



PLANNING BOARD
FEBRUARY 23, 2015 – 6:45 PM
TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, February 23, 2015 in Hanover Town Hall.

Planning Board Attendees:

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

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 December 15, 2014:

The Board reviewed the meeting minutes from December 15, 2014. Lou Paradis made a motion to accept the meeting minutes as amended from December 15, 2014. Lance Mortland seconded the motion. All others (minus Meaghan Neville-Dunne, who arrived after this item) voted in favor.

1010 Broadway ANR “Retreat Lot” TPL-15-1:

The Board reviewed the site plan for 1010 Broadway “Retreat Lot.” Bernie Campbell made a motion to endorse the plan. Ken Blanchard seconded the motion. All others voted in favor.

788 Washington Street - Limited Site Plan Review:

Jeffrey Hassett of Morse Engineering, representing Pink Rock Properties, LLC, presented a preliminary site plan to the Board requesting limited site plan approval - Section 10.400 of the Hanover Bylaws. The Board requested that the applicant reduce the site coverage percentages, in order to better conform within the Aquifer Protection District site coverage requirements. Tony Losordo made a motion to grant limited site plan review for 788 Washington Street for the proposed site work, reducing the application fee to \$500 and a \$2,500 consultant review fund. Lance Mortland seconded the motion. All other voted in favor.

46 Rockland Street - Limited Site Plan Review:

Jeffrey Hassett of Morse Engineering, representing JBD Realty Trust, presented a preliminary site plan to the Board requesting limited site plan approval - Section 10.400 of the Hanover Bylaws. Ken Blanchard made a motion to grant limited site plan review for 46 Rockland Street for the proposed site work, reducing the application fee to \$500 and a \$2,500 consultant review fund. Lance Mortland seconded the motion. All others voted in favor.

Planning Case TPL-14-25: 637 Washington Street/Phase II/Starland Parking:

The Board was presented with a request for a continuance by Peter Palmieri of Merrill Engineers and Land Surveyors, acting on behalf of the applicant. Tony Losordo made a motion to continue the public hearing of 637 Washington Street (TPL-14-25) on the Planning Board's meeting scheduled for Monday, March 9, 2015 at 6:45 pm. Lou Paradis seconded the motion. All others voted in favor.

Public Hearing for 596 Washington Street, LLC Planet Subaru - Limited Site Plan Review:

The Board opened the public hearing for 596 Washington Street. Lou Paradis read the public hearing notice into the record. Peter Matchak read comments from David Nyman, Comprehensive Environmental Inc. into the record. Deborah Keller of McKenzie Engineering, representing Jeff Morrill of Planet Subaru, presented the proposed site plan and elevations to the Board. The project looks to renovate the current building façade by refinishing the exterior of the existing building as well as the construction of a new carport (canopy) at the main entrance of the building. A rain garden is also proposed for the easterly parking area for additional storm water infiltration. Bernie Campbell made a motion to close the public hearing and to approve the application TPL-14-29, with the conditions that the shiny, metal material would be limited to the carport canopy. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for 333 Columbia Road Unit 1, The Barking Lot – TPL-14-28:

The Board opened the public hearing for 333 Columbia Road Unit 1. Lou Paradis read the public hearing notice into the record. Peter Matchak read comments from Barbara Stone, Hanover Fire Department Deputy Fire Chief into the record. The applicant, Emily Cipolletti presented the proposed project to the Board, which requests a limited site plan approval - Section 10.400 of the Hanover Bylaws and a special permit – Sections 6.130B and 6.860 B1 of the Hanover Bylaws. The project looks to locate a dog daycare and dog training facility at 333 Columbia Road Unit 1. The location has 2,700 sq. ft. of space. Ingress and egress will be through a single door on the side of the building and an overhead/bay door on the rear of the building will be used to bring dogs to the outdoor play area. A 15'x50' outdoor area behind the building will be enclosed with a 6' tall composite stockade fence, and the ground within the fenced in area will be covered with pea stone/gravel. No more than 10 dogs will be outside at one time. No more than 20 dogs will attend daycare on any given day. Dog daycare will be allowed from 7:00 am to 7:00 pm Monday thru Friday. Dog training will be allowed from 7:00 am to 7:00 pm Monday thru Friday and 9:00 am to 5:00 pm on Saturday. The outdoor play area will be steam washed with organic cleaning supplies at a minimum of every other day. Tony Losordo made a motion to close the public hearing and to approve the application TPL-14-28 requesting a special permit and a limited site plan approval to operate a dog daycare and training facility at 333 Columbia Road Unit 1, with the conditions that the building owner supplies adequate soundproofing within the building for this use. Lou Paradis seconded the motion. All others voted in favor.

Public Hearing for 2015 Bylaw Amendments:

The Board opened the public hearing for the 2015 Bylaw Amendments. Rich Deluca read the public hearing notice into the record. The proposed Zoning Article recommends the addition of Medical Uses in the Business District as an allowable use, and reads as follows: "Article A: Amend the Hanover Zoning Bylaw, Section 6.110 (Business District) Uses Allowed, by adding the following allowed uses: To be inserted as Section 6.110 K. K. Medical uses to include medical outpatient clinic, health care facilities, and medical offices. Allowed uses shall be in accordance with local, state and federal regulation." Lou

Paradis made a motion to close the public hearing and endorse the proposed zoning amendment as stated. Ken Blanchard seconded the motion. All other voted in favor.

Lou Paradis made a motion to move the next Planning Board meeting to Monday, March 9, 2015 at 6:45 pm. Lance Mortland seconded the motion. All others voted in favor.

Tony Losordo made a motion to adjourn the meeting at 9:15 p.m. Lou Paradis seconded the motion. All others voted in favor.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by:
Heather Lamplough
Associate Planner