

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

Meeting Minutes of Monday, March 26, 2012

Planning Board Attendees:

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

Others: Assistant Town Planner Margaret Hoffman, Darren Grady, David Arthur, Sharon Ducey, Dave Delaney, Rich Alfonso from Tetra Tech, Jim Bunnell from the YMCA, Stephanie Sheskey from Sheskey Architects, Mark Riley and David Arthur from National Grid.

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 March 12, 2012. Lou Paradis made a motion to accept the Planning Board meeting minutes for March 12, 2012 as amended. Ken Blanchard seconded the motion. All others were in favor.

Informal Meeting – Columbia Motors:

Dave Delaney from Columbia Motors, 1877 Washington Street, spoke informally with the Board about the possibility of creating a new car dealership at 775 Washington Street. This site is in the aquifer protection district and no new auto repair or service facilities are allowed in this district. Mr. Delaney proposed using the site for new car storage and sales only and having no service or cleaning of vehicles done at the site. He is contemplating the use of the current Prime Infinity dealership be used in conjunction with this site for service and repair. Mr. Delaney had spoken with the Department of Public Works Director Victor Diniak and said that he was willing to listen to the idea to see if it was feasible in the district. The Board recommended that Mr. Delaney attend the Route 53 Study Committee meeting on March 29, 2012 to discuss this idea further.

Public Hearing PB12-15SP – 1052 Hanover Street:

Planning Board Clerk, Tony Losordo read the hearing notice for PB12-15SP – 1052 Hanover Street into the record. He also read comments from the Town's Deputy Fire Chief, Barbara Stone, and the Conservation Commission into the record.

Darren Grady from Grady Consulting, engineer for the applicant, reviewed the proposed site plan for 1052 Hanover Street.

The applicant is proposing to construct two buildings of contractor offices and warehouses in phases. The applicant is requesting a special permit to allow storage warehouses, contractor yards and business offices in the business district under Zoning Bylaw Section 6.130.A. Use Permitted by Special Permit from the Planning Board, and Section 6.410.C, Uses Permitted by Special Permit.

Darren stated that the application meets the Town's conditions for Development in a Limited Industrial District. A vegetated barrier is being retained and proposed to prevent dust from affecting abutting properties. Hours of operation would be 7:00 a.m. to 6:00 p.m. Exterior lighting is proposed but would not affect abutting properties. There would be septic system for waste disposal.

The applicant has not applied to the Board of Health yet for the septic system. The engineer will be performing perc tests on the soil. Rain gardens will be used for storm water retention.

The applicant is requesting a special permit under Section 9.300 – reduction in parking. The applicant proposes to reduce the number of required parking spaces from 8 to 4. Because the applicant does not wish to install sprinkler systems in the buildings, the proposed front parking spaces will need to be relocated to allow for emergency vehicle access.

The 75 X 50 foot buildings will be made of metal.

Assistant Town Planner said that the landscaping plan that was submitted needs to be approved by a landscape architect. She also requested building elevations. She also inquired about a development impact statement, paving and additional buffers for abutters.

Dave Nyman, CEI, consultant engineer for the Town, reviewed highlights of the review memo dated March 23, 2012 that he had sent to the Planning Board and Grady Consulting.

He expressed concern about sediment from construction going into the rain gardens. He had concerns about emergency access, but believes those issues have been addressed. An O & M plan and plan for enforcing it, should be submitted.

Also, plans for the use of the gravel workspace should be submitted.

The Planning Board stated their questions and concerns to the applicant. The applicant will be storing equipment such as road graders in the building. As of now, no floor drains are proposed. Some clearing of the lot will take place to allow for the installation of rain gardens.

The applicant would eventually like to rent out one or two of the bays. He is not proposing any signage.

Tony Losordo made a motion to continue the public hearing for 1052 Hanover Street to April 23, 2012 at 7:30 p.m. Ken Blanchard seconded the motion. All others were in favor.

Public hearing PB12-16LSP - YMCA Emilson Arts Center, 75 Mill Street:

Tony Losordo read the public hearing notice for PB12-16LSP – YMCA Emilson Arts Center, 75 Mill Street, into the record. Comments on this project from the Director of Public Works, Victor Diniak, and Deputy Fire Chief, Barbara Stone were read into the record.

Rick Alfonso from Tetra Tech, and Stephanie Sheskey from Sheskey Architects reviewed proposed changes to the existing Emilson Arts Center. This would include enclosure of the building beneath the existing roof overhangs, the addition of restrooms, and a warming kitchen, and lighting for the back parking lot.

