

Hanover Planning Board



October 25, 2010

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

Other Attendees: Margaret Hoffman, Keith Coleman, Jack Sullivan, Brian Murphy, David Kenney, Ed Callahan, Andy Longo, Pat Gallivan, others

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

The Elms:

Traveler's Insurance is ready to issue the remaining \$62,000 on the performance bond for the Elms project to the Town of Hanover. Gary Hendershot made a motion to have the Chairman endorse the Affidavit, release and Assignment for \$62,000 from Traveler's Insurance. Jeff Puleo seconded the motion. All others were in favor.

Andrew Longo, President of the Elms condo association, presented a letter to Richard Deluca regarding unfinished work at the Elms. The condo association's estimate for unfinished work is \$140,000. There would be a shortfall of \$78,000 after using the remaining \$62,000 from the performance bond, to complete this work. Town Counsel and DPW will be consulted regarding this issue.

Meeting Minutes:

The Planning Board reviewed the meeting minutes of September 27, 2010 and September 30, 2010. Bernie Campbell made a motion to accept the meeting minutes of September 27, 2010 as amended. Gary Hendershot seconded the motion. All others were in favor. Tony Losordo made a motion to approve the September 30, 2010 meeting minutes as amended. All others were in favor. Bernie Campbell, Jeff Puleo, and Meaghan Neville-Dunne abstained from voting since they were absent from this meeting.

74 Industrial Way:

The Planning Board received a copy of the applicant's response to the Site Plan Review, and a Stormwater Narrative Report for 74 Industrial Way. Keith Coleman, engineer for this project, explained changes that were made to the plan to comply with stormwater management regulations. Plantings in flower beds will provide for stormwater management. Pat Gallivan, Conservation Agent for the Town of Hanover, said that representatives for this project are scheduled to meet with the Conservation Commission on November 3, 2010.

Margaret Hoffman, Assistant Town Planner, requested that parking near the original building on this property and tight tanks be shown on the next revision of the plan. The Stormwater checklist for this plan will need to be signed and stamped. The pipes that are being cut off at the fence line must be capped. The buildings on this property will be two stories in height but will only have one floor. The septic system will need to conform to Board of Health standards. Tony Losordo made a motion to continue the hearing on 74 Industrial Way to November 8, 2010 at 7:00 p.m. Gary Hendershot seconded the motion. All others were in favor.

ANR – Corner of Union & Main Street:

The Planning Board reviewed an ANR plan located at the corner of Union and Main Street submitted by Susan A. Johnson, Executrix of the Estate of Charles W. Adams. The Board had some question on the amount of wetlands on the property and whether the applicant could gain access to the lot. Patrick Gallivan, Conservation Agent told the Board that he had inspected the property and that the wetlands on the property would not limit the access. Gary Hendershot made a motion to endorse the ANR PB11-1A. Bernie Campbell seconded the motion. All others were in favor.

526 Center Street:

The Board had an informal meeting with Jay Smith, owner of the retreat lot at 526 Center Street. The extension on the special permit for this retreat lot expired on July 10, 2008. The owner would like to begin development on this property in April 2011 and would like to get another extension on this permit. The Board will take this under advisement and have their determination for the applicant at their next meeting on November 8, 2010.

1775 Washington Street – Assisted Living Development:

At 7:45 p.m., Gary Hendershot read the public hearing notice for 1775 Washington Street into the record. He also read a memo from Doug Billings, Water Supervisor for the Town, which outlined recommendations for this project. A 2009 Town Meeting article added Assisted Living Facilities as a special permit use under the Planned Shopping Center District. David Kelly, Kelly Engineering, provided details on the proposed plan for an Assisted Living Facility at the Hanover Mall. There are several Assisted Living companies that are interested in putting a facility on this property. The proposed main driveway would be on Hanover Mall Drive. There would be a second driveway on Mill Street to circulate traffic and allow for emergency vehicles.

David Kelly said he would like to review the YMCA's traffic report. He asked for a waiver on the traffic impact statement. He has met with the Fire Department regarding traffic issues. The Fire Department would like to be able to access the back of the building.

Bernie Campbell asked about parking and where the loading area would be for deliveries. The plan calls for deliveries at the front of the building but this may change.

Tony Losordo asked if there were any architectural plans yet. The Planning Board would like to be involved in what the building looks like.

Jeff Puleo spoke about the possibility of changing the position of the building on the lot. David Kelly said required setbacks could be a concern if the position of the building is changed.

Concerns about the safety of residents who might walk to the movies or stores at the Mall were discussed.

The following options were discussed to improve traffic and safety of residents:

- Making Hanover Mall Road a dead-end.
- Having traffic flow through other stores lots, i.e., old Circuit City lot.
- Putting a traffic light in at four way Mill Street intersection.

Septic system concerns were also discussed.

Several residents from Norwell spoke about their concerns about noise, septic issues, quality of drinking water, traffic, lights that might result from the completion of this project.

Jeff Puleo made a motion to continue the hearing on 1775 Washington Street – Assisted Living Development to November 22, 2010. Gary Hendershot seconded the motion. All others were in favor.

Interchange District:

The Board met informally with Jack Sullivan and Brian Murphy to discuss the Town's approved Zoning By-law regarding the Interchange District, and the May 2010 Town Meeting Article #60 that proposed changes to this district. The Town voted to pass the Advisory Committee's motion on this article that it be referred back to the Planning Board for further study. Possible plans for their property were discussed. Jack Sullivan and Brian Murphy will meet with the Planning Board again on November 22, 2010 to present possible changes to their proposed plan for the property.

Morse Farm:

The Planning Board received a memo from Victor Diniak outlining his plans for work to be done on this project. Items related to safety will be completed prior to landscaping.

Consultant Review Authorization:

Tony Losordo made a motion to allow Margaret Hoffman to authorize consultant reviews. Gary Hendershot seconded the motion. All others were in favor.

Gary Hendershot made a motion to adjourn the meeting at 9:55 p.m. Tony Losordo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant