

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

Meeting Minutes of Monday, December 5, 2011

Planning Board Attendees:

Richard Deluca, Bernie Campbell, Jeff Puleo, Anthony Losordo, Ken Blanchard, Lou Paradis, Meaghan Neville-Dunne

Others: Tony Marino, Director of Community Services, Paul Hutchins, Andy Longo, John Connolly, Arnold Itz, Steve Vazza

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 November 14, 2011. Tony Losordo made a motion to accept the October 24, 2011 meeting minutes as amended. Jeff Puleo seconded the motion. All others were in favor.

The Elms:

The Planning Board met with members of The Elms of Hanover Condominium Association regarding the refund of remaining money in the Performance Bond for The Elms PRDS project. Andy Longo, President of The Elms Condominium Association read a copy of a letter he had sent to Assistant Town Planner, Margaret Hoffman, about the completion of outstanding pavement at The Elms. The November 29, 2011 letter from Victor Diniak regarding paving at The Elms was discussed. A copy of this letter was given to the Elms Condominium Association at tonight's meeting.

The Planning Board decided to hold off on signing the voucher for the release of the performance bond funds for The Elms until asphalt mix reports were received from the two contractors who did the paving.

Ken Blanchard made a motion that Planning Board Chairman, Richard Deluca, be authorized to sign the voucher to release the remainder of the Performance Bond funds for The Elms. Tony Losordo seconded the motion. All others were in favor. Bernie Campbell abstained from voting.

Continuation of public hearing: PB12-07LSP: 795 Washington Street, Garden Center:

The Planning Board reviewed the following outstanding items, with the applicant, Paul Hutchins.

- Details of the proposed shed, including elevation of the building. The applicant said he would be storing rakes, wheelbarrows, and fertilizer in the building. He will not have windows in the shed, to help deter theft.
- Details of the cement wall structure around the mulch storage area were discussed. The Board was concerned that eight feet may be too high. The applicant said the cement wall structure would only be six feet high.

- Details of the fence at the southern property line were discussed. The applicant stated that this fence is a standard six foot high stockade fence.
- The number of commercial vehicles that can be stored on the site might be limited. If business expands, the applicant may need to come back before the Planning Board. The applicant said he would be only storing two commercial vehicles on the site.

Jeff Puleo made a motion to close the public hearing for PB12-07LSP for 795 Washington Street, Garden Center at 8:15 p.m. Tony Losordo seconded the motion. All others were in favor.

The Planning Board voted to approve the following for the Special Permit and Limited Site Plan Approval for PB12-07LSP for 795 Washington Street, Garden Center.

Tony Losordo made a motion to approve the Special Permit under Section 6.860.B.8 – Uses permitted by Special Permit in the Aquifer Protection Zone. Jeff Puleo seconded the motion. All others were in favor.

Jeff Puleo made a motion to approve the Special Permit under Section 4.340 – Expansion of non-residential structures on pre-existing, non-conforming lots. Tony Losordo seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the Special Permit under Section 6.220.E – Uses permitted by Special Permit in the Commercial District. Jeff Puleo seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the Limited Site Plan Approval under Section 10.400. Jeff Puleo seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the Waiver of Section 9.110.E – Minimum of 10 feet by 20 feet required – Applicant is proposing 10 by 18 feet. Bernie Campbell seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the Waiver of Section 8.220 – Landscape Plan prepared by a registered architect. Jeff Puleo seconded the motion. All others were in favor.

Request for Minor Site Plan Modification – PB11-08SP: 2060 Washington Street, Prime Infiniti:

As a follow-up from the November 14, 2011 Planning Board meeting, the engineer for the applicant was asked to submit a plan that showed the removal of the rear access area gate that was on the original approved plan. The applicant is also requesting that they be allowed to replace the proposed dumpster with two compactors. The compactor would be located in the same area as the proposed dumpster but will require additional cement base. The addition of the base area will require the removal of one display parking space.

Tony Losordo made a motion to approve the minor site plan modification to PB11-08SP: 2060 Washington Street, Prime Infiniti with the conditions that the compactor be fully screened and in compliance with the Town's safety codes. Jeff Puleo seconded the motion. All others were in favor.

Route 53 Study Committee – Possible changes to zoning bylaws:

The Planning Board met with members of the Route 53 Study Committee to discuss possible changes to the Town's zoning bylaws to allow for the permitting of convenience stores at gas stations. A discussion about whether gas stations with convenience stores should only be allowed in certain areas of the Town was discussed. Ken Blanchard spoke about Fire Prevention Regulations for service and gasoline stations. Concerns about parking and emergency vehicle access were discussed. Hours of operations would need to be determined. The storage of products and size of the storage room would need to be considered.

Bernie Campbell made a motion to adjourn the meeting at 9:10 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Secretary