



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday December 15, 2014**

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Lance Mortland, Bernie Campbell, and Meagan Neville-Dunn

Others: Peter Matchak, Town Planner

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

Review Minutes from Planning Board Meetings held on December 1, 2014

The Board reviewed the meeting minutes from December 1, 2014. Tony Losordo made a motion to accept the meeting minutes as amended from December 1, 2014. Lou Paradis seconded the motion. All others voted in favor.

596 Washington Street, LLC Planet Subaru Limited Site plan Review:

Deb Keller of McKenzie Engineering representing Jeff Morrill of Planet Subaru presented a preliminary site plan to the Board requesting limited site plan approval Section 10.400 of the Hanover Bylaws. Ken Blanchard made a motion to grant limited site plan approval for 596 Washington Street, LLC for the proposed site work, reducing the application fee from \$2000.00 dollars to \$500.00. Bernie Campbell seconded the motion. All others voted in favor.

Public Hearing for Special Permit "Retreat Lot" 1010 Broadway case TPL-14-24:

The Board reopened the public hearing for 1010 Broadway case TPL-14-24. The applicant has proposes to establish a 60,305+ sq. ft. "retreat lot" to be located on the easterly side of Broadway. The applicant proposes to divide the existing lot, 1010 Broadway, Assessors Map: 71 Lot: 26 (by subsequent ANR) to create one conventional lot containing 44,724+ sq., ft., and a so-called "retreat lot" containing 60,305+ sq., ft.,. The existing dwelling at 1010 Broadway would be located on the conventional lot. The public hearing is being held in accordance with the "Scenic Way Act" for the purpose of hearing testimony and receiving public input relative to the proposed removal of a section of stone wall along the scenic way at 1010 Broadway for the purposes of gaining access to the proposed "retreat lot". The applicants engineer Al Loomis of McKenzie Engineering represented the applicant and presented the revised site plan dated December 15, 2014 showing the new property line and mature trees which will remain on the

property. George Dahill, 1024 Broadway a direct abutter to the proposed “retreat lot” thanked the applicant and his engineer for listening to his concerns and revising the site plan. Michael Phillips, 21 Trail Side Lane thanked the applicant and the Board for the transparent public hearing process. Ken Blanchard made a motion to close the public hearing and approve the application for 1010 Broadway case TPL-14-24 with conditions. Lance Mortland seconded the motion. All others voted in favor.

Lot Release Zhengo Estates TPL-14-13:

The Board was presented with the request to release the approved three lots created by definitive subdivision Zhengo Estates, TPL-14-13. The Board has requested the applicant execute a \$125,000.00 dollar performance guarantee bond. Tony Losordo made a motion to release the three requested lots with in Zhengo Estates contingent on the development of the performance guarantee bond. Once the bond letter has been received by the town lot release documentation will be executed. Ken Blanchard seconded the motion. All others voted in favor.

Lance Mortland made a motion to adjourn the meeting at 9:00 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Town Planner