

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

**Meeting Minutes of Monday, July 25, 2011**

**Planning Board Attendees:**

Richard Deluca, Bernie Campbell, Tony Losordo, Lou Paradis, Ken Blanchard, Meaghan Neville-Dunne

**Others:** Tony Marino, Deborah Keller, David Horton, David Nyman, Steve Avitabile, Roy Donlon (Sullivan Tire) Jack O'Leary (Engineer for Sullivan Tire), 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 11, 2011. Tony Losordo made a motion to accept the July 11, 2011 meeting minutes as amended, Ken Blanchard seconded the motion. All others were in favor.

**PB11-19C: 555 Whiting Street:**

Planning Board members reviewed a written copy of the proposed waivers for 555 Whiting Street. Bernie Campbell made a motion to accept the proposed waivers for PB11-19C, 555 Whiting Street as written. Lou Paradis seconded the motion. All others were in favor.

Planning Board members reviewed a written copy of the proposed conditions for 555 Whiting Street. Deb Keller, McKenzie Engineering, (the applicant's engineer) said that she did not add all of the trees to the final plan since they would be one of the conditions listed in the decision. Lou Paradis made a motion to accept the proposed conditions for PB11-19C, 555 Whiting Street as written. Ken Blanchard seconded the motion. All others were in favor.

Lou Paradis made a motion to accept the July 25, 2011 revised plan for PB11-19C, 555 Whiting Street with subdivision rules and regulations with the proposed waivers and conditions. Meaghan Neville-Dunne seconded the motion. All others were in favor.

**PB11-06SP: 1775 Washington Street – Assisted Living Development:**

At 7:00 p.m., Richard Deluca read a memo from David Kelly, Kelly Engineering, requesting that the public hearing for 1775 Washington Street – Assisted Living Development be continued to some time in September. Bernie Campbell made a motion to continue the hearing on 1775 Washington Street – Assisted Living Development to Monday, September 19, 2011 at 7:00 p.m. Ken Blanchard seconded the motion and it was so voted unanimously.

**Mitigation Funds:**

Richard Deluca asked Tony Marino about potential mitigation funds for pending projects currently before the Planning Board.

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

At 7:15 p.m., Richard Deluca opened the public hearing for Sullivan Tire. Tony Losordo read the public hearing notice for 1792 Washington Street – Sullivan Tire into the record. Comments from Deputy Fire Chief, Barbara Stone, and Director of Public Works, Victor Diniak were also read into the record. Richard Deluca said the Planning Board had also received a memo from Patrick Gallivan, Conservation Agent, about the proposed plans for this project. Dave Nyman from Comprehensive Environmental Incorporated (CEI), consultant engineer for the Town, reviewed his major comments on the proposed plan for 1792 Washington Street.

Jack O’Leary, Merrill Associates (the applicant’s engineer), provided details about his client’s application for a site plan review and special permit for 1792 Washington Street. All of the current parking for this location is in the front. The applicant proposes to pave 14 additional parking spaces at the back of the building. The applicant would like to relocate the existing pylon sign to a landscaped area which would create an additional parking spot in the front.

Dave Nyman said that the site does have some existing non-conformances. He said that maneuvering cars around the back parking lot would be tight.

Jack O’Leary said the fire protection would be accessed through the front of the building. The proposed plan does not add any access to the building through the back. The applicant proposes to have only employees’ cars and serviced vehicles parked in the back. It was discussed that adding any type of door to the back of the building could create additional parking concerns.

Planning Board member, Ken Blanchard, expressed concern about the turning radius for trucks in the back parking lot. Jack O’Leary said that trucks would probably need to drive over the cement pad at the front of the building to negotiate turns.

Planning Board member, Tony Losordo, asked about outside lighting for the building. Jack O’Leary said there would be wall lights with shrouds.

Water run-off from this site currently drains into a swamp under Woodland Drive. There would be less water draining into the swamp with the proposed water infiltration system. The possible impact of water run-off to abutting lots was discussed. Water run-off created due to deteriorating Cape Cod berm was also discussed. Jack O’Leary will address these issues at the next meeting with the Planning Board.

Planning Board member, Lou Paradis, asked about landscaping. Jack O’Leary said that not all of the landscaping was included on the plan but that there would be landscaping at the front of the site.

The Planning Board would like to see traffic signs for parking included on the plan. Planning Board Chairman, Richard Deluca, asked what type of materials go into the dumpster. Roy Donlon, from Sullivan Tire, said it mostly trash. Tires and scrap metal are taken away and recycled off-site. Some of the tires and scrap metal are stored inside. Some recyclable materials are stored in the dumpster enclosure. Possible security issues for the back lot were discussed.

Steve Avitabile, from Avitabile Jewelers, which is next to Sullivan Tire, confirmed that parking is an issue. Visitors to the Verizon store have been parking at his store and Sullivan Tire. He asked Jack O'Leary to describe the proposed landscaping for the part of the site that abuts his property.

Roy Donlon said that their busiest time is during the months of October and November.

Tony Losordo made a motion to continue the hearing for 1792 Washington Street to August 15, 2011 at 7:45 p.m. Lou Paradis seconded the motion. All others were in favor.

Tony Losordo made a motion to adjourn the meeting at 8:10 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary