

## **Hanover Planning Board**



*August 30, 2010*

**Planning Board Attendees:** Bernie Campbell, Richard Deluca, Tony Losordo, Gary Hendershot, Meagan Neville-Dunne.

**Other Attendees:** Steve Rollins, Andrew Longo, others

Chairman, Richard Deluca opened the meeting and the hearing regarding the Elms Project at 6:45 p.m. He explained that different departments within the Town, such as Conservation, Building, Fire, and Police, oversee the build-out of a project once the Planning Board has approved it.

Andrew Longo, 16 American Elm Way, President of the Elms Condo Association, said he wanted to address the issues outlined in the letter dated August 18, 2010 from Attorney Sawyer. He would like to see a hold on new occupancy permits, until the project meets all of the specifications outlined in the letter.

Steve Rollins, Town Manager, said that Town Counsel is working with Bond Counsel on the issues regarding this project. The bond for this project was issued through Traveler's Insurance. Information from a recent site inspection will be sent to Traveler's.

Mr. Longo spoke about the bond, and how he thought it was a safeguard in case the developer was unable to finish the project.

The Elms Condo Association has received estimates on three projects:

\$76,000 to complete paving.  
\$32,000 to finish landscaping.  
\$35,000 for the well.

Richard Deluca mentioned that the bond only covers certain parts of the project; he did not believe that the bond covered driveways. It does cover public access roads. On uncompleted projects, the Planning Board tries to get public roads finished.

Mr. Longo is concerned that if new units get sold, that the money from the sale goes back into the Elms project. He said he understands that the Building Department inspects the unit, but he wanted to know if the Planning Board gives the final approval.

Richard Deluca said what they have to rely on is that the money left in the bond is enough to finish the project. He said that projects can look a lot different than what they originally looked like when the project began, i.e., the Elms was originally looked at in 2007. The roads may have potholes and decay.

An Elms resident asked Richard Deluca if he had ever been down to the Elms. Richard said yes, at the beginning of the project.

Richard Deluca explained that several people were missing from tonight's meeting, Tony Marino and Margaret Hoffman, who may have more information on this project.

Richard said the Planning Board would meet with Elms residents again at their next meeting on September 13, 2010 at 7:00 p.m.

Planning Board member Bernie Campbell asked Mr. Longo if any certificates of occupancy had been requested for the outstanding units at the Elms. Mr. Longo said not yet.

Richard Deluca said that he is not sure if the Town can hold up certificates of occupancy. This would need to be discussed with Town Counsel.

An Elms resident said a letter was sent to the Planning Board in February 2010 about a resident falling due to pavement issues. He said he was concerned the Elms Association never heard anything back from the Planning Board regarding this issue.

Mr. Longo said there were three open foundations on this property. Children have been jumping around on the open foundations.

Richard Deluca requested information about the history on the decrease in the bond on the Elms project. The question was raised whether a PRDS follows the same regulations as a subdivision.

Richard Deluca would like to gain a better understanding of what items of unfinished work the bond covers by the next meeting.

The Planning Board reviewed a plan for the division of a lot on 61 Center Street. A question was raised about the tennis court on this lot. Is the tennis court considered a structure?

Gary Hendershot made a motion to approve this plan if the question regarding the tennis court is resolved. Tony Losordo seconded the motion. All others were in favor. Board Members agreed to come in and sign the plan this week, once Tony Marino or Margaret Hoffman has reviewed it.

Gary Hendershot made a motion to continue the hearing on 74 Industrial Way to 7:30 p.m. on September 13, 2010. Meghan Neville-Dunne seconded the motion. All others were in favor.

The Board reviewed the meeting minutes of 8/16/2010. Bernie Campbell made a motion to approve the minutes of 8/16/2010. Tony Losordo seconded the motion. All others were in favor.

Tony Losordo made a motion to adjourn the meeting at 8:00 p.m. Gary Hendershot seconded the motion. All others were in favor.

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