



PLANNING BOARD

APRIL 27, 2015 – 6:45 PM

TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, April 27, 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: 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 April 6, 2015:

The Board reviewed the meeting minutes from April 6, 2015. Tony Losordo made a motion to accept the meeting minutes as amended from April 6, 2015. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for 357 Columbia Road – TPL-15-2:

John F. King of CIREES, Inc. on behalf of the Hanover Development Company, LLC has requested a continuance of the public hearing for Case TPL-15-2, 357 Columbia Road to the next scheduled meeting. Tony Losordo made a motion to continue the hearing to May 18th, 2015 at 7:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

Public Hearing for 2015 Street Acceptances:

The Board opened the public hearing for the 2015 Street Acceptances. Lou Paradis read the public hearing notice into the record. Victor Diniak, Director of Public Works presented the Board with conditions that need attention and deviations from the approved plans on Trailside Lane and Meadow Drive, as observed by the DPW's inspection team during the week of April 21, 2015. He stated that even though the roads were not finished, the Town ended up plowing them this winter and that the creation of a walking/horse trail condition has yet to be met as well. The Town is holding a \$60,000 performance guarantee bond until the roads are completed. Victor Diniak recommended that the Board does not accept the roads until the streets are completed. There were no comments from the public. Ken Blanchard moved to close the public hearing. Lou Paradis seconded the motion. All others voted in favor. Tony Losordo

made a motion to not accept Trailside Lane and Meadow Drive as Public Ways. Lance Mortland seconded the motion. All others voted in favor.

Public Hearing for 46 Rockland Street – TPL-15-3:

The Board opened the public hearing for 46 Rockland Street. Lou Paradis read the public hearing notice into the record. Jeffrey Hassett of Morse Engineering, representing JBD Realty Trust, presented the proposed site plan to the Board. The project looks to reuse and expand the existing site and structure at 46 Rockland Street for a catering facility. The project proposes a 24'x48' addition to the front of the building, a ramp to access the basement on the west side of the building, two 10'x10' coolers, a new loading platform to replace the existing one and the reconfiguration of the parking spaces in front of the building. Town Planner, Peter Matchak read comments from Victor Diniak, Director of Public Works, Justin Reed, Hanover Fire Department and the Conservation Commission regarding the proposed project. Jeffrey Hassett answered questions raised by the Board and Dave Nyman's storm water management review. There were no comments from the public. Tony Losordo made a motion to close the public hearing and to approve the limited site plan for 46 Rockland Street TPL-15-3 entitled "Limited Site Plan, 46 Rockland Street, Assessors Map 56 Lot 29 Hanover, Massachusetts" with the latest revision date of April 27th, 2015. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for 788 Washington Street – TPL-15-4:

The Board opened the public hearing for 788 Washington Street. Lou Paradis read the public hearing notice into the record. Jeffrey Hassett of Morse Engineering, representing Pink Rock Properties, LLC presented the proposed site plan to the Board. The project looks to reuse and expand the existing site and structure at 788 Washington Street for professional office space (insurance agency). The project proposes a 10'x34' addition to the rear of the building, an upgrade to the exterior of the building, the re-pavement of the parking lot, the reconfiguration of parking spaces, and the construction of a rain garden at the rear of the property. Town Planner, Peter Matchak read comments from Victor Diniak, Director of Public Works, Justin Reed, Hanover Fire Department and the Conservation Commission regarding the proposed project. Jeffrey Hassett answered questions raised by the Board. The project originally called for a two story addition, but Steve Carr, attorney for the applicant, stated that they are now proposing a single-story addition. There were no comments from the public. Tony Losordo made a motion to close the public hearing and to approve the limited site plan and special permit for 788 Washington Street TPL-15-4 as found on the plan entitled "Site Plan, 788 Washington Street, Assessors Map 39 Lot 38 Hanover, Massachusetts" with the latest revision date of April 17th, 2015, with the conditions that an updated site plan addressing Dave Nyman's comments in a letter dated April 23, 2015 is submitted and approved and a water quality compliance certificate is obtained. Lance Mortland seconded the motion. All others voted in favor.

The Board reviewed the Planning Board submitted warrant articles that will be voted on at Town Meeting on Monday, May 4th, 2015 at Hanover High School.

The next Planning Board Meeting is scheduled for Monday, May 18th, 2015.

Lou Paradis made a motion to adjourn the meeting at 8:25 p.m. Lance Mortland seconded the motion. All others voted in favor.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by:
Heather Lamplough
Associate Planner