

HANOVER PLANNING BOARD



SEPTEMBER 28, 2009

MINUTES OF MEETING

At 6:50P.M., Chairman Richard Deluca called to order the September 28, 2009 meeting of the Hanover Planning Board. Board members Jeff Puleo, Tony Losordo, Gary Hendershot and Steve Rusko were present. Bernie Campbell was absent. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

Associate Member Vacancy –

- Meghan Neville-Dunne attended the meeting.
- Tony made the motion to recommend Meghan Neville-Dunne to the Associate Member position of the Planning Board. Jeff seconded the motion and it was so voted unanimously.

PUBLIC HEARING

577 Circuit Street –

- Tony made the motion to continue the hearing until 10/19/09 at 8:00PM. Gary seconded the motion and it was so voted unanimously.

INFORMAL DISCUSSION

Living Hope Four Square Church-

- The Pastor presented to the Board a modified landscape plan. The plan made note of changes in certain species of plants and trees.
- Andy stated he reviewed the specie changes and felt they were compliant.
- Gary made the motion to accept the revised landscape plan as of 9/28/09. Steve seconded the motion and it was so voted unanimously.

ACTION ITEMS

Morse Farm –

- Andy informs the Board of the present request to allow for a time extension for the work to be completed.
- Martha Awiszus, Attorney for Pilgrim Bank, expresses the desire of the bank for the extension. She explains the property is in foreclosure and the bank would like to support the finished development.
- Gary asked what kind of time frame the bank was looking for.
- Ms. Awiszus requested 2 years.
- Frank Campbell, Pilgrim Bank, representative, explained the auction process. He explained the options and the fact that the bank is trying to protect their rights but also would like to work with the town.
- Jeff feels 2 years is too long. A shorter time frame would keep the pressure on to sell the property.
- Rich explained the current permit expires 10/1/09, 6 months would only bring them to 4/1/10.
- Ms. Awiszus explained the process of foreclosure and the auction there would be time eliminated due to that process and 6 months would not be enough time to get a realistic buyer.
- Tony made the suggestion of a year. Andy agrees.
- Rich clarifies what time frame the town would need if they took over the project.
- Andy explained the DPW would need time to set up the bid and acceptance process, so fall would be better.
- Rich asked if the Planning Board could still retrieve funds to fix the road or other projects as needed. He also expressed they would continue with the decision to release \$5,000.00 for the road repair and also \$15,000.00 for the completion of the tree planting.
- Andy stated the Board can make those financial accommodations.
- Tony made the motion to extend the Special Permit to one year, expiring on 10/1/10 with the caveat of \$5,000.00 to fix the road and **\$13,200.00** for the trees, with the remainder of the funds to be held by the town. Steve seconded the motion and it was so voted unanimously.

Barstow Village –

- Andy explained the plans are to go before the ZBA and he is requesting questions and comments for their hearing.

Target –

- Dave Ricotta, Briarwood Kennel, expressed his complaints and frustration of the Target project and surrounding property modifications as well as his driveway modified by Mass Highway.
- Andy explained the dumpster location change of an abutting property and that the Board had given their approval for that location. He also stated that the driveway is a complaint that will need to be brought to the attention of Mass Highway and should be taken up with the district office.
- Mr. Ricotta expressed his desire to have a letter from the Board to send to the Commissioner to help in an attempt with a driveway correction.
- Rich explained that a site visit by the Board would need to be accomplished to back up any letter they might issue.
- Andy stated that the lights had been turned off and the new fixtures are suppose to arrive in the coming weeks.

Proposed Drive Through at Village Square –

- Andy explained the request of a drive through convenience store. He feels there may be a traffic issue.
- Rich asks if two cars could fit in the drive through area.
- Andy stated no, and this would be a concern for the fire department.
- Rich suggests an informal discussion for them to present their idea.

Town Fair Tire –

- Andy explained the recent vegetation work that has been done behind the strip mall at 1400-1426 Washington Street. The Board of Health approved a new septic design but they did not come before the Planning Board for a Special Permit for the grade change.
- Andy asks the Board to consider some sort of fencing option as additional buffer to the residential district behind the property. He also suggested a site visit.

Tony made the motion to adjourn the meeting of 9/28/09 at 8:50PM. Gary seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:50PM.

Respectfully Submitted,
Hannah Butler

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