

**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday, April 23, 2012**

**Planning Board Attendees:**

Present: Richard Deluca, Meaghan Neville-Dunne, Bernie Campbell, Ken Blanchard, Lou Paradis, Jeff Puleo Absent: Tony Losordo

**Others:** Peter Palmieri, Merrill Associates, John Poirier, Kevin Riley, Conservation Agent Patrick Gallivan, Director of Community Services Tony Marino, Doug Thomson, others

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m.

**Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes of April 9, 2012. Jeff Puleo made a motion to accept the Planning Board meeting minutes of April 9, 2012 as amended. Lou Paradis seconded the motion. All others were in favor.

**Continuation of Public Hearing PB12-11SP: McGee Toyota, 860-880 Washington Street:**

A summary of grading and drainage plans, existing and proposed environment protection measures, and existing and proposed service bays was presented to the Planning Board.

Mark Dibb, engineer for the applicant, reviewed changes that had been made to the site plan since the last meeting with the Planning Board. He provided an overview of the infiltration and systems, and well water separation units. The revised plan also includes the addition of the concrete curb

The applicant is requesting a waiver of 9 feet from the 20 feet buffer requirement for parking at the existing building in order to double stack parking. The proposed new building will have the required buffers.

A drawing of the proposed new building was displayed.

Dave Nyman, Consultant Review Engineer for the Town, is in the process of reviewing the revised plans for McGee Toyota dated 4/16/12.

Jeff Puleo made a motion to continue the public hearing for McGee Toyota, 860-880 Washington Street to June 4, 2012 at 7:00 p.m. Ken Blanchard seconded the motion. All others were in favor.

**Continuation of Public Hearing PB11-06SP: Assisted Living Facility, 1775 Washington Street:**

The applicant has submitted a request that this hearing be continued until May 21, 2012. Jeff Puleo made a motion to continue the public hearing for PB11-06SP: Assisted Living Facility, 1775 Washington Street to May 21, 2012 at 7:30 p.m. Lou Paradis seconded the motion. All others were in favor.

**Continuation of Public Hearing PB12-13SP: Starland, 637 Washington Street:**

The applicants engineer and architect for this project, reviewed changes they had made to site plans based on comments from the Town's consultant engineer, Town departments, and the Planning Board.

It was discussed that the existing batting cages would serve as an area for snow storage.

The applicant has submitted an application to the Massachusetts Department of Transportation for proposed changes for a right of way.

The Conservation Commission has issued an Order of Conditions for this project.

Planning Board member, Ken Blanchard, read concerns that Deputy Fire Chief, Barbara Stone had about this project.

There will be an entrance to the lower level of the indoor recreation facility from the drop-off area.

Corrugated metal siding with sports graphics will be added to the back of the building.

Jeff Puleo made a motion to close the public hearing for PB12-13SP, Starland, 637 Washington Street. Bernie Campbell seconded the motion. All others were in favor.

The following items should be addressed prior to the Planning Board voting on the decision for this project.

Increased landscaping to cover full frontage, further screening of abutters.

Incorporation of DPW's comments into the Operations and Management Plan.

Fire Department concerns need to be met.

Widening of second driveway.

Construction Management Plan.

Lighting Plan, new and existing.

Decision from Massachusetts Department of Transportation on driveways located on Route 53.

**Continuation of Public Hearing PB12-15SP: 1052 Hanover Street:**

The applicant has submitted a request that this hearing be continued until May 21, 2012. Ken Blanchard made a motion to continue the public hearing for PB12-15SP: 1052 Hanover Street to May 21, 2012 at 7:40 p.m. Lou Paradis seconded the motion. All others were in favor.

**Zoning Articles for May 2012 Town Meeting:**

The Planning Board discussed the proposed motion for May 2012 Town Meeting Article 15, Accessory Dwelling Units with Town Moderator, Doug Thomson. The Planning Board will vote on their motion on this article on May 7, 2012 prior to the Special and Annual Town Meetings.

The Planning Board discussed May 2012 Town Meeting Article 48, regarding changes to the FEMA Flood Maps. Jeff Puleo made a motion to accept the proposed amendments to this article. Lou Paradis seconded the motion. All others were in favor.

Lou Paradis made a motion to adjourn the meeting at 9:40 p.m. Ken Blanchard seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary