



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

Meeting Minutes of Monday, July 9, 2012

Planning Board Attendees:

Present: Richard Deluca, Ken Blanchard, Bernie Campbell, Tony Losordo, Lou Paradis, Meghan Neville-Dunne, Jeff Puleo

Absent: No one.

Others Present: Assistant Town Planner, Margaret Hoffman, Robert McGee, Mark Diddy, Matt McGovern, David Kelley, Dave Delaney, Harry Samolohuk, Paula Doyle, Greg Morse, Chris Martin, Deb Martin, and others.

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

1. Review of June 18, 2012 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes for June 18, 2012. Ken Blanchard made a motion to accept the Planning Board meeting minutes of June 18, 2012 as amended. Lou Paradis seconded the motion. All others were in favor.

2. Review and vote on special conditions for PB12-11SP: McGee Toyota, 860-880 Washington Street:

A copy of the Special Conditions was passed out for the Board to review. Margaret Hoffman started a discussion about the O&M Plan and storm water system. Bernie Campbell made a motion to approve the special conditions as written and proposed for PB12-11SP: McGee Toyota. Ken Blanchard seconded the motion, and it was so voted unanimously.

3. Request for Continuation of Public Hearing PB12-22SP – Boston Bowl, 58 Rockland Street:

Anthony Losordo read into record a letter from the applicant's engineer, Paul Mirabito, requesting a continuance for Boston Bowl, 58 Rockland Street. Lou Paradis made a motion to continue the public hearing to July 23, 2012 at 7:00pm. Jeff Puleo seconded the motion, and it was so voted unanimously.

4. Request for Limited Site Plan Review for 2144 Washington Street:

Margaret Hoffman, Assistant Town Planner, explained that Merrill Associates, Inc. submitted a request for a Limited Site Plan review for 2144 Washington Street – Land Rover. Ms. Hoffman described the request as follows:

- a. An approximately 540 sq. ft. addition to the building to be used for retail/showroom.
- b. Installation of additional impervious area, but this will be offset by additional landscaped areas.
- c. The size of this project does not exceed the thresholds for Site Plan Approval but work on the drainage system is proposed. Ms Hoffman commented that because of this she would recommend requiring a partial consultant review payment in order to look at the proposed system and comment on what impacts could be associated with this. This could be accomplished with \$2,000.
- d. Possibly consider a waiver of other fees. They could be required to submit a \$2,000 site plan approval fee and under Section 6.230 and a special permit fee of \$500.
- e. The Board may want to waive the Development Impact Statement requirement and strict adherence to the landscaping requirement.

Jeff Puleo made a motion to allow a partial Limited Site Plan Review for the property located at 2144 Washington Street. The Board will require the full public hearing with abutter notification but will waive the site plan application fee of \$2,000. However, due to the type and amount of work that is proposed, which would include revisions to the storm water management system, the Board will require that the applicant submit a partial consultant review fee of \$2,000 in order to have the project reviewed by our consultant review engineer. The Board will not waive the \$500 fee or requirements for any special permits that may be needed for this project. Ken Blanchard seconded the motion and it was so voted unanimously.

5. Request for Limited Site Plan Review for 196 Rockland Street:

Margaret Hoffman, Assistant Town Planner, explained that Paula Doyle was requesting a Limited Site Plan review for 196 Rockland Street, the former Post Office building. Ms. Doyle is proposing a change in use from office to retail. There will be no changes in parking and there are no residential abutters. Based on the above, the Board decided to waive all requirements including Public Notice submittal and allow the change in use from office to retail. Ken Blanchard made a motion and Jeff Puleo seconded the motion and it was so voted unanimously.

6. Public Hearing for 1877 Washington Street, Prime Motor Group PB12-25SP:

Anthony Losordo read the public hearing notice for PB12-25SP: 1877 Washington Street into the record. Comments on the proposed site plan, from Deputy Fire Chief, Barbara Stone were read into the record. It was noted comments had not been received from the Department of Public Works. Comments had been received from Dave Nyman of CEI, Consultant to the town.

Matt McGovern, co-owner of the Prime Motor Group presented an overview of the project. He explained Prime was in negotiations with Columbia Motors, a GMC automobile dealership, to purchase the GMC property and renovate the building for a Mercedes Benz dealership, and then also construct a smaller building also on the property to house a GMC dealership. He explained Prime Motors was still awaiting GMC franchise approval.

David Kelley from Kelley Engineering, representing the applicant, presented an overview of the proposed site plan, and the special permits and waivers the applicant is seeking. Mr. Kelley indicated he would work with Barbara Stone of the Hanover Fire Department to address her concerns about access and with Dave Nyman to address his comments on the project. Mr. Kelley referred to the preliminary traffic study which had been completed and asked the Board to consider not requiring a peer review of the traffic as recommended by Dave Nyman. Mr. Kelley also pointed out there will be project changes as the project evolves. Architectural plans would be evolving as well as landscape plans. A discussion about the current tight tank system in use was held. The Board questioned the lighting plans, traffic, safety issues relating to storage of automobiles adjacent to the Burger King on Parcel B, elevations, wastewater plans, wetlands, parking, HVAC unit locations, adding signage for the Hanover Mall, and the timing of the project. The Board discussed their willingness to accept the traffic study by the applicant and not require a peer review of the study.

Ken Blanchard made a motion to continue the public hearing for 1877 Washington Street to August 6, 2012 at 7:15 p.m. Jeff Puleo seconded the motion and it was so voted unanimously.

7. Public Hearing for 144 Circuit Street, PB12-26SP:

Anthony Losordo read the public hearing notice for PB12-26SP: 144 Circuit Street into the record. Greg Morse of Morse Engineering Co., Inc., the applicant's engineer, explained the owner was seeking a special permit under Section 4.330 so that he could create three new lots from a pre-existing non-conforming lot. Each of the three lots would then be combined with existing lots on Winslow Drive. Chris Martin explained he did not have copies of the P&S agreements with him, but that he had them. Dave Dejeniro of 28 Winslow Drive spoke to the Board and indicated he represented the property owners on Winslow Drive who will be purchasing the lots. Rich Deluca expressed concerns about what would happen if the sales did not occur. After the 20 day appeal period for the Special Permit, the applicant can come before the Board for endorsement of the ANR plan.

Lou Paradis made a motion to close the public hearing on PB12-26SP: 144 Circuit Street with a condition that all lots should be sold at once and proof of the sale be provided to the Board. Ken Blanchard seconded the motion and it was so voted unanimously.

8. Request for Continuation of Public Hearing PB12-20SP – 111 Mayflower Drive:

Anthony Losordo read into the record a letter from the applicant's engineer, Morse Engineering Co., Inc. requesting a tentative continuance for 111 Mayflower Street.

Lou Paradis made a motion to continue the public hearing to August 6, 2012 at 7:00pm. Anthony Losordo seconded the motion, and it was so voted unanimously.

Anthony Losordo made a motion to adjourn the meeting at 9:25 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Prepared by: Amy Walkey, Administrative Assistant