



Hanover Planning Board
Meeting Minutes - November 22, 2010

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

Other Attendees: Margaret Hoffman, Pat Gallivan, Brian Murphy, Jack Sullivan, Kurt McClean, others

Richard Deluca, Planning Board Chairman opened the meeting at 6:45 p.m.

Public Hearing – Removal of Trees on Scenic Roads:

Richard Deluca read the hearing notice for the removal of trees on scenic roads into the record. Kurt McClean, Tree Warden for the Town, reviewed the list of trees scheduled to be removed. The removal of these trees will begin on Monday, November 29, 2010. Tony Losordo made a motion to accept the list of trees scheduled for removal. Bernie Campbell seconded the motion. All others were in favor.

Planning Board Meetings:

Planning Board members agreed to move the Planning Board meetings to the first and third Monday night of each month. The Planning Board Meeting scheduled for December 13, 2010 will be cancelled. The Planning Board will meet on December 27, 2010. The meeting with the Elms Condo Association scheduled for December 13, 2010 will be rescheduled to December 27, 2010.

Assisted Living Development – 1775 Washington Street:

Bernie Campbell made a motion to continue the public hearing on the proposed Assisted Living Development at 1775 Washington Street to January 3, 2011, at the request of the applicant. Tony Losordo seconded the motion. All others were in favor.

Informal Meeting – 555 Whiting Street:

The informal meeting for 555 Whiting Street was rescheduled to December 27, 2010.

871 Washington Street: Margaret Hoffman reviewed a proposed plan for a restaurant at 871 Washington Street. Tony Losordo made a motion to allow a Limited Site Plan review for 871 Washington Street. Bernie Campbell seconded the motion. All others were in favor.

Pat Gallivan, Conservation Agent, gave the Board a brief update on the Rails to Trails program.

Great Acres:

Margaret Hoffman mentioned that there was not a homeowner's association for this subdivision. Some concerns exist about who is responsible for the stormwater management in this subdivision. Margaret Hoffman will try to contact the developer regarding a homeowner's association for Great Acres.

Informal meeting – Interchange District:

Jack Sullivan said he and Brian Murphy had met with Margaret Hoffman and Pat Gallivan last week regarding proposed amendments to the current Interchange District Zoning Bylaws. The Planning Board received a document from Jack Sullivan outlining proposed modifications to the current interchange zoning bylaws. Richard Deluca expressed concerns about the proposed changes to the setback and primary access locations. The possibility of establishing a sliding scale for setbacks based on the number of stories in a building was discussed. A resident, Henry Furman of Howland Park, would like to see the commercial component of any development in the Interchange District closer to Route 3. The Planning Board will meet with Brian Murphy and Jack Sullivan again on December 27, 2010. At this time, Jack Sullivan will provide revised plans which incorporate some of the recommendations of the Planning Board. Resident, Dolores Johnson of Howland Park, asked what development would be allowed in the Interchange District, i.e., would both a 40B, and retail be allowed. Richard Deluca explained that any changes to the zoning bylaws for the Interchange District would need to be approved at Town Meeting. If these changes were accepted at Town Meeting, the developer would need to come before the Planning Board for Site Plan Review for any proposed development of the site.

Gary Hendershot made a motion to approve the meeting minutes of November 8, 2010 as amended. Tony Losordo seconded the motion. All others were in favor. Richard Deluca abstained from voting since he was absent from this meeting. Gary Hendershot made a motion to adjourn the meeting at 8:40 p.m. Bernie Campbell seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant