



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

Meeting Minutes of Monday, June 4, 2012

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Ken Blanchard, Bernie Campbell, Tony Losordo, Lou Paradis

Absent: Meaghan Neville-Dunne

Others: Assistant Town Planner, Margaret Hoffman, Joe Sammartino, Paul Marabito, Robert McGee, Mark Dibb, Greg Morse, Jeff Hassett, Robert Galvin, Dana Junior, Dave Delaney, 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.

Re-appointment of Associate Planning Board Members:

Planning Board member, Ken Blanchard made a motion to recommend that Meaghan Neville-Dunne and Bernie Campbell be re-appointed as Associate Members of the Planning Board. Tony Losordo seconded the motion, and it was so voted unanimously.

Review and vote on decision for PB12-14SP: Sun Oil, 1954 Washington Street:

The Board reviewed the proposed list of special conditions for the decision for Sun Oil, 1954 Washington Street. Lou Paradis signed a missed meeting affidavit for 1954 Washington Street to enable him to vote on the decision. Jeff Puleo made a motion to grant the site plan approval for Sun Oil, 1954 Washington Street under Section 10.400, (Limited Site Plan Approval), Section 4.340 (Non-residential structures located on pre-existing, non-conforming lots), Section 6.230 (Uses permitted by Special Permit in the Commercial District) with the special conditions as discussed. Ken Blanchard seconded the motion, and it was so voted unanimously.

Review and vote on decision for PB12-15SP: 1052 Hanover Street – Phase I:

The Board reviewed the proposed list of special conditions for the decision for 1052 Hanover Street – Phase I. Jeff Puleo made a motion to grant the site plan approval for 1052 Hanover Street – Phase I under Section 10.00, (Site Plan Approval), Section 6.130.A (Uses permitted in the Business District), Section 6.410.C (Uses Permitted in the Limited Industrial District),

Section 9.300 (Reduction in Parking Requirements) and Section 7.660 (Change in grade or elevation) with the special conditions as discussed. Ken Blanchard seconded the motion, and it was so voted unanimously.

Continuation of public hearing, PB12-11SP: McGee Toyota, 860-880 Washington Street:

Planning Board Clerk, Tony Losordo read an e-mail with comments on this project from Deputy Fire Chief, Barbara Stone into the record. The Fire Department is satisfied that the revised plans meet her needs for adequate safety issues.

Dave Nyman, peer review consultant for the Town, said the applicant's engineer had responded to his concerns and comments.

The Planning Board requested that the applicant compensate for a lesser buffer at the front of the site. The possibility of eliminating one parking spot to allow for additional landscaping was discussed. The applicant will add some additional landscape areas to the plan.

The question of mitigation funds was raised. The applicant's engineer said that as part of this project, they will be cleaning up and restoring the part of the site damaged near the abutting property. The Board will determine the amount of mitigation required prior to making their decision.

This property is in the aquifer protection zone. Assistant Town Planner, Margaret Hoffman said she will send a draft of the proposed list of conditions for this project to Director of Public Works, Victor Diniak for his review. The applicant's engineer, Mark Dibb, also requested a draft of the proposed conditions.

Tony Losordo made a motion to close the public hearing for McGee Toyota, 860-880 Washington Street. Jeff Puleo seconded the motion, and it was so voted unanimously.

Public hearing PB12-20SP: 111 Mayflower Drive:

Planning Board Clerk, Tony Losordo read the public hearing notice for 111 Mayflower Drive into the record. An e-mail from Deputy Fire Chief, Barbara Stone was also read into the record. Margaret Hoffman read comments from Conservation Agent, Patrick Gallivan, into the record.

Greg Morse, from Morse Engineering reviewed proposed site plans for 111 Mayflower Drive. The applicant is proposing using the site as a manufacturing site for loam and garden products with secondary wholesale and retail use for the sale of these products. 70 trip trucks per day are expected. The applicant's engineer has received comments from Barbara Stone. The existing hydrants will be tested. The applicant's engineer will be responding to the comments from the Town's consultant engineer.

Margaret Hoffman provided information about an outstanding court case regarding 111 Mayflower Drive and requested that the owners withdraw the case prior to the Board being able to vote on the site plan approval.

Attorney Robert Galvin, representing the applicant, gave an overview about the history of this site. 111 Mayflower Drive is a pre-existing non-conforming lot and use. He stated that a business was started on this site in the 1940's before the Town's zoning bylaw went into place. Part of this lot is in the Flood Protection District. An ANR to divide this lot was approved in 1965.

A discussion took place about access rights to this site.

The Assistant Town Planner suggested waiving Design Review for this site, since it is not visible to the public.

The applicant's engineer was asked to provide the following for their next meeting with the Planning Board:

- Impact Statement regarding traffic, noise, air quality.
- Rendering of building.
- Landscaping plan.
- Stormwater management plan.
- Number and expected types of vehicles to be parked at this location.

