

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

Meeting Minutes of Monday, February 6, 2012

Planning Board Attendees:

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

Others: Assistant Town Planner Margaret Hoffman, Conservation Agent Patrick Gallivan, Dave Nyman, Ed Callahan, David Kelly, Mark Dibb, Herb Chambers, Robert McGee, Jack Sullivan, Brian Murphy, 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 January 23, 2012. Jeff Puleo made a motion to accept the Planning Board meeting minutes for January 23, 2012 as written. Lou Paradis seconded the motion. All others were in favor.

Minor Plan Changes PB12-02SP: 1775 Washington Street, Dick Sporting Goods:

David Kelly from Kelly Engineering reviewed the minor plan changes that Dick's Sporting Goods is requesting. The applicant is requesting changes to their approved plan because there is concern that the wall between the existing Macy's building and the proposed Dick's Sporting Goods building would not be strong enough to support the expected snow load created by the new roof line. They are proposing to separate the building from the existing Macy's building and leave a 10 foot wide area between the buildings.

The Planning Board discussed potential concerns about handicapped accessibility, maintenance, lighting, and safety of the egress space. A wrought iron gate with a push bar would be added to the front of the space. A lock box would be required for emergency access to this space. A roof drain pipe would keep water from running off into this space. The Hanover Mall would be responsible for the maintenance of this space.

Jeff Puleo made a motion to accept the minor plan modifications for PB12-02SP: 1775 Washington Street, Dick's Sporting Goods. Bernie Campbell seconded the motion. All others were in favor.

The initial pre-construction meeting for Dick's Sporting Goods will be held on Thursday, February 9, 2012 at 1:00 p.m.

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

Planning Board Vice Chairman, Jeff Puleo, read the public hearing notice for PB12-11SP: 860-880 Washington Street, McGee Toyota into the record.

The applicant is proposing to demolish the existing used car sales building, and construct a new building. The applicant is also proposing landscaping, parking and drainage modifications.

The Planning Board has received a letter from the Director of Public Works expressing his concerns about the effects the proposed project could have on the Town's water supply since McGee Toyota is located in the Aquifer Protection Zone.

Mark Dibb from CAN Engineering, representing the applicant, provided an overview of the proposed plans for McGee Toyota which would include changes to the drainage, septic systems, and parking on the lot. A car delivery area, larger showroom, and drive in service area would be included in the new building. A rendering of the proposed building was shown to the Board. The two entrances to the building would have sloped roofs. Stone would be added at the bottom edge along the front of the building. The showroom area of the building would have higher ceilings.

Assistant Town Planner, Margaret Hoffman, stated that the biggest concerns about the proposed changes to the McGee Toyota dealership is that it is located in the Aquifer Protection Zone. She read information from PB92-21SP, 870-880 Washington Street, a previous Planning Board decision for McGee Pontiac. This decision dated January 11, 1993, states that other than light prep work, all other repair work is illegal and punishable by a daily fine.

The applicant currently has 12 service bays. They are proposing 29 service bays in the new building.

Dave Nyman from CEI, Consultant Engineer for the Town, outlined his major concerns about the proposed plans for McGee Toyota.

Mark Dibb has received comments from the Town's consultant engineer and internal Town Departments and will be revising the plans based on concerns and feedback.

The Planning Board discussed the following items of concern with the engineer:

- Increased number of service bays
- Changes in number of parking spaces
- Front buffers (need for increased landscaping)
- Outdoor lighting
- Washing of vehicles (must be done indoors with water only)
- Aesthetics/ Exterior of new building.
- Location of dumpster (needs to be added to plan).
- Roof drain (show location of)

Jeff Puleo made a motion to continue the public hearing for PB12-11SP: McGee Toyota, 860-880 Washington Street to March 12, 2012 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

Informal Meeting – Herb Chambers:

The Planning Board met informally with Herb Chambers, Brian Murphy, and Jack Sullivan regarding possible car dealerships in the Interchange Zoning District. Car dealerships are currently not an allowed use in this district. The Board explained that they would not support any changes to the existing bylaws at this time.

Jeff Puleo made a motion to adjourn the meeting at 9:30 p.m. Ken Blanchard seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary