



Hanover Planning Board

Meeting Minutes – January 31, 2011

Planning Board Attendees: Richard Deluca, Gary Hendershot, Tony Losordo

Other Attendees: Margaret Hoffman, Pat Gallivan, Brian Murphy, Jack Sullivan, Brad McKenzie, Anthony Marino, Eric Quan, Julie Quan, Arnold Itz, Dave Nyman, Robert Marzelli, others

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

Informal Meeting – Minor modification to the Target Site Plan:

David Kelly, from Kelly Engineering had submitted a minor modification to the site plan for the Washington Street Shopping Center. The proposed change would eliminate 8 parking spaces at the rear of retail C location to allow for the installation of a dumpster pad that will hold 6 dumpsters for the use of the tenants in that building. Details regarding the screening of dumpsters are outlined in the original site plan for the Target shopping center. Gary Hendershot made a motion to allow the proposed minor modification as allowed under General Conditions #4 of the Special Permit for the site dated March 31, 2008. Tony Losordo seconded the motion. All others were in favor.

Prime Infiniti – 2060 Washington Street:

At 7:00 p.m., Gary Hendershot read the hearing notice for Prime Infiniti into the record. Robert Marzelli, the attorney representing Prime Infiniti, voiced his concern about the requirement of having four Planning Board members in attendance in order to vote on a Special Permit. Since only three Planning Board members were present, Gary Hendershot made a motion to continue the Prime Infiniti hearing to 7:30 p.m. on Monday February 7, 2011. Tony Losordo seconded the motion. All others were in favor.

871 Washington Street:

The Planning Department has received a revised plan for 871 Washington Street which addressed some of the parking concerns. The architect for this project displayed a copy of the proposed plan for the front of the building. The proposed awnings would allow for rainfall to reach plantings in front of the building. The Planning Board inquired about hours of operation for the proposed restaurant. Eric Quan said he expects the restaurant to be open 7 days a week from 10:30 a.m. to 1:00 a.m.

The Planning Board could not vote on the revised site plan for 871 Washington Street since only 3 Planning Board members were present. Gary Hendershot made a motion to continue the hearing to 6:45 p.m. on Monday, February 7, 2011 at which time the Board will invoke the

Mullins Rule in order to vote on the Special Permit. Tony Losordo seconded the motion. All others were in favor.

Elijah's Path:

Mark Ridder has submitted a request to the Planning Board for a partial release of funds on his guaranteed deposit for Elijah's Path. Victor Diniak, DPW Director had inspected the site and felt comfortable with releasing the funds..The asphaltting on this project has been completed. Tony Losordo made a motion to grant the release of \$30,000 of the guaranteed deposit for Elijah's Path, leaving \$20,299.63 in the account to cover any outstanding work to be completed. Gary Hendershot seconded the motion. All others were in favor.

550 Whiting Street:

The Planning Board had an informal discussion about 550 Whiting Street, and the development of a 2 lot subdivision. It was discussed that this subdivision could only be built with many waivers from the Planning Board.

Interchange Zoning District:

The Planning Board met with Brian Murphy and Jack Sullivan to discuss potential changes to the Town's Interchange Zoning District. Brian Murphy and Jack Sullivan would like the Planning Board to sponsor an article for the May 2011 Town Meeting with proposed changes to this district.

The proposed changes would require a 150 foot wide vegetated buffer area from the boundaries of the Interchange District. A minimum of a three hundred foot setback would be required from the boundaries of the Interchange District for any buildings within the Interchange District from the boundaries of the abutting Residential A District. And the minimal amount of acres required would change from 75 acres to 25 acres. The Board stressed to Mr. Sullivan that their support for these changes would be contingent on his changes to the 40B application that they have submitted to the Zoning Board of Appeals which include no access to the Woodland Ave neighborhood and an increase in the distance of the proposed buildings to the existing residential area.

Tony Losordo made a motion to forward the proposed changes to the Interchange District to the Selectmen for submission in a May 2011 Town Meeting warrant. Gary Hendershot seconded the motion and it was so voted unanimously.

The public hearing for zoning related Town Meeting articles will be on Monday, March 21, 2011.

Gary Hendershot made a motion to accept the Planning Board meeting minutes of January 18, 2011 as written. Tony Losordo seconded the motion. All others were in favor.

Gary Hendershot made a motion to adjourn the meeting at 9:50 p.m. Tony Losordo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant