



## PLANNING BOARD

SEPTEMBER 14, 2015 – 6:45 PM

## TOWN OF HANOVER

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The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, September 14, 2015 in Hanover Town Hall.

### **Planning Board Attendees:**

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

Absent: Ken Blanchard 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.

### **Request Minor Modification: The University Sports Complex, 637 Washington Street, case PB12-13 SP and case TPL-15-7:**

The Planning Board heard the requested minor modification to allow trade show and exhibitions at the University Sports Complex. The Planning Board met with the current owners the Teixeira's and general manager Chris Horn of the University Sports complex had a positive conversation with the Teixeira's concerning the development and future plans for the University Sports Complex which included the requested minor modification to the original special permit granted in 2013 to allow trade shows and expeditions within buildings A and B. Both building A and B were developed with sprinkler system to allow for additional occupancy counts. Furthermore, the Teixeira's informed the Planning Board, University Sports has applied for a Dairy Queen franchise license. The Teixeira's would like to site a Dairy Queen facility on the same foot print as the former Volkswagens dealership further identified as 579 Washington. A second topic of conversation touched on the Teixeira's emerging partnership with the Cardinal Cushing Center which is highlighted by the development of an access easement providing future access to 200+ acres of upland currently held by Cardinal Cushing.

The Planning Board agreed to continue the requested minor modification to the next Planning Board meeting on Sept 28th, after identifying traffic as their number one ongoing concern along Route 53 within the vicinity of the sports complex. At the next Planning Board meeting, I plan to update the Board on the status of the proposed traffic solution with the addition of a center turning lane. In the meantime, Chris Horn is working to secure a paving contract to temporarily patch and stripe 579 Washington Street, phase 1 of the University Sports Complexes parking expansion plan. Furthermore, the University Sports Complex plans to host the South Shore Hospital's Annual Gala in October. The Planning Board felt this

event was outside of the purview of the Planning Board. Please let me know if you have any questions or concerns with the University Sports Complex's requested modifications.

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

This public hearing will be continued to September 28th, 2015 Planning Board Meeting at 7:00 p.m. At the last meeting the Board discussed this application in-depth. Attorney Robert Tombari representing the applicant was notified and agreed with the Planning Board to continue the public hearing on September 28, 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 28, 2015.

Bernie Campbell made a motion to adjourn the meeting at 8:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

**The meeting was adjourned at 8:00 p.m.**

Respectfully submitted by:  
Peter Matchak  
Town Planner