

HANOVER PLANNING BOARD



DECEMBER 15, 2008

MINUTES OF MEETING

At 6:50P.M., Chairman Richard Deluca called to order the December 15, 2008 meeting of the Hanover Planning Board. Board members Bernie Campbell, Steve Rusko, Gary Hendershot, and Rich Deluca were present. Maryanne Brugnoli and Tony Losordo were absent. Town Planner, Andrew Port and Secretary, Hannah Butler were present. Jeffrey Puleo was in attendance as the candidate for the open Associate Member seat.

The Board reviewed the minutes of the December 1, 2008 meeting.

Gary made a motion to accept the minutes as written. Bernie seconded the motion and it was so voted unanimously.

LIMITED SITE PLAN REVIEW

KAM – 1176 Washington Street PB09-10LSP / Squires – 1202 Washington Street PB09-9LSP

Attorney Al Schlesinger forwarded a letter to Andy requesting a continuance.

Gary made a motion to continue the public hearing Monday January 12, 2009 at 7:00PM. Bernie seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

299 Hanover Street, Mark Wipfler – Proposed Garage on a non-conforming lot

Mark Wipfler was in attendance as well as abutters Gus and Mildred Neville. Gary read the noticed.

A discussion between all the board members was had regarding whether or not this structure was to be used as a garage or possible future living space. The plan includes a new septic and new septic placement. Mark Wipfler explained that the garage would house his truck and car plus a small shop area at the back for his tools of his side trade of carpentry. The upstairs would be a place for his paperwork, computer, etc. but not an official office and a play space for the family. He was considering putting in a wet bar. He would like to plumb for a bathroom for the future but not for residential use.

Mark explained that his current septic is failing and a new one is needed. They decided to move the septic to make room for the drive to the new garage otherwise the driveway would crossover the septic.

Andy clarified that the building office would be regulating the structure and its plans if to include a bath and would enforce the bylaws. Rich stated that the structure is not to be used as a 2nd dwelling and language of what is considered residential use according to our zoning bylaws would be added to the decision. Rich asks if the Fire Department needs to be involved. Andy noted that they would be involved when the building application is filed. Bernie questions the size of the structure is as big as his house. Mark stated that the length of his truck was a factor as well as adding the shop space at the back. Mrs. Neville asked if the structure would be higher than his home. Mark said it was his intent to keep the two structures at the same height. Because of a slight elevation in the rear of the property there might be a small difference but his goal is to keep them the same. Mark stated that the original lot was conforming but over the years with the widening of the road and addition of a sidewalk the lot was shortened and now is non-conforming.

Gary made the motion to close and approve the proposed garage. Steve seconded the motion and it was so voted unanimously.

OTHER BUSINESS

Natale's – 2001 Washington St.

A letter from the Building Office will be sent to Natale's regarding his un-approved structure in the rear parking lot stating that it must be torn down by the end of December or he needs to apply to the Planning Board for a permit. Andy will call him to enforce this.

Morse Farm-

Andy remarked that the abutters are interested in the repairs of the road that is contributing to the noise issues and also the landscaping of the entrance to Morse Farm. Jim O'Brien has requested an extension on the decision that is ending in May. Jim disputes the road work and feels DPW is responsible for this. Rich questions why Jim is asking for an extension now when the decision is up in May. Andy stated that it may have something to do with his bank or the marketability of the lots. The extension is ok but the issues still need to be addressed. Rich asked if the extension could be granted with the funds released to the town to fix the issues. The permit is up in May and the repairs can be addressed as soon as April. Rich asked what the costs of the repairs are and Andy stated he would have to refer to Victor at DPW. Jim wanted to get on the agenda for January 12, 2009 for the extension. Rich stated that the board is not obligated to give him an extension now. Steve suggests we wait until May. Rich commented that we can state our intent to extend the decision but have the funds reserved with the town for the repairs. All work needs to be done to the DPW's ok or take 1 ½ times the value to finish. Andy explains the financial trail between the developer, DPW and the reserve money. Andy will relay to Jim O' Brien the Boards desire to have those funds for the repairs in the spring.

NOTES:

December 29, 2008 meeting is still available for any emergency issues that come up. Could a few of the board members make themselves available if the need were to arise.

Andy would like the Board to think about the KAM/Squires project if the developers and the Kennedy's cannot work out their differences. Rich asks for clarification about the locations of the fence and stone wall. Gary and Rich would like signage for the corner. Rich clarifies that this whole project was started because of Squires need of access. If KAM does not get the turn around that means that Squires is left out. Then the Board has issue with Squires. Rich would rather approve the project for KAM and Squires and if the Kennedy's don't like the decision they can appeal it. Andy refreshed the Board regarding that in the beginning of this process the Target team stated that if they could not come to an agreement with the abutters they would issue the Town \$75,000.00 to come to a resolution and develop it. Rich stated that he did not want the building permit to get held up because of a dispute with an abutter. Does Squires know about the current dispute? Andy stated he would check with their attorney. Gary questions the percentage of asphalt to green space. Andy clarified that more green space was being developed. A discussion was had by all regarding the financial and legal responsibilities.

Gary motioned to adjourn the meeting at 8:20PM. Bernie seconded the motion and it was so voted unanimously.

Meeting was adjourned at 8:20PM.

Respectfully Submitted,

Hannah Butler

PLANNING BOARD SECRETARY