

HANOVER PLANNING BOARD



FEBRUARY 9, 2009 **MINUTES OF MEETING**

At 6:50P.M., Chairman Richard Deluca called to order the February 9, 2009 meeting of the Hanover Planning Board. Board members Gary Hendershot, Jeffrey Puleo, Bernie Campbell and Steve Rusko were present. Tony Losordo and Maryann Brugnoli were absent. Town Planner, Andrew Port and Secretary, Hannah Butler were present.

The Board reviewed the minutes of the January 26, 2009 meeting. Steve made a motion to accept the minutes as amended. Gary seconded the motion and it was so voted unanimously.

PUBLIC HEARINGS

(A) Washington Street Shopping Center (Target) PB08-10SP

(B) KAM/Squires Driveway PB09-9LSP & PB09-10LSP – Andy recommended a continuance per the request of David Kelly. Bernie made the motion to continue until February 23, 2009 at 7:35PM. Steve seconded the motion and it was so voted unanimously.

2009 TOWN MEETING ZONING ARTICLES

Andy noted that the Articles for the May 9, 2009 Town Meeting have been submitted.

ACTION ARTICLES

Form A's –

Webster Street – Andy made the Board aware of a possible ANR coming in for review soon for Webster St. near Absolom Way. They want to break off 2 parcels. It is a peculiar shape that one parcel will loop around the other to create a square horseshoe to aid in creating the required frontage. Andy stated that Hanover should consider acquiring a lot shape provision. Rich asked if the lot line in front could be moved to create the frontage instead of the strange shape of the lot. Jeff asked if Zoning would control the shape. Andy clarified that there would have to be a by-law change.

Sheila Way & Candlewood Lane – Mylar plans were made available for the Board to review. Andy described the lot location and the land swap design that would enable the lot in the middle of three lots that could gain the required frontage for access to the back of the parcel.

Steve made the motion to endorse PB09-12A, 163 Candlewood Lane and PB09-13A, 39 Sheila Way. Jeff seconded the motion and it was so voted unanimously.

Plans were signed by the Board.

Request for approval, Cri-Tech, Winter Street - Andy reviewed the plans for modifications made to the approved plans that the Board decided upon October 6, 2008. Andy stated that he feels the plans are not as clean as they could be and that the Board should hold off on approval of the modifications until they are able to do a site visit to see what they have changed and its impact on their surroundings.

Conservation has approved the changes. Rich and Bernie asked if Cri-Tech believes the work is completed and Andy stated that they may be but not without the Planning Boards final approval. What they have done is not the same as the approved plans. Rich noted that if they did a reduction in landscaping to save costs that is not of the Boards interest. Andy suggests waiting a month or two to do a site visit.

Update, Boston Bowl Renovations – Andy stated that Boston Bowl will likely put forth an application in the coming weeks to change the front façade. They are interested in updating the appearance of the exterior and interior. Boston Bowl provided photos to the Planning Office for the Board to review. Some are of the Boston Bowl in Boston and represent a likeness of the interior of the Hanover facility plus a mock up of the exterior. Jeff questions the lighting against the building on the exterior and if there will be any parking lot changes which would require a stormwater review. Andy stated that new paving and re-striping will be taking place. They have made inquiries as to the process of upgrading the landscaping and adding landscaping but they haven't put forth any requests, as for stormwater there does not appear to be an issue and it may improve that area.

NOTES

In regards to the application from Planet Subaru, Andy looked into the McGee Dealership property. Andy states that over the years there have been two expansions at McGee. The Board may not want to encourage dealerships to make long term property changes as they are not considered economical revenue for the town. The property tends to be mostly paved, expansions of this pavement inhibits any future buildable areas.

A seat on the Planning Board appears to be opening as Maryann Brugnoli will not be running again this spring. Discussion of a send off was taken up by the Board. Maryann will be on the Board through the May 4, 2009 Town Meeting.

Meeting was adjourned at 8:10PM.

Respectfully Submitted,
Hannah Butler
PLANNING BOARD SECRETARY