



PLANNING BOARD
AUGUST 10, 2015 – 6:45 PM
TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, August 10, 2015 in Hanover Town Hall.

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard and Lance Mortland

Absent: Meaghan Neville-Dunne, Bernie Campbell and Tony Losordo

Others: Town Planner Peter Matchak

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 July 13, 2015:

The Board reviewed the meeting minutes from July 13, 2015. Lou Paradis made a motion to accept the meeting minutes as amended from July 13, 2015. Lance Mortland seconded the motion. All others voted in favor.

Requested Lost Releases for Stable Ridge Estates – TPL-14-15:

Greg Young from Northland Residential requested the release of lot #10 at Stable Ridge Estates, case TPL-14-15. Stable Ridge Estates is an approved fourteen lot subdivision. A bond in the amount of \$350,000.00 has been submitted and accepted by the town for the completion of all remaining work. Lance Mortland motioned to release lot #10 at Stable Ridge Estates. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing Hanover Automotive and Tire, 1434 Washington Street – TPL-15-7:

Robert Tombari of Tombari Law Group, representing Hanover Automotive & Tire, Inc., presented petitioners applicant requesting a Special Permit to allow the sale of used cars as a secondary use to the existing gas and service station. Mr. Tombari stated that they would be applying to use a portion of the overflow parking sops to sell used cars. There would be no construction or changes to the site in order to sell cars from these parking spots. The petitioner in addition to obtaining a positive vote from the Planning Board would also have to obtain a Class II Auto License granted by the Board of Selectmen. Furthermore, Mr. Tombari stated his applicant is acceptable to conditions which would limit all signage or advertisement. Board member, Ken Blanchard voiced his concern with the application stating that there was no need for additional used car lots along Route 53. Mr. Blanchard pointed out that there are presently 12 car dealers which sell used cars (8 new car, 4 used car dealers) which are already located along Route 53. As Hanover works hard attract new business along Route 53, Mr. Blanchard sees this

proposal as movement in a negative direction. The remaining three Board members discusses the process to obtain an Class II Automobile license and the proposed conditions with the applicant. Mr. Tombari representing the applicant and the Board agreed to continue the public hearing on September 14, 2015 at 7:00 p.m. Lance Mortland moved the motion. Lou Paradis seconded the motion. All other voted in favor.

The next Planning Board Meeting is scheduled for Monday, September 14, 2015.

Ken Blanchard made a motion to adjourn the meeting at 8:30 p.m. Lou Paradis seconded the motion. All others voted in favor.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by:

Peter Matchak

Town Planner