



PLANNING BOARD

MARCH 7, 2016 – 6:45 PM

TOWN OF HANOVER

The following minutes are from the Hanover Planning Board meeting held on Monday, March 7th, 2016 in Hanover Town Hall.

Planning Board Attendees:

Present: Rich Deluca, Meaghan Neville-Dunne, Ken Blanchard, Lou Paradis and Jeff Puleo

Others: Peter Matchak, Town Planner and Heidi Cho, Associate Planner

The Planning Board called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Request Lot Release: Stable Ridge Estates TPL-14-15:

Greg Young, representing the applicant and the developer Northland Residential; Stable Ridge Estates case TPL-14-15. Four homes are under construction and two homes will start construction next week. The applicant completed the road work this past fall and has submitted a bond in the amount of \$300,000 for all remaining road work. The applicant requested the release of the Stable Ridge Estates subdivision Lots 6, 7, 8 and 9. Richard Deluca made motion to release the lot remaining Lots 6, 7, 8 and 9. Ken Blanchard seconded the motion. All others voted in favor.

Informal Meeting with Mike McSharry:

Michael McSharry, requested a preliminary discussion with the Board regarding the potential subdivision of 1070 Washington Street, MA Assessor Map 30 Lot 94. The property is located in the business district and aquifer protection zone that requires 150' frontage and a minimum lot size of sixty thousand square feet according to Section 7.000 Table 17-1 Dimensional Regulation. The proposal of the applicant does not meet with the minimum lot size of sixty thousand square feet in Aquifer District Zone.

Approval Not Required / Form A: 107 & 117 Circuit Street TPL-16-3:

Michael and Barbara Watson, the applicant and owner, requested ANR to change the existing property line on 107 and 117 Circuit Street Assessors Map 53 Lot 115. The property on 107 Circuit Street was granted a special permit to create a retreat lot in 2007, creating 117 Circuit Street, Map 53 Lot 115 out of lot 107 Circuit Street, Map 53 Lot 8. Now the applicant proposes to adjust the existing property line by adding 17,162 square feet to the 107 Circuit Street, Map 53 Lot 8. Both lots shall conform to Hanover Zoning Bylaws. Lou Paradis made motion to endorse the site plan as proposed. Ken Blanchard seconded the motion. All others voted in favor.

Ongoing litigation for 803 Washington Street:

Town of Hanover representatives meet the property owners of 803 Washington Street. Rich DeLuca, chairman of the Planning Board and Peter Matchak, the Town Planner were present at the meeting to discuss possible applications concerning Outdoor Storage and Limited Site Plan Approval

Public Hearing for Special Permits and Site Plan Approval: 6 & 12 Industrial Way, case TPL-16-1 :

Triangle Engineering Inc., 6 & 12 Industrial Way Hanover, MA 02339 applied for special permits and site plan approval under Section 4.340, Section 4.220.A.3 (pre-existing, non-conforming lots and structures), Section 7.660 (change in elevation), Section 9.310 (reduction in parking requirements) and Section 10.000 (site plan approval). The applicants proposed the demolition of the

existing metal building to the rear of the property and construct a new 20,257 sq. ft. building in the existing outdoor storage area. Merrill Engineers and Land surveyors presented the site plan to the Board. The Board stated the new development and investment will improve the grading, parking and utility connections. Furthermore, the site plan has been reviewed and approved by Dave Nyman, CEI concerning the proposed stormwater infrastructure. No abutters or members of the public attended the meeting. Rich DeLuca made motion to endorse the site plan as proposed. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for Special Permits and Site Plan Approval: 778 Washington Street, case TPL-16-2 :

Melsi Xhengo, 15 Keayne Street, Revere MA 02151, applied for special permits and site plan approval under Section 6.800 (water resource protection district), Section 9.310 (reduction in parking requirements) and Section 10.000 (site plan approval) proposing the redevelopment of an existing building identified at 778 Washington Street creating one restaurant and two retail shops. The site is located at 778 Washington Street and is further identified as Map 39, Lots 18. The property lies in the Commercial District and the Aquifer Protection Zone. Morse Engineering presented site plan for a review. The Planning Board suggested reconsidering the parking layout to maximize the parking space. Rich DeLuca made motion to continue the public hearing on March 28th. Lou Paradis seconded the motion. All others voted in favor.

Request Minor Modification: 62 Industrial, case PB08-17SP :

Reid Land Development, 400 Spring Street, Marshfield, MA 02339, requested a minor modification to the approved Hanover Planning Board case PB08-17SP for property located at 62 Industrial Way, Hanover, MA Assessors Map 68, Lot 62. The applicant proposes to extend an existing structure by adding a 2,770 sq. ft. of office space. The modification would develop a 25' x 44' structure. The applicant is also proposing to reorganize the sites 22 required parking spaces. Lou Paradis made motion to endorse the site plan as proposed. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for Amend Section 10.100 of the Hanover Zoning Bylaw :

Pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act), the Planning Board of the Town of Hanover held a public hearing to hear testimony and comment from interested persons relative to proposed amendments and additions to the Section 10 (Site Plan Approval), of the Town of Hanover Zoning Bylaws, said amendments to be included as Articles on the Warrant for consideration and action at the Annual Town Meeting to be convened at the Hanover High School on Monday, May 2, 2016. Said Article was submitted by the Town Planning and Assistant Town Manager/Director of Municipal Inspection.

Summary of Proposed Zoning Articles:

ARTICLE . AMEND ZONING BYLAW 10.110 (S)

To see if the Town will vote to amend the Hanover Zoning Bylaw, Section 10.110 (Site Plan Approval), by replacing the existing language with the following:

To be inserted as Section 10.110 S.

- S. Location, dimension, height and characteristics of all proposed signs permitted through the Sign Bylaw, including the use of Digital Message Boards outlined in Section 5.1.1 of the Sign Bylaw.

The Planning Board discussed they are not in favor of the 2016 proposed Sign Bylaw amendment as written but believe digital message boards should be allowed via Planning Board special permit in the Planning Shopping Center District. Therefore, Rich DeLuca made a motion to oppose the 2016 proposed Zoning Bylaw change to Section 10.110 S. Ken Blanchard seconded the motion. All others voted in favor.

The next Planning Board Meeting is to be held on March 28th, 2016.

Rich Deluca 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