on Routes 53 and 123.
- Jeff feels a change in the requirements for window dimensions should not be changed.
Andy stated the Planning Board was granted authority by the Town to review design and architecture of new development.
- Leonard Trainer, 203 Woodland Drive, feels that there should nothing left open ended. Also concerned about a water problem if it will support a new development.
Rich explained the developer has to prove there is adequate water supply before the project begins.
- Dick Housley, 288 Woodland Drive, would like to see an updated map on the website.
- Frank Silva questioned if the residential units would be for sale or rentals.
Andy and Mr. Sullivan confirmed the market and property owner would make that determination.
- Noel Frattasio asked if a wildlife study would be done for the possible displacement of the wildlife that exists and the possibility of endangered species.
Andy stated appropriate studies would be done prior to any development.
- Andy again reviewed the flyer stating the meeting between applicant and abutters needs to be arranged. Also 3-15-10 Planning Board will hold another meeting regarding the Zoning Articles.

Action Items / ZONING ARTICLES:

Adult Use Bylaw –

- Gary made the motion to submit the Article with amendments to the current bylaw. Jeff seconded the motion and it was so voted unanimously.

Use of Existing GIS Funds –

- Andy reviewed the fund use with the Board, describing them for the use of developing additional departmental services for communications, web services and software.
- Jeff made the motion to submit the Article for the Use of Existing GIS Funds. Tony seconded the motion and it was so voted unanimously.

Prime Infiniti Boundary Changes –

- Andy reviewed the Article with the Board of the requested District Boundary Change of the Prime Infiniti location on Washington Street. This is a Petitioned Article by Prime Infiniti and requires no support from the Board.

Affordable Housing / Cardinal Cushing Credit –

- Andy explained the current credits and deficiencies for the Town of Hanover. Andy looked into the factor if the Cardinal Cushing residences could be credited. Group homes for special assistance are recorded by the state and counted as subsidized housing even though not necessarily affordable housing. If we are awarded, we would gain 66 credits. He clarified this is a Special Act and goes to the State Legislature.

Interchange District (Woodland Village) –

- The Board discussed the proposal of supporting the Article and the amendments presented by the Applicant of Woodland Village.
- The Board made the decision not to sponsor the Article.

Gary made the motion to adjourn the February 1, 2010 Planning Board meeting at 10:20PM. Jeff seconded the motion and it was so voted unanimously.

Meeting was adjourned at 10:20PM.

Respectfully Submitted,
Hannah Butler
Planning Office Administrative Assistant
Department of Municipal Inspections