



PLANNING BOARD
APRIL 6, 2015 – 6:45 PM
TOWN OF HANOVER

The following minutes are from the joint meeting of the Hanover Planning Board and the Zoning Board of Appeals held on Monday, April 6, 2015 in Hanover Town Hall.

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Lance Mortland and Meaghan Neville-Dunne.

Absent: Bernie Campbell

Others: Zoning Board of Appeals Members David Connolly, John Tuzik and Brian Callow. Town Planner Peter Matchak and Associate Town Planner Heather Lamplough

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 Meeting held on March 23, 2015:

The Board reviewed the meeting minutes from March 23, 2015. Lou Paradis made a motion to accept the meeting minutes as amended from March 23, 2015. Lance Mortland seconded the motion. All others voted in favor.

Requested Extension of Site Plan/Special Permit Approval: 1775 Washington Street PB13-12SP:

The applicant, 1775 Washington Street Holdings, LLC, is requesting an extension of Site Plan/Special Permit Approval case PB13-12SP. Said permit was issued by the Planning Board in 2013 approving the installation of a new Waste Water Treatment Plant expanding the Hanover Mall's waste water capacity. Said permit is scheduled to expire on July 23, 2015. The applicant is requesting a 24 month extension on the Planning Board's permit. Tony Losordo made a motion to extend the Site Plan/Special Permit PB13-12SP for the installation of a new Waste Water Treatment Plant at 1775 Washington Street to July 23, 2017. Ken Blanchard seconded the motion. All others voted in favor.

Requested Minor Modification: 342 Circuit Street TPL-14-26:

Dana M. Altobello from Merrill Corporation presented the minor modifications of the previously approved site plan for the installation of a loading dock in the north-east corner of the existing structure at 342 Circuit Street. Lance Mortland made a motion to approve the Minor Modifications to the site plan for 342 Circuit Street TPL-14-26 as found on the plan entitled "Amended Site Plan, 342 Circuit Street

Assessors Map 61 Lot 21 Hanover, Massachusetts” with the latest revision date of April 3, 2015. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for 357 Columbia Road TPL-15-2 - Special Permit/Site Plan:

The Planning Board opened the public hearing for 357 Columbia Road TPL-15-2. Lou Paradis read the public hearing notice into the record. David Connolly re-opened the Zoning Board of Appeals public hearing for 357 Columbia Road Z-15-3. John Cavanaro of Cavanaro Consulting presented the proposed Site Plan to the Board(s). The proposed project looks to reuse and expand the existing site and structure at 357 Columbia Road for retail use. The proposed project will transform the existing single tenant building into three (3) separate retail spaces. The applicant, Cirees, Inc., representing the Hanover Development Company, LLP has applied for two (2) Special Permits and Site Plan Approval under Section 6.820 (Administrative Authority within the Water Resource protection District), Section 9.310 (Reduction in Parking Requirements), and Section 10 (Site Plan Approval). The applicant is requesting a reduction from the required 225 parking spaces to 199 spaces (12% below the requirement). The applicant has also applied for a variance with the Zoning Board of Appeals to increase the existing non-conforming lot coverage from 57% to 65%. John King from Cirees, Inc. and Tim Chamberlain, who represents the owner, were present to answer the Board’s questions.

The Board(s) raised questions about the Right-of-Way Easement across the front of the lot (adjacent to Route 53). They asked the applicant to research the Easement that is currently in place, and figure out if they could create some green space within that area or if the entire Right-of-Way has to be accessible by automobiles. The Board(s) also asked if the applicant could reach a deal with the adjacent property owner of 409 Columbia Road before the next scheduled Planning Board Meeting on April 27, 2015 to create an access easement between the parking lots of the two properties. The Board requested that the applicant consider placing large/permanent planters in front of the brick section of the façade.

With the new proposed lot coverage of 65%, the applicant may be under the 15% total lot coverage increase and therefore may no longer require a variance from the Zoning Board of Appeals. David Connolly recommended that the applicant continue the Zoning Board of Appeals public hearing, until the applicant is able to run the lot coverage numbers to decisively state that they no longer require a variance. The applicant agreed. David Connolly moved to continue the Zoning Board of Appeals Public Hearing to the Board’s first meeting in May (date to be determined). John Tuzik seconded the motion and Brian Callow voted in favor. Tony Losordo moved to continue the Planning Board Public Hearing to Monday, April 27th, 2015. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for 2015 Zoning Bylaw Amendments:

The Board opened the public hearing for the 2015 Bylaw Amendments. Lou Paradis read the public hearing notice into the record. The proposed Zoning Article recommends the addition of Medical Uses in the Business District as an allowable use, and reads as follows: “Article A: Amend the Hanover Zoning Bylaw, Section 6.110 (Business District) Uses Allowed, by adding the following allowed uses: To be inserted as Section 6.110 K. K. Medical uses to include medical outpatient clinic, health care facilities, and medical offices. Allowed uses shall be in accordance with local, state and federal regulation.” Ken Blanchard made a motion to close the public hearing and endorse the proposed zoning amendment as stated. Lance Mortland seconded the motion. All other voted in favor.

The next Planning Board Meeting will be on Monday, April 27, 2015 at 6:45 p.m. in Hanover Town Hall.

Ken Blanchard made a motion to adjourn the meeting at 8:55 p.m. Tony Losordo seconded the motion.
All others voted in favor.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:

Heather Lamplough

Associate Planner