

HANOVER PLANNING BOARD



JUNE 29, 2009

MINUTES OF MEETING

At 6:50P.M., Chairman Richard Deluca called to order the June 29, 2009 meeting of the Hanover Planning Board. Board members Jeffrey Puleo, Steve Rusko, Tony Losordo and Bernie Campbell were present. Gary Hendershot was absent. Town Planner, Andy Port and Administrative Assistant, Hannah Butler were present.

The Board reviewed the minutes from the meeting held on June 15, 2009. Jeff made the motion to accept the minutes as amended. Bernie seconded the motion and it was so voted unanimously.

The Board reviewed the minutes from the meetings held on April 6 and May 11, 2009. Tony made the motion to accept the minutes as written. Steve seconded the motion and it was so voted unanimously.

PUBLIC HEARING

Prime Infiniti, 572 Washington Street, PB09-14SP-

Prime Infiniti representative, Tom Murphy, Attorney, Bob Marzelli and McKensie Engineering representative, Alan Loomis, attended the meeting. Alan Loomis presented a new modified site plan of parking lot and stripping. He stated they had met with the Conservation Commission, they have received a Negative Determination and discussed with them run off issues along with the relocation of the dumpster to move it out of the buffer area. Alan referenced the berms and landscaping. Tony asked when the berm would be installed for the wash building. Bob Marzelli explained that work has already begun but on the suggestion from Andy they stopped to await approval from the Planning Board. He stated they are ready to begin again at any time. Tony voiced his concern about keeping the debris clear and Steve asked if all the potholes had been fixed. Tom Murphy expressed they will keep all the debris clear and the potholes have been taken care of along with the seal coating of the lot. Rich clarified the Selectmen's request of Prime Infiniti coming before the Planning Board to clean up the site. Bob M. explains since the site is considered a nonconforming lot, the Selectmen should be satisfied with the changes and maintenance that Prime Infiniti has made. Andy voiced his concerns in Prime Infiniti maintaining the sealant on the lot, clearing the catch basins regularly and there should be documentation of this effort. Tom Murphy noted earlier they do have an O & M Plan to follow. Andy requested that the "No Parking" signage to be put in front of the building and the parking spaces be striped as drawn on the plans. Also Andy stated there is to be no parking off the paved areas. Rich also added that the berms must be maintained. Alan Loomis acknowledge that the Conservation Commission had similar concerns. Andy stated that the pylon signage should come down. Rich suggests that fill should be packed against the back side of the berms for stability.

Tony made the motion to close and approve the site plan with conditions. Bernie seconded the motion and it was so voted unanimously.

INFORMAL DISCUSSION

Hanover High School-

Lori Cowles, HMFH Architects, presented to the Board a plan for the retaining walls which includes the embedded school sign. She explains this sits at the entrance to the school. Rich asked about the sign bylaws and does it meet the criteria. Andy confirmed. Tony asked about how high the wall would be. Lori noted a couple feet high and the sign sets back about 20 feet from the road. Steve questioned how close to the sidewalk, Lori estimated about 10 feet. She explained there would be a low bed of plantings around and in front of the sign. Andy asked if the grade met the back of the wall. Lori clarified that not with the wall in front of the school but the retaining wall at the back around the leaching field it meets at grade level. Lori explains the front wall dimensions as from drive way to drive way and then also continues along in front of the tennis courts. Rich

stated his concerns about the lighting of the sign. He made complimentary reference to the Whitman/Hanson High school sign as a model suggestion. He explained the height of the sign should be considered for visibility not only for residents but visitors as well. Andy asked if the School Board had requested this type of sign. Lori confirmed that the School Board liked the present design. The Board requests that the School Board consider some of their suggestions regarding the height issues and lighting issues. Lori stated she will pass along the concerns and they will approach the School Board with possible options.

Tony made the motion to approve the Hanover High School Signage and retaining walls with the Planning Board suggestions. Steve seconded the motion and it was so voted unanimously.

ACTION ITEMS

Town Fair Tire Center (Façade), 1410-1422 Washington Street, PB09-26SP-

The Board expressed interest in the two options presented to them. Three Board members agree on scheme D and two Board members agree on scheme F. The Board agrees the color option should be earth tone as the background with red lettering.

