

HANOVER PLANNING BOARD



AUGUST 17, 2009

MINUTES OF MEETING

At 6:50P.M., Chairman Richard Deluca called to order the August 17, 2009 meeting of the Hanover Planning Board. Board members Gary Hendershot, Steve Rusko, Tony Losordo and Bernie Campbell were present. Jeff Puleo was absent. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

The Board reviewed the minutes from the meeting held on July 27, 2009. Tony made the motion to accept the minutes as amended. Steve seconded the motion and it was so voted unanimously.

Associate Member Vacancy –

Rich asked if the interested parties for the seat of Associate Member had come to the meeting. Andy stated that they were not ready to come before the Board but will attend at the September 14 meeting.

PUBLIC HEARING

577 Circuit Street- PB10-1SP–

Gary read the notice into the record. Rich asked if the Fire Department or DPW had made any comments or had any concerns. Andy stated that neither had presented any issues but Conservation and the ZBA were still looking at the plans and are waiting for their comments. Andy noted that Dave Nyman submitted his review. John Monahan, Perkins Engineering and Steven Ingle, attended the meeting. John Monahan explained the site plan presented to the Board, he described the new garage they are requesting to be built and construction location within the buffer zone of the wetlands. John stated that they are waiting to hear what the Conservation Commission has to say and the results of the Variance requests from the ZBA, the whole project could be moved depending on the outcome of Conservation and ZBA. Andy stated that Dave Nyman, CEI, found the project reasonable. Andy also wanted to know about bus washing and what kind of drainage system was in place. Steven Ingle stated the buses will be washed at their Whitman, MA. location as that facility is already established for such activities and the maintenance of the buses at the Hanover location would be limited to oil changes, brake work, and exhaust work, the engine work would take place at the dealerships, the tire maintenance would be preformed at Sullivan Tire. Mr. Ingle noted that the waste oil would be taken off site and they would store waste oil in a tank within the garage not out on the property. Andy asked if there were any floor drains. Mr. Ingle stated there was not a need to floor drains. John Monahan explained how the buses would move through the site and where they would be parked. Andy asked what the notable changes would be to the site. John stated the form company that stores forms at the rear of the lot would be moving on and all of their stored materials would be removed, this portion of the site would be cleaned up and they would be able to park buses there. John went on to say the number of buses would not change the bus company is looking for more indoor workable space. Gary had some questions sent in from abutters, one of which asked if the new garage would be seen from their abutting property. John explained the berm and wooded area along that neighbors property and the fact that they are not going to disturb that area for building this garage. He noted that a few trees situated before the berm would be removed. Andy suggested a site visit to understand what John was proposing. Andy asked what the hours of operation would be. Mr. Ingle stated there would be no change in their hours, Monday through Friday 5:30am – 6:30pm during the school year, the office is open Monday through Friday 6am – 6pm and possibly a Saturday 8am – 4pm, the noise shouldn't be an issue as the new garage is further away than the building that is currently there. Gary continued with the abutter questions regarding the lighting on the property. John stated there will be the pole lighting that currently exists. Mr. Ingle stated the new lighting around the building will be afixated to the building and only illuminate the area around the building. Rich asked for clarification regarding the decisions we are waiting for from Conservation and ZBA. Andy stated that the possible adjustment would be to move the building forward away from the buffer zone. John requests a continuance for the September 14th meeting when they should have clearer expectations from Conservation and ZBA.

Gary made the motion to continue the hearing until September 14, 2009 at 7:05PM. Steve seconded the motion and it was so voted unanimously.

INFORMAL DISCUSSION

Target –

David Kelly, Kelly Engineering and Dan Kelly, Site Construction Manager, attended the meeting. David explained that Target is looking to gain the necessary sign offs to obtain an occupancy permit. David understands the lighting along route 53 is a concern