Tony Losordo made a motion to continue the public hearing for 111 Mayflower Drive to June 18, 2012 at 7:30 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Public hearing PB12-21SP: 662 Center Street (Common Driveway):

Tony Losordo read the public hearing notice for 662 Center Street into the record. An e-mail from Deputy Fire Chief, Barbara Stone was also read into the record. The applicant, Dana Junior, Walkabout Construction, explained his request for a special permit for a common driveway. A proposed driveway on Lot 2 would service both lots 2 and 3. This will eliminate the impacts to the wetlands on lot 3.

The Town's consultant review engineer Dave Nyman gave his comments on the site.

The Planning Board has not yet received comments on the revised plan for this project from Deputy Fire Chief, Barbara Stone. The Board asked the applicant to contact her directly to discuss her issues and to make revisions as necessary.

The applicant has supplied the Board with easement language ensuring that the owners agree to utilize the common driveway.

Ken Blanchard made a motion to continue the public hearing for 662 Center Street to Monday, June 18, 2012 at 7:45 p.m. Jeff Puleo seconded the motion, and it was so voted unanimously. All others were in favor.

Public hearing PB12-22SP: Boston Bowl, 58 Rockland Street:

Tony Losordo read the public hearing notice for Boston Bowl, 58 Rockland Street into the record. Comments from Deputy Fire Chief Barbara Stone, and from the Design Review Board were read into the record.

Paul Marabito, Ross Engineering, applicant for the engineer, provided details on the proposed revisions to Boston Bowl, 58 Rockland Street. The ZBA granted a variance in March 2012 to allow for an addition to the existing structure and additional paving.

The only existing drainage is a catch basin. The applicant will install a new drainage system. A drainage chamber will be added to the back of the site at the recommendation of the Town's consultant engineer. The ZBA granted the variance for 58 Rockland Street with the condition that all stormwater management issues be addressed during the Planning Board hearing process.

There are currently three small dumpsters on the site.

Since this site is in the Aquifer Protection Zone, a Water Quality Compliance Certificate will be required. The applicant's engineer was also asked to provide an impact statement.

Parking, landscaping, curbing, and possible relocation of the dumpsters was discussed.

An abutter, Linda Buckley, First Parish Road, discussed her concerns about landscaping buffers, noise, and lighting. The applicant's engineer will work with abutters to develop a satisfactory buffer landscaping plan.

The applicant, Joseph Sammartino said they are proposing an addition for party rooms and to add to the existing arcade.

Tony Losordo made a motion to continue the public hearing for 58 Rockland Street to July 9, 2012 at 7:00 p.m. Bernie Campbell seconded the motion and it was so voted unanimously.

Informal meeting – Possible renovations: Columbia Motors, 1877 Washington Street:

Dave Delaney from Columbia Motors met with the Board to discuss possible renovations to Columbia Motors at 1877 Washington Street. This would include changes to the existing buildings and parking.

The Board was generally in favor of the proposal and encouraged Mr. Delaney to apply for site plan approval at his earliest convenience.

Minor Modification/Site As-Built Plan – PB11-08SP: Prime Infiniti, 2060 Washington Street:

The Planning Board reviewed a plan dated May 9, 2012 for Prime Infiniti, 2060 Washington Street. Changes have been made to the location of service and employee parking spaces, but the total number of spaces remained unchanged. Tony Losordo made a motion to accept the Site As Built Plan for 2060 Washington Street dated May 9, 2012 with the minor modification from the original plan. Ken Blanchard seconded the motion. All others were in favor.

Continuation of Public Hearing PB12-17SP: 1206 Hanover Street:

Planning Board Chairman, Richard Deluca recused himself from the hearing for 1206 Hanover Street. Planning Board Vice Chairman, Jeff Puleo chaired the meeting for this hearing.

Bernie Campbell and Lou Paradis signed missed meeting affidavits so they could participate in the continued hearing for 1206 Hanover Street.

Ken Blanchard made the motion to approve the site plan for 1206 Hanover Street under Section 10.00 (Site Plan Approval) and special permits under Section 6.130.A (uses permitted in the Business District), Section 6.410.C (uses permitted in the Limited Industrial District), Section 9.300 (Reduction in Parking Requirements), and Section 7.660 (Site Grade Changes) with special conditions as discussed. Bernie Campbell seconded the motion. All others were in favor.

Meeting Minutes:

The Planning Board reviewed the meeting minutes of May 7, 2012. Lou Paradis made a motion to accept the minutes as written. Bernie Campbell seconded the motion, and it was so voted unanimously.

Lou Paradis made a motion to adjourn the meeting at 10:40 p.m. Ken Blanchard seconded the motion, and it was so voted unanimously.

Prepared by: Audrey Barresi, Planning Board Secretary