



**PLANNING BOARD**  
**JANUARY 25, 2016 – 7:00 PM**  
**TOWN OF HANOVER**

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The following minutes are from the Hanover Planning Board meeting held on Monday, January 25, 2016 in Hanover Town Hall.

**Planning Board Attendees:**

Present: Rich Deluca, Meaghan Neville-Dunne, Ken Blanchard, Bernie Campbell and Tony Losordo

Others: Peter Matchak, Town Planner

The Planning Board called the meeting to order at 7:00 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

**555 Whiting Street Subdivision Consultant Review Refund:**

David Horton, the applicant and developer of 555 Whiting Street, Planning Board case PB11-19C, proposes two lot subdivisions. The project has recently completed all road work with the installation of the required top coat of asphalt and stormwater improvements. Currently, the Planning Board holds \$2,622.85 dollars including the cumulated interest within escrow consultant review fund for the approved subdivision. Tony Losordo, made a motion to release the remaining consultant review funds held in escrow with a balance of \$2,622.85. Ken Blanchard seconded the motion. All others voted in favor

**409 Columbia Road TPL-15-8 Consultant Review Refund:**

Hajjar Management, 30 Adams Street, Milton, MA 02186, the applicant and owner of 409 Washington Street, has recently completed the portion of site work installing the approved connection 409 Washington Street to 357 Washington Street. The applicant requests a release of the \$4,000.00 consultant review fund currently being held by the Planning Board for 409 Washington Street. Tony Losordo, made a motion to release half (\$2,000.00) of the remaining consultant review. The remaining funds will be held till the completion and final paving. Ken Blanchard seconded the motion. All others voted in favor

**Requested Minor Modification: Sconset Village TPL-13-24:**

The applicant Five Mark LLC, requests a minor modification to the approved plans. First, the applicant has requested to alter the proposed Garden Flat A, 14 unit buildings to install an elevator due to the three flights of stairs from the lower level parking to the second floor units. Second, the applicant is requesting the ability to shrink the footprint of the approved club house. These changes are due to the marketability to the lodge style build which includes one garage for each unit on the basement level. Ken Blanchard made a motion to approve the two requested modifications. Lou Paradis seconded the motion. All other voted in favor.

### **Planning Board Review of Proposed Sign Bylaw Amendment:**

In preparation to the Annual Town Meeting, the Assistant Town Manager / Building Commissioner and the Town Planner are co-sponsoring an amendment to the Sign Bylaw which would allow the use of Digital Message Board via Planning Board Special Permit. The Sign Bylaw is categorized as a General Bylaw of the town. Said public hearing was held to discuss the permitting and use of Digital Message Boards.

Digital Message Boards are defined as computerized programmable electronic visual communication devices used for the advertisement purposes for goods and services, specially manufactured for the outside environment.

The Planning Board discussed the proposed use of Digital Message Boards as observed in surrounding communities. Further the Board sited the use of Digital Message Boards should be limited to the Planned Shopping Center District.

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

The Planning Board meet with the current majority owners of the University Sports Complex to amend their approved Minor Modification , granted by the Planning Board on September 28<sup>th</sup> of 2015, to allow the facility to host trade shows and expositions. Frank and Denise Teixeira, Chris Horne, General Manager provided the Board with updates on the ongoing work/projects at the University Sports Complex. This past September the University Sports Complex was granted a minor modification allowing the sports complex to host two exhibitions, a home show and fishing. As a condition to the minor modification and of the original Site Plan Approval Special Permit granted by the Planning Board, the Board requested a mitigation fees of \$200,000.00, two hundred thousand (U.S. Dollars) for the planned improvements along Route 53. Frank and Denise Teixeira in a letter to the Planning Board dated December 31, 2015 requested to restructure the payment subdural. After conversation and deliberation the Planning Boards agreed to restructure the conditioned \$200,000.00 traffic mitigation payment to four (4) installments of \$50,000.00. The first payment is scheduled to be due November 1, 2016. The following payments will be due at the calendar year anniversary of Nov 1, 2016. The existing mitigation payments totaling \$22,000.00 conditioned in the Planning Boards 2012 Site Plan Approval Special Permit will be payed to the town after all four; \$50,000.00 payments have been made. If any further construction is proposed concerning development on 579 Washington Street or 637 Washington Street, The University Sports Complex, the Planning Board holds the right to reconsider all mitigation payments.

Richard Deluca made a motion to agree to the minor modification to allow for the restructuring of the \$200,000.00 traffic mitigation payment noted above. Bernie Campbell seconded the motion. All others voted in favor.

The next Planning Board Meeting is to be held on March 7, 2016.

Tony Losordo made a motion to adjourn the meeting at 9:00 p.m. Lou Paradis seconded the motion. All others voted in favor.

**The meeting was adjourned at 9:00 p.m.**

Respectfully submitted by:  
Peter Matchak  
Town Planner