A discussion about the back parking lot at the Arts Center and whether it should just be used for employees took place. The applicant is proposing seven (7) fifteen (15) feet high lights for the back parking lot. These lights would shine towards the back of the building. Lighting sconces on the building would provide safety along the walkways. The Arts Center is expected to be open the same hours as the main YMCA building. There will not be any sound amplification added to the back of the building.

Bathrooms will not be used until the recently approved waste water treatment plan at the YMCA is completed. Until the bathrooms are finished, the Arts Center would just be used for summer camp programs.

The Board discussed the vacant buildings adjacent to the Art Center. These buildings are owned by the YMCA. The Planning Board inquired if these buildings could be demolished since they are deteriorating. The YMCA will need to research this, and will report back at their next meeting with the Planning Board.

The Planning Board proposed that as part of the conditions of the decision for the Arts Center, mitigation would be requested for a traffic study in this area.

Abutters expressed concerns about traffic, noise and after hour functions.

Jeff Puleo made a motion to close the public hearing on PB12-16LSP, YMCA Emilson Arts Center, 75 Mill Street. Tony Losordo seconded the motion. All others were in favor.

The Planning Board discussed conditions for the Limited Site Plan review and Special Permit for the Emilson Arts Center.

- If the Arts Center would like to operate during hours different than the main YMCA building they would need to come back to the Planning Board for approval.
- Police detail would be required for events where large volumes of traffic are expected.
- YMCA should investigate the two existing structures near the Arts Center, and whether they can be removed.
- Additional landscaping / screening may be required at the Planning Board's discretion.
- Architect will provide a revised lighting plan.
- No change in occupancy will be allowed until the restrooms are completed.
- The applicant will provide \$10,000 in mitigation fees.

Tony Losordo made a motion to approve the Limited Site Plan and Special Permit for PB12-16LSP, YMCA Emilson Arts Center, 75 Mill Street with the special conditions. Ken Blanchard seconded the motion and it was so voted unanimously.

Request for Continuation of public hearing for Assisted Living Facility Hanover Mall:

David Kelly, Kelly Engineering, submitted a request for a continuation of the public hearing for the Assisted Living Facility, Hanover Mall. Tony Losordo made a motion to continue the public hearing for PB11-06SP, the Assisted Living Facility at the Mall, to April 23, 2012 at 7:15 p.m. Jeff Puleo seconded the motion and it was so voted unanimously.

National Grid – Request for a Limited Site Plan Review: Mark Reilly and David Arthur from National Grid spoke about their request for a Limited Site Plan Review for a proposed substation expansion at Phillips Lane. The project will require grading and the addition of fill for the expansion. No new pavement or impervious area will be added as part of this project except for equipment foundations with a minimal footprint. National Grid doesn't expect to start construction on this project until the Fall of 2013 or the Spring of 2014.

Jeff Puleo made a motion to allow the Limited Site Plan review for National Grid, 19 Phillips Lane. Ken Blanchard seconded the motion. All others were in favor.

Public Haring – Zoning Bylaw Amendments for May 2012 Town Meeting. Tony Losordo made a motion to waive the reading of the public hearing notice for the hearing for amendments to the Zoning Bylaw for the town. Lou Paradis seconded the motion. All others were in favor. This article would amend the Zoning Bylaw of the Town by adopting the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Map (FIRM) in accordance with the National Flood Insurance Act of 1968.

Tony Losordo made a motion that the Planning Board accept this article as written. Lou Paradis seconded the motion. All others were in favor.

Tolman Road, Definitive Subdivision:

The Board discussed the request for the endorsement of the definitive subdivision for Tolman Road. The decision was endorsed by the Board in 2008; however, several members of the Board that endorsed that decision are no longer on the Board. The Planning Board was unsure as to which members should endorse the plan and suggested that the Assistant Town Planner get confirmation from Town Counsel as to the procedure for endorsement of the plan. The Board also discussed the issue of whether the road as approved could be built with the current wetland bylaw. They asked the Town Planner to remind the applicant that they will need to get Conservation approval before the road can be constructed. The Board will take this matter up at their next meeting.

Planning Board Committee liaisons:

Jeff Puleo is resigning from his position as Planning Board liaison to the CPC. Richard Deluca will resign from the Route 53 Study Committee and become the liaison to the CPC. Ken Blanchard will become the new Planning Board liaison on the Route 53 Study Committee. Tony Losordo made a motion to accept the new Committee liaison assignments. Jeff Puleo seconded the motion. All others were in favor.

Assistant Town Planner Margaret Hoffman was asked to research possible mitigation funds for McGee Toyota, 860-880 Washington Street.

Lou Paradis made a motion to adjourn the meeting at 10:40 p.m. Jeff Puleo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary