



## **Hanover Planning Board**

### **Meeting Minutes – April 4, 2011**

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

**Other Attendees:** Margaret Hoffman, David Kelly, David Ricardo, Joanne Butterall, Mr. & Mrs. Cheverie, Mr. & Mrs. Tom Kennedy, John Dougherty, Matt McGovern, Jean Murphy, Arnold Itz, , Victor Diniak- Director of Public Works, John Benevides, Lou Avitabile, others

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

#### **May 2011 Town Meeting Articles:**

The Committee discussed the May 2011 Annual Town Meeting article regarding outdoor storage. The Advisory Committee is concerned about existing businesses being charged a \$500 Special Permit fee. The Planning Board will discuss this further prior to Town Meeting.

#### **Continuation of Public Hearing – 1154 Washington Street, Briarwood Kennels:**

The continuation of this hearing was opened at 7:04 p.m. The Planning Board had a site visit at Briarwood Kennels on Saturday, March 19, 2011. Richard Deluca mentioned that the Board of Selectmen have jurisdiction over noise issues. Different options for eliminating some of the noise from dogs barking were discussed. The question of whether the fenced in area for the dogs at the top of property could be considered a structure was raised. It was discussed that the biggest concern about the current layout of the property at 1154 Washington Street was the noise. The Planning Board agreed to take the information from tonight's hearing under advisement. Gary Hendershot made a motion to close the public hearing. Meagan Neville Dunne seconded the motion and it was so voted unanimously. The Planning Board will issue their decision within 90 days.

#### **Public Hearing on acceptance of Streets:**

Planning Board Clerk, Gary Hendershot read the legal notice of the public hearing on the acceptance of streets into the record.

Victor Diniak, Director of Public Works, gave an update on the two streets being considered for acceptance as public ways for the May 2011 Town Meeting, Nash Landing and Elijah's Path. A summary of necessary conditions for these streets to be accepted was distributed to Planning Board members.

Nash Landing has some minor work that needs to be completed before the road can be accepted. The developers for Nash Landing expressed concern about who should be responsible for repairs

to a gate box on Center Street. Victor Diniak explained that until the Town accepted the streets it was the responsibility of the developer to do any repairs.

Elijah's Path requires more work, but could be completed prior to Town Meeting. Victor Diniak said there were some outstanding questions and concerns about the as-built plans for Elijah's Path.

Planning Board member Tony Losordo asked what would happen if the streets were accepted but there was damage to the roads prior to their completion. Victor Diniak said any outstanding occupancy permits would not be released unless the roads were okay.

Developers must complete the requested special conditions for these roads one week prior to Town Meeting in order to be accepted.

**Public Hearing on 2035 Washington Street, Mercedes Benz:**

Gary Hendershot read the hearing notice for 2035 Washington Street, Mercedes Benz into the record. Gary Hendershot read comments on the site plan from Fire Captain, Barbara Stone, and Director of Public Works, Victor Diniak.

David Kelly gave an overview of the proposed plan for 2035 Washington Street. The applicant proposes to remove the front of the building and replace it with a new façade. The property would have one main exit and entrance on Route 53. The applicant is proposing a ramp along the left side of the building for cars that require service. Handicapped parking would be in the most level part of the parking lot. Onsite sewage disposal exists. The capacity of the existing system should meet the needs of the building. A site tank would be installed for floor drainage. Landscaping in front of the building will be enhanced. The plan proposes the display of cars in the front landscaped area. A special permit would be needed to allow a canopy to extend over the front of the building.

David Kelly said he had received comments today from Dave Nyman, the Town's Consultant Review Engineer. David Nyman is proposing that the applicant upgrade the current drainage system on the site. The applicant will need to meet with the Conservation Commission regarding wetlands on the property.

A copy of the proposed design for the front of the building was displayed.

Matt McGovern, Vice President of Prime Motor Group, said his company currently operates Mercedes Benz dealerships in Westwood and Hyannis. He has the property at 2035 Washington Street under agreement until the end of the month.

It was discussed that the design of the front of the building needs to be aesthetically conducive to the Town.

Assistant Town Planner, Margaret Hoffman mentioned that the Town has a Design Review Bylaw.

Tony Losordo raised his concern that cars displayed in the front landscaped area could be a distraction and would have to be removed from the plan.

The additional parking spaces at Merchant's Row would be retained. It still needs to be determined whether the driveway connecting Merchant's Row and 2035 Washington Street would remain open.

The Planning Board requested a drawing of what the building would look like from the side, with the proposed service ramp.

The dealership office would be located in the basement along with one or two storage bays, and an alignment area.

Changes to the current outdoor lighting have not been determined.

Dave Nyman said he would like it to be confirmed whether cars can be maneuvered into the service bays located at the back of the building. Documentation is needed on the existing drainage system. If possible, the site should be infiltrated as if it is a new site. Otherwise, some modifications are needed to the existing drainage plan. The rear curbing in the parking lot is not competent. Drainage is running off the pavement. Snow removal has left a lot of sand. Drainage is puddling near the transformer pad. The Planning Board inquired if a retaining wall could be built.

Margaret Hoffman mentioned that this property abuts the Third Herring Brook. She showed the Planning Board a copy of the 1994 site plan for this property. She requested that the applicant provide the Planning Board with a copy of the easement for the parking at Merchant's Row. A more detailed traffic study may be required. She also requested that the tight tank be shown on the revised plan. Also, more plantings should be added at the front of the building.

Tony Losordo made a motion to continue the hearing on 2035 Washington Street, Mercedes Benz, to May 16, 2011 at 7:15 p.m. Gary Hendershot seconded the motion. All others were in favor.

**Planning Board motions on May 2011 Town Meeting articles:**

The Planning Board discussed their motions on May 2011 Town Meeting articles. On Article 34, regarding the Interchange District, Gary Hendershot made a motion to accept the Planning Board motion of "We move that this article be referred back to the Planning Board for further study." Bernie Campbell seconded the motion. Meaghan Neville-Dunne abstained from voting. All others were in favor.

On Article 63, regarding Body Art Establishment, Gary Hendershot made a motion to accept the Planning Board motion of "We move that the Town accept this article as written." Tony Losordo seconded the motion. All others were in favor.

On Article 57, regarding Outdoor Storage, Margaret Hoffman will research when the Town's current bylaws on Outdoor Storage went into place. The question of special permit fees for outdoor storage was discussed.

**Assistant Town Planner Report:**

Assistant Town Planner discussed the following items with the Planning Board:

- 550 Whiting Street – proposed two lot subdivision.

- The Elms – Margaret will discuss outstanding work to be completed at the Elms with Victor Diniak and Dave DeLuca. The Elms will be scheduled to meet with the Planning Board on May 16, 2011.
- Circuit Street property – proposed landscaping business.

Tony Losordo made a motion to adjourn the meeting at 10:20 p.m. Meaghan Neville Dunne seconded the motion. All others were in favor.

Meeting was adjourned at 10:20 p.m.

Prepared by: Audrey Barresi, Secretary