

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

Meeting Minutes of Monday, August 15, 2011

Planning Board Attendees:

Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Jeff Puleo, Meaghan Neville-Dunne

Others: Margaret Hoffman, David Nyman, 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 for July 25, 2011. Tony Losordo made a motion to accept the July 25, 2011 meeting minutes as amended, Lou Paradis seconded the motion. All others were in favor.

PB11-07LSP – 871 Washington Street – Quan’s Kitchen

The Planning Board members reviewed a plan from the applicant showing provisions of a minor modification as required by the Conservation Commission. Jeff Puleo motioned to accept the minor modification as revised on a plan dated July 19, 2011 showing a raingarden and a modification to the parking area. Meagan seconded the motion and it was so voted unanimously. The Board requested that this minor modification be included as an addendum to the original Planning Board decision which was recorded at the Registry of Deeds.

PB11-11LSP – 1154 Washington Street – Briarwood Kennels

The Chairman opened the hearing for 1154 Washington Street at 7:00 p.m. Tony Losordo read the hearing notice into record. Christopher Sullivan, attorney for the property owner David Ricardo explained that his client had requested the hearing in order to get clarification on the recent decision handed down by the Planning Board decision. The Board listened to comments from the applicant and his attorney as well as Attorney Joanne Butterall (Attorney for Owen Chevie, an abutter). The Chairman closed the public hearing at 7:45 p.m. Jeff Puleo made a motion to modify the Planning Board’s decision PB11-11LSP in the following manner:

- The Board clarified that all dogs must be brought inside between the hours of 9:00 p.m. and 7:00 a.m. means that the animals must be inside either the residence or the kennel structures adjacent to the residence and cannot run loose in the yard or patio area.
- To change Special Condition number 4 to read:
 - The owner shall make every effort to reduce the noise to the surrounding neighbors. The owner shall install a six foot (6’) high privacy, vertical slat fence made of solid wood or vinyl along the southwestern property line between the subject property and 99 Pine Street.
- To allow “Doggie Day Care” as part of the current business use.

Megan Neville Dunn seconded the motion and it was so voted unanimously.

PB11-21SP: 1792 Washington Street – Sullivan Tire:

At the Applicant's request Tony Losordo made a motion to continue the hearing for 1792 Washington Street to August 29, 2011 at 7:00 p.m. Lou Paradis seconded the motion. All others were in favor.

PB12-01RL - 120 Circuit Street

The Chairman opened the public hearing at 7:50 p.m. Tony Losordo read the public hearing notice into record. Susan Pace, the applicant's engineer presented the retreat lot plan to the Board. They were informed that the comments from Deputy Fire Chief Barbara Stone had not been received yet. Several abutters asked questions. Jeff Puleo made a motion to continue the hearing until August 29, 2011 at 6:45 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

The Elms – Minor Modification – PB02-6SPM

Attorney Dave Deluca gave the Board a brief overview of recent events concerning the agreement between the Elms Homeowner's Association and Blue Diamond LLC, the new owners of the Elms Condominiums. Steven Vazza of Blue Diamond Elm, LLC had requested a minor modification to the originally approved Special Permit for the Elms Condominium project. Jeff Puleo made a motion to approve the minor modification which includes elimination of the sidewalks on Cherry Blossom Lane also known as Road E and the reduction of landscaping requirements as shown on the plan as submitted as a part of the Memorandum of Understanding dated August 2, 2011 between Blue Diamond Hanover Elms LLC, The Elms of Hanover Condominium Association and the Town of Hanover Planning Board. Tony Losordo seconded the motion and it was so voted unanimously.

Jeff then made a motion to authorize the Chairman to sign the agreement entitled Memorandum of Understanding dated August 2, 2011 between Blue Diamond Hanover Elms LLC, The Elms of Hanover Condominium Association and the Town of Hanover Planning Board. Tony seconded the motion and it was so voted unanimously. The Chairman endorsed the agreement.

The Board discussed the disposition of the guaranteed deposit funds currently held by Town. Jeff Puleo made a motion to allow the funds to be disbursed to the Elms Condominium Association and the contractor upon inspection and approval of road work and landscaping by the Town's Director of Public Works and the Building Commissioner with the understanding that all outstanding property tax obligations of the units owned by Blue Diamond Hanover Elms LLC have been satisfied or are in an agreed upon payment plan with the Tax Collector of the Town of Hanover. Lou Paradis seconded the motion and it was so voted unanimously.

Jeff Puleo made a motion to authorize the Assistant Town Planner to disburse the funds at her discretion upon satisfactory inspection by the Director of Public Works and the Building Commissioner. Lou Paradis seconded the motion and it was so voted unanimously.

PB 12-2SP – 1775 Washington Street – Dick's Sporting Goods

The Chairman opened the public hearing at 8:50 p.m. Tony Losordo read the hearing notice into record along with comments from the Deputy Fire Chief and the Conservation Agent. David Mackwell, the applicant's engineer reviewed the project with the Board. He indicated that he would be responding to Dave Nyman's comments before the next meeting. Dave Nyman, the

Town's consultant review engineer went over his comments concerning stormwater management. The Board questioned the location of a dumpster and asked Mr. Mackwell to show it on the revised plan. The Board questioned the locations of lighting. Mr. Maxwell indicated that the lighting in the parking lot will remain the same as it has been for the current building and that any new lighting on the building will be downlighting so as not to shine on surrounding property. The Board discussed the traffic impacts. Mr. Mackwell will get the actual numbers for a Sporting Goods Store. The Board asked if there could be some changes to the façade of the building facing the Macy's at the Mall. Mr Mackwell will determine with the applicant's whether any changes could be made. Ed Callahan of the Hanover Mall indicated to the Board that there would be no signage on Mill Street. Ernie and Pat Butler of 254 South Street, Norwell were present and expressed concern about additional trash, pet waste, signs and noise generated during the construction phase. Mike Hoban and Ed Callahan from the Mall explained that the Mall's management group would ensure that the trash was taken care of and that there were no pet uses proposed at this site. They also indicated that there would be no additional signage other than at the Washington Street entrance to the Mall and it would be an additional name on the station sign that already exists. They also discussed the hours of operation for the construction and the Board ensured them that the hours of operation would be spelled out in the decision. Rich Deluca asked that the entrance at Mill Street be closed to public traffic and only used for construction vehicles during construction. Jeff Puleo made a motion to continue the hearing until Monday September 19, 2011 at 7:00 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Lou Paradis made a motion to adjourn the meeting at 10:25 p.m. Jeff Puleo seconded the motion. All others were in favor.

Prepared by: Margaret Hoffman, Assistant Town Planner