for the Board and as of the previous Friday one of the fixtures had been altered with the appropriate hood and shield application to direct the illumination in the correct direction. Dan produced a writeup of the "Dark Sky" hood and the reflection shield for the Board to review. Rich asked if the wattage would have been an option but Dan felt that that would not have been sufficient. Dan stated that the ordering of the hood and shield is about 4-6 weeks out and they would like to have comments on the appearance from the Board as soon as possible so they can be ordered prior to the opening of the store. The Board agreed to drive by that evening to look at the lighting after dark. Andy discussed the other issues that need to be addressed before the sign offs can take place. Dan describes the parking areas as complete minus one small area at Petsmart. Rich commented that the directional signage for Kam/Squires new driveway needs to be present, the confusion that patrons of Squires are facing will be a negative impact on the traffic of that intersection. Dan stated that the signs should be up this week. Rich asked about a possible police detail for the opening of Target. Dan stated he does not do the operations portion of the Target store and when they turn the store over to Target they will be in charge of handling the opening day. Steve asks about the lighting that even with the shields what is the recourse if the Board does not feel the lighting is adequate. Andy stated the Board can revisit the issue at a later date. Tony made the motion to allow the Temporary Occupancy with the lighting to be determined. Steve seconded the motion and it was so voted unanimously.

Fenway Bark (At old Saturn Dealership) –

Tony had two initial comments one being the electric and sprinkler master systems cannot be in the same room and two would be where does the drainage for the facility go. Andy stated that Merrill, the engineering firm, has not addressed those issues and Dave Nyman showed a review for the stormwater would not change due to the present area is impervious and will not change there is only a change of use. Rich asked if more plans will be available for the Boards review. Andy stated that landscaping and building details will be presented by Merrill. Andy noted that the plan for a kennel is the least intrusive to the residential area. Andy said they may ask for a reduction in parking but this does not pose a problem within the industrial zoned lot and the traffic for that business would be a quick turn over. Rich questioned if the abutters would be notified. Andy stated that this application would follow the regular format but the stormwater should be addressed, new paving and a berm would be needed, also an underground filtration system, the site has been vacant for a long time. Rich stated he would like to look at what they have to offer for plans and decide on the stormwater review at the September 28th meeting.

Steve made the motion to allow Fenway Bark to proceed with their application without a stormwater review at this time but with the option for the Board to recover that request at a later date. Gary seconded the motion and it was so voted unanimously.

369 Winter Street –

Andy explained the misunderstanding of the possible new parking with the two partners in the property. Andy went on to say that if the Board feels the parking is needed than Dave Nyman's stormwater review is required, if the parking is decided not to be necessary at this time the Board can approve the site plan as just the new addition to the building. Rich asked if there would be vegetation saved without the new parking. Andy stated that the vegetation would stand as an added buffer. Andy noted that they would file for a modification if they wanted to add the new parking at a later date and come before the Board again.

Steve made the motion to approve the plans as submitted with the exception to the removal of the new parking area without prejudice. Gary seconded the motion and it was so voted unanimously.

35 Industrial Way –

Andy noted a change that has been submitted for the "Tree Box" listed on the plans. Andy went on to say the original tree box was to be constructed of concrete and now they would like to use a thick plastic as it is more cost effective and better for the tree in the long term, this change does require the Boards approval for modification, it is part of the stormwater review acting as an above ground retention basin. Andy explained the dementions as exterior of the box is 7' x 5', the interior as 6' x 4'. Andy said Dave Nyman noted it wouldn't make any difference from the original plan.

Tony made the motion to approve the modification of the "Tree Box" detail. Steve seconded the motion and it was so voted unanimously.

Hanover High School –

Andy explained and showed the Board an example of the size and detail of the bid plans and accompanying documents as of 8/4/09, he recommends the Board vote on the current plans available to keep the confusion down regarding any new modifications that are presented in the coming months.

Tony made the motion to approve the project plans and bid documents as of 8/4/09. Gary seconded the motion and it was so voted unanimously.

Billboards –

The Board discussed the current billboard on route 53 just North of Pond Street. Andy noted that Mass Hwy stated the billboard is too close to the road, the local bylaws do not allow billboards in the town of Hanover but the state does allow them and this sign is grandfathered. The Board noted that perhaps this decision should go through the ZBA and not the Planning Board. Andy will contact Clear Channel, the owners of the billboard and the state to see where this may be headed.

The Village –

The Board asked Andy what was the status of the road work in front of The Village project. Andy stated that the only work being completed at this time is the widening of the road by Mass Hwy.

World Planning Day –

Andy would like to schedule a round table with all the Boards to discuss what is happening in the town now and in the future, presenting current and future building, finances, upcoming projects and other thoughts and ideas all the Boards may have. Andy suggests the tentative date of November 2, 2009.

Tony made the motion to adjourn the meeting of 8/17/09 at 9:05PM. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:05PM.

Respectfully Submitted,
Hannah Butler

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