

Zoning Board of Appeals

Meeting Minutes

Monday, July 18, 2011

Zoning Board of Appeals Attendees: Matthew Perkins, David Connolly, Linda Dyer, Dan Ahern

Other Attendees: Margaret Hoffman, Patrick Gallivan, Jim Toomey, Warren Baker, Jack Sullivan, Brian Murphy, Dave Nyman, Brad McKenzie, others

Zoning Board of Appeals Chairman, Matthew Perkins opened the meeting at 7:45 p.m., and read the general rules of hearings into the record.

Meeting Minutes: The Board reviewed the ZBA meeting minutes for July 27, 2011. David Connolly made a motion to approve the ZBA meeting minutes for July 27, 2011 as written. Dan Ahern seconded the motion. All others were in favor.

Continuation of Public hearing ZBA Case 2009-20CP: Woodland Village

Matthew Perkins opened the continued hearing for Woodland Village. David Connolly recused himself from the hearing on Woodland Village and left the meeting. Linda Dyer joined the meeting at 8:15 p.m.

Dave Nyman, consultant engineer from Comprehensive Environmental provided a summary of a review of supplemental information for the proposed Site Plan for the Woodland Village project.

Under General Comments, he stated if Parcel B is developed in the future, and relies on Road A for service as well as for frontage, the anticipated traffic on Road A would likely require the road to meet the standards for a "major street" as defined in the Town's Subdivision Rules and Regulations.

CEI recommends a condition if the Comprehensive permit is granted that the developer obtain an easement agreement and necessary documentation for the proposed grading and construction activity.

He mentioned that the project should be designed to fit into the existing neighborhood. A review of test pit data is recommended for the final stormwater management review.

Brad McKenzie, from McKenzie Engineering, representing the applicant, provided some of the highlights of a memo he had sent to Margaret Hoffman and the Zoning Board of Appeals today. This memo summarizes the modifications to the Woodland Village plans that the applicant would agree to.

- Road A will be revised to be centered within the easement which will be widened to 60 feet.
- Brad showed a drawing of revised parking layouts for buildings A, B, & C.
- It is the applicant's position that requiring the pavement of Road A is unnecessary and would render the project uneconomic.

- Retaining wall drains will be provided and detailed on final design plans.

Assistant Town Planner, Margaret Hoffman, asked for clarification on the specific waivers and exemptions the applicant is seeking from the local Wetlands bylaw.

Patrick Gallivan, Conservation Agent stated the Conservation Commission's primary concern on the proposed Woodland Village plan were the requested waivers from the Town's Wetlands bylaws. The Conservation Agent believes that the developer should be able to build this housing project without these waivers.

Matthew Perkins asked Patrick Gallivan for a definition of vernal pools. Vernal pools require an additional amount of protection.

Warren Baker, attorney for the applicant, mentioned the project eligibility letter from Massachusetts Housing Authority and that this plan fits into the Town of Hanover's Master Plan.

Matthew Perkins stated that tonight was the final hearing date for the Woodland Village Project. The ZBA will meet on Wednesday, August 17, 2011 to discuss and draft a decision for this project. He stated that the applicant was willing to extend the deadline for issuance of a written decision until September 13, 2011. He asked the public if there were any further questions or comments,

Carol Mattes, Howland Park, expressed concern about the breaking up of Parcels A&B.

Leonard Trainer, 203 Woodland Drive, expressed concern about the conceptual road becoming a factual road. He was concerned that the road wouldn't be finished.

Attorney Warren Baker said the applicant will have documents relative to the maintenance of the easements between land parcels.

Matthew Perkins reconfirmed that the evidentiary part of the process and the public hearing on Woodland Village was closed.

Linda Dyer made a motion to close the public hearing on Woodland Village and adjourn the meeting. Dan Ahearn seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant