

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

Meeting Minutes of Monday, October 3, 2011

Planning Board Attendees:

Richard Deluca, Bernie Campbell, Jeff Puleo, Anthony Losordo Lou Paradis, Meaghan Neville-Dunne

Others: Margaret Hoffman, Jack O’Leary from Merrill Associates, Peter Palmieri from Merrill Associates

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 September 19, 2011. Bernie Campbell made a motion to accept the September 19, 2011 Planning Board meeting minutes as written. Lou Paradis seconded the motion. All others were in favor.

Informal Meeting – 795 Washington Street:

Peter Palmieri from Merrill Associates, representing the applicant Paul Hutchins, provided a preliminary site plan for a proposed flower and shrub nursery. The applicant proposes to add a greenhouse and storage trailer to the existing site. A total of 20 parking spots would be available. Two of these parking spots would be for employees. There would be a slight reduction in the amount of impervious surface on this site. The existing septic system would need to be tested to make sure it is in compliance with Title V. Assistant Town Planner, Margaret Hoffman explained that the applicant is requesting a limited site plan review. She mentioned that the Director of Public Works, Victor Diniak did not have any issues with the stormwater management on this site. Because it is in the Aquifer Protection District special attention to any fertilizers or other chemicals stored on this site would be necessary. Paul Hutchins said there would not be any fertilizing or spraying of pesticides on the plants and shrubs that will be for sale. Fertilizer will be kept in waterproof bags. The Planning Board expressed concern about possible run-off from the plants and shrubs going into the catch basins on this site. Maintenance of the temporary greenhouse was also discussed. It is expected that the garden center would be open year-round. In regards to landscaping, it was discussed that any dead trees on the site should be replaced. Additional landscaping and signs should be shown on the revised site plan for the public hearing for this site. Police detail might be warranted if the garden center gets too busy.

Bernie Campbell made a motion to allow a Limited Site Plan for 795 Washington Street. Tony Losordo seconded the motion. All others were in favor. The Planning Board agreed to waive the \$2,000 site plan approval fee, but would like to see some additional landscaping at the front of the site on Route 53.

Continuation of public hearing PB11-21SP: 1792 Washington Street, Sullivan Tire:

Jack O'Leary from Merrill Associates, representing the applicant Sullivan Tire, reviewed a revised site plan for 1792 Washington Street. He explained that the applicant had been issued a variance from the Hanover Zoning Board of Appeals for the increase in lot coverage for this project. It was discussed that berm would be added to the border of the back parking lot. A "Do Not Enter" sign has been added to the plan in order to prevent customers from using the back parking areas. Stormwater management concerns from the Town's consultant engineer, Dave Nyman, have been addressed. There will not be any access to the Sullivan Tire building through the back parking lot. It is intended that the back parking lot spaces will be used for employees and the storage of customer cars that are being serviced. The Planning Board requested a condition for signage to be added to deter customers from parking in the back lot be added to the site plan approval. It was discussed that if this property changed ownership, that the new owner would need to come back before the Planning Board for a further review if they intended to use the rear spaces for other than employee use. The Board required that the removal of any soils on the site should be witnessed by town staff and that the removal of the leaching structure in the vicinity of test pit # 3 would also be witnessed to ensure that it is not functional and to ensure that anything being removed from the site is per the plan. Jeff Puleo made a motion to close the hearing on PB11-21SP: 1792 Washington Street, Sullivan Tire at 7:30 p.m. Tony Losordo seconded the motion. All others were in favor.

Tony Losordo made a motion to approve the site plan and special permit for PB11-21SP: 1792 Washington Street, Sullivan Tire with special conditions as discussed. Jeff Puleo seconded the motion. All others were in favor.

Public hearing PB12-04LSP: 1075 Washington Street, YMCA Daycare:

Planning Board Clerk, Tony Losordo, read the public hearing notice for 1075 Washington Street and an e-mail from Deputy Fire Chief, Barbara Stone into the record. The applicant is proposing a day care center for infant age to kindergarten aged children at the current Four Square Church site. They have requested a modification to special permit PB07-23SP to allow for an earlier drop off of students and to allow for the construction of a play area. Peter Palmieri, from Merrill Associates, representing the applicant reviewed proposed site plans for this project. The proposed hours of operation for the day care facility would be 6:30 a.m. to 6:30 p.m. It is expected that the drop off of children at the day care center would be staggered. Parents would park their cars and walk their children into the building. The base of the playground would have non-treated kid mulch. A rubberized asphalt would be used for the base of the playground.

Approximately 20 employees and 87 students would use this facility. The original capacity of this building was 200. The daycare will be housed on the first floor of the building. It has not yet been determined what the second floor of the building will be used for. If the second floor is used for something other than daycare and schooling the applicant would need to come back before the Planning Board for approval.

The Planning Board requested that a path to and from the playground be added to the site plan. Possible concerns about traffic to the site were discussed. The previous "no left turn" regulation on this site would remain in effect. It was mentioned that a police detail might need to be added if traffic to the site became an issue.

Tony Losordo made a motion to close the public hearing on PB12-04LSP: 1075 Washington Street, YMCA Daycare and approve the modification to Special Permit PB07-23SP special condition #4 which would allow for student drop-off at 6:30 a.m. rather than 8:30 a.m. and allow the limited site plan for this project. Jeff Puleo seconded the motion. All others were in favor. Conditions to fence in the play area and add a pathway to the play area will be added to the site plan and special permit approval for this site.

Informal Meeting – 1954 Washington Street, Sunoco:

Attorney Robert Tombari, representing Sunoco, spoke about the proposed changes that the applicant would like to make to the site. The applicant would like to remove any vehicle service bays and replace them with a convenience store. A discussion about the Town's current zoning bylaw section 6.230.A.5 regarding gas stations took place. A Town Meeting approved amendment to this bylaw might be needed before a convenience store could be added to this location. The Chairman asked the Assistant Town Planner to do some further research on whether this type of use would be considered an accessory use.

There are currently 16 parking spaces at this located. Handicapped parking and handicapped accessible bathrooms would be added if the plan were approved. The applicant would like to be open 24 hours. No alcohol would be sold on the premises. There would not be a drive-thru at this location. Underground car lifts would be taken out. There are existing catch basins on the site.

Jeff Puleo made a motion to allow a Limited Site Plan review for 1954 Washington Street, Sunoco that would only reduce the need for a consultant review fee. The applicant would still be responsible for all other fees associated with an application for site plan review and special permit as well as all public hearing requirements. Tony Losordo seconded the motion. All others were in favor.

Informal Meeting – 111 Mayflower Drive:

Ed Hansen, who is considering purchasing this property, met with the Planning Board to discuss access to this site. Ownership of easements to this property need to be researched further to ensure that the future owner of this site has access.

Tony Losordo made a motion to adjourn the Planning Board meeting at 9:50 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Department Secretary