

## HANOVER PLANNING BOARD



*AUGUST 2, 2010*

### **MINUTES OF MEETING**

At 6:45 P.M., Chairman Richard Deluca called to order the August 2, 2010 meeting of the Hanover Planning Board. Board members Bernie Campbell, Richard Deluca, Megan Neville-Dunne, Gary Hendershot, Tony Losordo, and Jeff Puleo were present. Building Commissioner, Anthony Marino, Community Preservation Act Coordinator, Margaret Hoffman, Keith Coleman, Peter Varrasso Jr., Steven Varrasso, William Powers, William Powers Jr., and Audrey Barresi, Administrative Assistant were present.

The Planning Board reviewed the Planning Board meeting minutes of June 21, 2010. Gary Hendershot made a motion to approve the Planning Board meeting minutes of June 21, 2010 as written. Jeff Puleo seconded the motion. All others were in favor.

The Planning Board reviewed the Planning Board meeting minutes of July 19, 2010. Tony Losordo made a motion to approve the Planning Board meeting minutes of July 19, 2010 as amended. Jeff Puleo seconded the motion. All others were in favor.

The Planning Board reviewed the \$1,520.34 Return of Guaranteed Deposit for Berkshire Estates. Tony Losordo made a motion to approve the \$1,520.34 Return of Guaranteed Deposit for Berkshire Estates. Gary Hendershot seconded the motion. All others were in favor.

The Planning Board reviewed the \$2,000 Reduction of Bond for Spring Meadow. Jeff Puleo made a motion to approve the \$2,000 Reduction of Bond for Spring Meadow. Gary Hendershot seconded the motion. All others were in favor.

The Planning Board reviewed an estimation of services of \$4,500 from Dave Nyman for the review of the site plan for 74 Industrial Way. Gary Hendershot made a motion to approve using the services of Dave Nyman for 74 Industrial Way. Jeff Puleo seconded the motion. All others were in favor.

Tony Marino asked for authorization to sign off on all future engineering reviews for Dave Nyman until the Assistant Town Planner is hired. Gary Hendershot made a motion that Tony Marino be authorized to sign off on all engineering reviews until the Assistant Town Planner is hired. Jeff Puleo seconded the motion. All others were in favor.

At 7:00 p.m. the Planning Board held a public hearing with the applicants on 74 Industrial Way. Gary Hendershot read the public hearing notice for 74 Industrial Way into the record.

Keith Coleman, the Engineer representing 74 Industrial Way provided details on this plan. The rear of the lot will be totally undisturbed. This is currently a non-conforming lot. The plan for this lot would decrease the impervious area. There will be two new buildings on this lot; half the amount of building that currently exists. The buildings would have overhead doors with potentially three parking spaces in front of the door. 12 parking spaces are required per building. The applicants would like to request a waiver to have only 6 parking spaces for each of the buildings.

If this plan is approved, there would be a larger vegetation area. Tony Losordo inquired about the back gate shown on the plan. Keith Coleman said he expects that the gate will remain because there is a bridge behind it.

Jeff Puleo asked about the fence shown on the plan. Keith said the fence will probably stay where it is. The fence has a safety purpose.

Richard Deluca asked if there would be any vehicles or storage behind the asphalted areas on the plan. Keith confirmed that there would not be any vehicles or storage behind the asphalted areas.

Auto repairs will not be a primary use of the bays.

The type of uses of the building on this property would need to be approved by the Building Commissioner and Zoning Enforcement Officer.

Gary Hendershot asked where the dumpster would be located on this property. Keith Coleman said this was still to be determined. Tony Losordo asked what type of outdoor lighting there would be. The owners of the property said the lighting would be on the buildings. The operating hours of the businesses on this property would probably be restricted.

Jeff Puleo asked what materials would be used for the buildings. The owners said they would be metal buildings. Jeff mentioned concerns about parking be located near the bays, and also about the metal deteriorating. The buildings will be on top of concrete block.

Richard Deluca asked about the location of the septic systems, and bathrooms. The location of the septic system is to be determined. It is expected that there will be two bathrooms in each bay.

Tony Marino, Building Commissioner, said the Fire Department has not reviewed the plans for this property yet. He asked that Keith Coleman provide a copy of the plans for the Fire Department.

Richard Deluca asked about expected plantings for this property. Keith Coleman said that plantings would be determined after there was a decision on the septic system. Richard asked about storm drainage. Keith stated there would be no structured storm drainage or curbing around parking lot. Landscaping would be added around parking lot to allow storm run-off to recharge the aquifer.

Tony Marino mentioned that feedback on the plan is needed from Dave Nyman, the Engineer consultant, and the Fire Department. Richard Deluca asked Keith if they had presented this plan to the Conservation Commission yet. Keith said they are meeting with the Conservation Commission on August 16, 2010.

Jeff Puleo made a motion that the public hearing on 74 Industrial Way be continued on August 30, 2010 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

Tony Marino gave an overview of the Bunker case which had been brought before the Zoning Board of Appeals. The ZBA denied the variance the applicants had applied for. The Committee reviewed a copy of the plans on the Bunker case. Tony said this case might be coming before the Planning Board. He has called the applicant on this case, and is waiting to hear back from them.

Richard Deluca asked about the National Grid hearing to be held at 7:00 p.m. on August 16, 2010. Tony said he would send all of the Planning Board members a copy of the list of trees being considered for removal.

Richard Deluca asked about changing the meeting time of the Planning Board from 6:45 p.m. to 6:30 p.m. It was decided that the meetings would be held at 6:45 p.m. for the month of August.

Richard spoke briefly about the open Assistant Town Planner position. Bernie Campbell said he would like to see the position filled with someone in-house. Tony mentioned that it is required that the Assistant Town Planner position be posted for 10 days.

Gary Hendershot made a motion to adjourn the meeting at 7:50 p.m. Jeff Puleo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant