



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

Meeting Minutes of Monday, August 20, 2012

Planning Board Attendees:

Present: Richard Deluca, Jeff Puleo, Ken Blanchard, Bernie Campbell, and Lou Paradis

Absent: Meghan Neville-Dunne, and Tony Losordo

Others: Assistant Town Planner, Margaret Hoffman, Mary Mancini, P.E., Gregory Morse, P.E.

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall.

Review of August 6, 2012 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes for August 6, 2012. Lou Paradis made a motion to accept the Planning Board meeting minutes of August 6, 2012 as amended. Ken Blanchard seconded the motion. All others were in favor.

Open Public Hearing for PB13-2A: 557 King Street:

The Board reviewed the Form A plan for 557 King Street. Mary Mancini, P.E. for the Town of Rockland explained the Form A request and answered the Boards questions concerning the abutting Town of Rockland closed landfill. Jeff Puleo made a motion to endorse ANR plan PB13-2A. Ken Blanchard seconded the motion and it was so voted unanimously. The Board then endorsed the ANR for 557 King Street.

Renotification and Open Public Hearing PB12-20SP: 111 Mayflower Drive:

Robert Galvin, Esq. and Greg Morse, P.E., attorney and engineer for the applicant, respectively, explained the project, notice requirements, and modifications to the project since the last hearing in June. Mr. Morse explained the Order of Conditions was approved by the Conservation Commission. Margaret Hoffman explained the applicant's proposed project "phasing". Greg Morse explained the details of the phasing request to the Board. It was noted Barbara Stone, Hanover Fire Department, has no issues with the phasing request. Bernie Campbell questioned the proposed processing of materials. The applicant explained no processing will occur on site for now, but that as part of Phase I the property would be cleaned up of debris and parking created. Mulch will be sold as soon as the property is cleaned up. Jeff Puleo questioned how the applicant was going to control runoff. Greg Morse assured the Board Dave Nyman's comments

were fully addressed. Rich Deluca questioned whether the building will be occupied during Phase I and the status of current sanitary facilities at the property.

Ken Greene of 595 Circuit Street presented a list of comments concerning the project and access to Phillips Lane. The applicant commented that the primary access to the property could be modified should access become available in the future. John Thompson, also of Circuit Street questioned special conditions for noise and hours of operation.

Jeff Puleo made a motion to close the public hearing for 111 Mayflower Drive. Lou Paradis seconded the motion. The Board voted as follows: Rich Deluca approves; Jeff Puleo approves; Lou Paradis approves; Bernie Campbell approves; Ken Blanchard opposed.

Open Public Hearing for PB13-1LSP: 2144 Washington Street:

Planning Board Chairman, Richard Deluca read the public hearing notice for PB13-1LSP: Hanover Automotive Group, Inc. 2144 Washington Street into the record. He also read comments from Deputy Fire Chief, Barbara Stone, into the record and noted comments received from Dave Nyman.

Dana Altobello, Merrill Associates, the applicant's engineer for this project, gave a brief overview of the project. Tim Porelle, applicant and owner of the Land Rover dealership, and the applicants architect were present at the hearing. The applicant is proposing to construct an addition of retail /showroom area and a modification to the existing canopy and associated service drop off lane and parking area. Approximately 462 sf of new pavement will be added to the site. And 538 sf of new landscape areas in the same area will be constructed. The net reduction in impervious will result in no increase of storm water runoff from the property. Dave Nyman's comments were addressed by the engineer.

Ken Blanchard made the motion to approve the limited site plan for 2144 Washington Street with standard special conditions. Jeff Puleo seconded the motion. All others were in favor.

Open Public Hearing for PB13-3A: 272 Whiting Street:

The Board reviewed the Form A plan for 272 Whiting Street. Bernie Campbell made a motion to endorse ANR plan PB13-3A. Ken Blanchard seconded the motion and it was so voted unanimously. The Board then endorsed the ANR for 272 Whiting Street.

Open Public Hearing for PB12-24A: 144 Circuit Street:

The Board reviewed the Form A plan for 144 Circuit Street. Jeff Puleo made a motion to endorse ANR plan PB12-24A. Lou Paradis seconded the motion and it was so voted unanimously. The Board then endorsed the ANR for 144 Circuit Street.

Other Business:

Margaret Hoffman explained topics of the Route 53 meeting on August 30, 2012 and encouraged all Board members to attend. Ken Blanchard made a motion to adjourn the meeting at 8:45p.m. Lou Paradis seconded the motion, and it was so voted unanimously.

Respectfully submitted by: Amy Walkey, Administrative Assistant