



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

Meeting Minutes of Monday, June 18, 2012

Planning Board Attendees:

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

Absent: Jeff Puleo

Others: Assistant Town Planner, Margaret Hoffman, Brandon Li, Dana Angelo, Paul Maloney,
Peter Palmieri, John Poirier, Kevin Riley, Ernie Butler, Pat Butler, 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.

Starland, 637 Washington Street, possible minor modifications:

Peter Palmieri, Merrill Associates said his clients are requesting a change to the size of parking spaces at Starland, 637 Washington Street. They are proposing changing the parking space size from 10 X 20 feet to 9 X 18 feet. This will allow for an increase in parking spaces from 402 to 432. This will also allow for fewer parking spaces in the back and an increase the size of the storm water management basins. The Town's Consultant Engineer, David Nyman, confirmed that he is comfortable with the requested changes. The Planning Board recommended that the applicant double line the revised parking spaces. The applicant agreed with this recommendation. Ken Blanchard made a motion to approve the minor site plan modification of reduced parking space sizes of 9 X 18 feet for PB12-13SP with the condition that the space will be double lined. Lou Paradis seconded the motion, and it was so voted unanimously.

Review May 21, 2012 & June 4, 2012 Planning Board meeting minutes:

The Board reviewed the Planning Board meeting minutes for May 21, 2012 and June 4, 2012. Ken Blanchard made a motion to accept the Planning Board meeting minutes of May 21, 2012 as written. Meghan Neville-Dunne seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the June 4, 2012 Planning Board meeting minutes as written. Lou Paradis seconded the motion, and it was so voted unanimously.

Continuation of Public Hearing PB11-06SP – Assisted Living Facility, 1775 Washington Street:

Brandon Li from Kelly Engineering, and Paul Maloney from the Architectural Team reviewed changes to the plans since their last meeting with the Planning Board.

It was discussed that although the developer would like to purchase the property the Assisted Living Facility would be located on, they would still want to tie into the Mall's new wastewater treatment plant if it is approved. Construction on this project will probably not start until the Mall's new treatment plant is approved.

Ernie and Pat Butler, 254 South Street in Norwell, expressed their concerns about this project.

Tony Losordo made a motion to close the public hearing for PB11-06SP: Assisted Living Facility, 1775 Washington Street and approve the special permit with conditions as discussed. Ken Blanchard seconded the motion, and it was so voted unanimously.

Public hearing PB12-23SP: Sullivan Brothers Used Auto Outlet, 579 Washington Street:

Planning Board clerk, Tony Losordo read the public hearing notice for PB12-23SP into the record. He also read comments from Director of Public Works, Victor Diniak into the record. Deborah Keller, McKenzie Engineering, engineer for the applicant, explained the changes they were requesting to parking spaces at Sullivan Brothers Used Auto Outlet. There will be no alteration of paving or circulation. They are proposing to increase the number of display spaces from 69 to 110 and reduce the number of employee and customer parking from 72 to 31.

Lou Paradis made a motion to close the public hearing on PB12-23SP: Sullivan Used Auto Outlet, 579 Washington Street. Ken Blanchard seconded the motion and it was so voted unanimously.

Lou Paradis made a motion to approve the special permit for PB12-23SP with the revised parking as outlined in the plan dated 5-1-12. Ken Blanchard seconded the motion. All others were in favor.

Continuation of Public Hearing PB12-20SP: 111 Mayflower Drive:

The Board received a copy of a letter from Galvin & Galvin, Attorneys at Law regarding the Bonome-Capello, LLC.v.Town of Hanover, Land Court Department, Docket No. 295103, and the issue of frontage.

Dave Nyman, CEI, Consultant Engineer for the Town confirmed that many of his comments and concerns had been addressed. The applicant will be parking trucks, an excavator and a front end loader on the site.

A new fire hydrant will be installed at the location requested by Deputy Fire Chief, Barbara Stone.

Landscaping plans will be forwarded to the Planning Board at a later date.

Stackable concrete blocks will be used to contain materials that are for sale. Extra support may be needed if blocks go above a certain height.

Concerns about wear and tear on the road being caused by frequent trucks traveling on it were discussed. Greg Morse, from Morse Engineering said he could include the watering of roads as part of the O&M plan.

Tony Losordo made a motion to continue the public hearing for 111 Mayflower Drive to July 9, 2012 at 7:40 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Continuation of Public Hearing PB12-21SP: 662 Center Street (Common Driveway):

The Board reviewed and discussed the revised plan for PB12-21SP: 662 Center Street (Common Driveway). The revised June 15, 2012 plan meets Fire Department concerns.

Lou Paradis made a motion to grant the special permit for PB12-21SP: as outlined in the site plan with the revision date of June 15, 2012. Ken Blanchard seconded the motion and it was so voted unanimously.

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

The Board discussed mitigation fund for PB12-11SP: McGee Toyota, 860-880 Washington Street. Lou Paradis made a motion to approve the special permit/site plan for PB12-11SP: McGee Toyota as amended with conditions, requiring \$10,000 in mitigation fees and the installation of 2 monitoring wells. Tony Losordo seconded the motion, and it was so voted unanimously.

Tony Losordo made a motion to adjourn the meeting at 9:40 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Prepared by: Audrey Barresi, Administrative Assistant