



PLANNING BOARD
JUNE 1, 2015 – 6:45 PM
TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, June 1, 2015 in Hanover Town Hall.

Planning Board Attendees:

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

Absent: Tony Losordo

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 27, 2015:

The Board reviewed the meeting minutes from April 27, 2015. Lou Paradis made a motion to accept the meeting minutes as amended from April 27, 2015. Ken Blanchard seconded the motion. All others voted in favor.

Review Minutes from Planning Board Meeting held on May 4, 2015:

The Board reviewed the meeting minutes from May 4, 2015. Lou Paradis made a motion to accept the meeting minutes as amended from May 4, 2015. Lance Mortland seconded the motion. All others voted in favor.

Hanover Automotive and Tire, 1434 Washington Street:

Robert Tombari of Tombari Law Group, representing Hanover Automotive & Tire, Inc., presented a preliminary site plan to the Board requesting limited site plan review - Section 10.400 of the Hanover Bylaws. Mr. Tombari stated that they would be applying to use nine (9) existing parking spaces to sell cars from. There would be no construction or changes to the site in order to sell cars from these parking spots. The Board requested that the applicant submit an updated Operation and Maintenance Plan for the site, which should have been reported to the Department of Public Works. The Board, in agreement with the applicant decided to defer to the next scheduled Planning Board meeting on June 22, 2015, so that the applicant may present an updated Operation and Maintenance Plan before a decision is rendered.

Minor Modification Request: The University Sports Complex, 637 Washington Street, PB12-13SP:

Chris Horne, General Manager at The University Sports Complex presented the minor modification request to the Board, requesting to add Trade Show as a use permitted under their Special Permit. Horne stated that only building B (the basketball courts building) would be used during trade shows, and that during construction, this building was sprinkled for such uses. He recommended that the building only be allowed to be used for trade shows after the parking projects have been completed. Town Planner, Peter Matchak read comments from John J. Owens, Hanover Police Department, and an email voicing concerns about the proposed minor modifications from resident Carol Mattes, 525 Washington Street. Rich Deluca raised questions concerning the occupancy levels of the building, whether the building was constructed to safely host such trade shows, and the parking/traffic concerns that the trade shows would cause. Barbara Stone, Hanover Fire Department, stated that the basketball court building was sprinkled for trade show uses, and that the occupancy differences between a trade show and a basketball tournament would not be a concern to the Fire Department. She stated that should this minor modification be approved by the Board, a stipulation that The University Sports Complex must obtain some sort of permit from the Fire Department for each individual show, should be put in place. Town Planner Peter Matchak asked the applicant if the Water Quality Compliance Certificate is up to date with the Department of Public Works. Bernie Campbell stated that he would like to see all of the other ongoing projects/permits to be completed before the Board renders a decision regarding the minor modification. Lance Mortland raised concerns regarding the police details during previously held trade shows. Lou Paradis voiced concerns about unfinished projects/permits and traffic concerns. Ken Blanchard asked the applicant whether they are still operating under a Temporary Certificate of Occupancy or if they have received a full Certificate of Occupancy. Horne stated that they have a full Certificate of Occupancy as of May 1, 2015. Blanchard stated that he would like to see the signed contract regarding the paving of the site, and raised concerns about patrons parking across the street in other businesses' parking lots during events at the complex. Meaghan Neville-Dunne agreed with her colleagues about their concerns regarding parking, and unfinished projects/permits. Rich Deluca stated that the applicant should have a discussion with the Police Department to figure out how details can be filled in the event that the Hanover Police Department cannot staff them (i.e. other towns or State Police). The Board, in agreement with the applicant decided to table the application for the minor modification until previously permitted projects are completed. The Board requested that the applicant submit a list of dates that each project will be completed by, a copy of the contracts that are in place in order to complete these projects, the login information for the website in which they can view the elevations of the building with the new metal screening that will be on the roof.

Public Hearing for 1775 Washington Street – TPL-15-5:

The Board opened the public hearing for 1775 Washington Street. Lou Paradis read the public hearing notice into the record. Town Planner, Peter Matchak read the project narrative letter (dated May 5th, 2015) into the public record, comments from Bruce Nordstrom, Design Review Board, and a review letter (dated May 28th, 2015) from David Nyman, Comprehensive Environmental Incorporated, which outlined nine (9) concerns with the project's engineering. Associate Planner, Heather Lamplough read comments (dated June 1st, 2015) from Neal Merritt, Department of Public Works into the record. Brenda Shackelford of Design and Engineering Inc., representing Blazin' Wings dba Buffalo Wild Wings, presented the proposed site plan to the Board. The project proposes to reuse the existing site and structure at 1775 Washington Street (located in the existing UNO Pizzeria building within the boundaries of the Hanover Mall – 1799 Washington Street) for a restaurant. The proposed project consists of 6,788 sf. of

renovated interior space with a new exterior patio of 773 sf., along with related pavement and site elements needed to adequately serve the building. The site is located at 1775 Washington Street, Hanover, MA 02339 and is further identified as Lot 07 on Assessor's Map 18. The site lies in the Planned Shopping Center District. There were no comments from the public. Ken Blanchard made a motion to close the public hearing and to approve the limited site plan for 1775 Washington Street TPL-15-5 as found on the plan entitled "Site Plan, Buffalo Wild Wings, Located at: Hanover Mall 1775 Washington Street, Hanover, MA, 02339" with the latest revision date of May 18, 2015, with the conditions that an updated site plan addressing Dave Nyman's comments in a letter dated May 28, 2015 and Neal Merritt's concerns, is submitted and subsequently approved by Dave Nyman, the hours of operation will be the same as the existing hours of operation of UNO's and/or in line with the hours of operation permitted under a liquor license, and that a permit for the outdoor speakers/TV's is obtained from the building department under the Town's new noise bylaw. Bernie Campbell 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. Lou Paradis made a motion to continue the hearing to June 22, 2015 at 7:00 p.m. Ken Blanchard seconded the motion. All others voted in favor.

The next Planning Board Meeting is scheduled for Monday, June 22, 2015.

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

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

Respectfully submitted by:
Heather Lamplough
Associate Planner