Bernie made the motion to accept scheme D as the façade of Town Fair Tire Center with the condition of earth tone color background with red lettering. Jeff seconded the motion. Tony and Steve oppose.

Ellis Field/Circuit Street Parking Lot-

Draft conditions from the last meeting –

There is to be an entrance on Circuit Street directly across from entrance to ballpark.

There is to be a tree line buffer from the abutter located next to the lot on Circuit Street, keeping the larger caliper trees.

Lot ground material to consist of wood chips.

A chain linked across both entrances at Circuit Street and Summer Street when the lot is not in use.

Keep the large caliper tree that sits directly on Summer Street at the corner of the lot.

Steve made the motion to approve and file a decision for the parking lot across from Ellis Field with conditions. Jeff seconded the motion and it was so voted unanimously.

Hanover Housing Authority Project, Legion Drive Housing Development-

Andy presented to the Board the EA Fish information and contributions to the Legion Drive affordable housing project through the Community Preservation Committee. He explained the housing layout and with the use of a handout described the entrances and landscape. Andy went on to say that they do not have to come before the board at this time but they will be looking for the Boards approval not to create a 50 foot wide drive. Using scheme A and scheme B from EA Fish showing the housing and driveway layout, Andy explained the differences. Jeff made the suggestion of having the circular drive line up with the existing drive along the opposite side. Rich asked about the reinforced grass turf noted on the plan. Andy explained the materials and the application. Andy and Jeff discuss the width of the drive for emergency access. Andy expressed the need to try and reach the 10% goal of affordable housing that the Town of Hanover needs to meet. Rich questioned the septic system. Andy explained that there are three septic fields at this time to accommodate the other housing development. Rich suggested establishing one system when this project goes in. Andy did not feel they would agree to this possibility. Rich asked about the feedback from abutters. Andy stated there was some opposition. Andy noted that as a 40B there is not much involvement from the Planning Board but the ZBA may ask for feed back. Rich asked that Andy relay the information that the Planning Board is in favor of scheme A.

ANR, 39 Shelia Way, PB09-13A and 163 Candlewood Lane, PB09-12A-

Andy noted that these ANR plans had a minor modification and had been sent to land court but other than that it was the exact same plan.

Jeff made the motion to endorse the ANR's. Steve seconded the motion and it was so voted unanimously. Rich Deluca, Steve Rusko, Tony Losordo and Jeff Puleo signed the ANR's.

Lot Release, 890 Hanover Street-

Andy explained the one lot/retreat lot subdivision law and presents to the Board the Release of Covenant for 890 Hanover Street requesting the Board sign off verifying it as a legal lot. The house was built some time ago and driveway established, the restriction is a one house lot.

Steve made the motion to sign the Release of Covenant for 890 Hanover Street subject to stipulation that Declaration of Restriction remain in effect for the one lot. Tony seconded the motion and it was so voted unanimously.

McGee Toyota –

Rich expressed the area of demolition is quite small in size, if McGee was to keep the area non-pervious they don't have to come before the Board. If they are inclined to increase their parking spaces they then need to come before the Board. Andy stated the intention was to create more parking spaces. He went on to clarify the bylaw process and maintain the need to stay consistent with all the dealerships.

Associate Member Seat-

Andy noted that so far there are two interested people in the position. He suggested they attend the next meeting for a question and answer session from the Board for a possible recommendation. Rich suggests they come separately. Andy stated that there was nothing on the agenda for July 13th but recommends having them attend the July 27th meeting and perhaps have one interview at the beginning of the meeting and one at the end of the meeting. Rich asked that Andy contact the Board members if the July 13th meeting was to be cancelled. Due to the light schedule of hearings, Rich asked if there could be one meeting for the month of August instead of two perhaps having it in the middle of the month. Andy suggested August 17th and to repost the meeting schedule with the Town Clerk.

Board Configuration-

Tony made the motion to maintain the Board as it sits. Rich Deluca, Chairman, Gary Hendershot, Clerk, and Steve Rusko, Vice Chairman. Steve seconded the motion and it was so voted unanimously.

Tony made the motion to adjourn the meeting of 6/29/09 at 9:25PM. Steve seconded the motion and it was so voted unanimously.

Meeting was adjourned at 9:25PM.

Respectfully Submitted,

Hannah Butler

**Planning Office Administrative Assistant
Department of Municipal Inspections**