



**Planning Board**

**September 12<sup>th</sup>, 2016**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, September 12<sup>th</sup>, 2016 in Hanover Town Hall.

**Planning Board Attendees:**

Present: Jeff Puleo Rich Deluca, Anthony Losordo, Meghan Neville-Dunne, Bernie Campbell, and Lou Paradis

Others: Peter Matchak, Town Planner

Jeff Puleo, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the first floor hearing room at Town Hall, Hanover, Massachusetts.

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

The applicant Five Mark LLC, requests a minor modification to the approved development phase plan. Currently the applicant has completed the first three building within phase one including the condominium club house. The applicant is requesting to continue the skip forward to phase three of the development due to the marketing demands and the shortening construction season. The contractors would like to install infrastructure before the winter construction season and ground freeze. Bernie Campbell made a motion to approve the requested modifications. Rick Deluca seconded the motion. All other voted in favor

**Continuance of Public Hearing for Definitive Subdivision “Spring Street Knoll”, case TPL-16-12:**

Jeff Puleo, Planning Board Chairman, reopened public hearing for the case TPL-16-12, Spring Street Knoll’s subdivision case. Al Loomis, of McKenzie Engineering Group representing the applicant presented a revised site plan to the Board. “Spring Street Knoll” definitive Subdivision originally proposed as three lots has been decreased to two lots. The applicants have subdivided a portion of the land sold it to Legion Housing for future septic expansion.

Al Loomis, presented a revised requested waiver sheet asking for the Board to waive the full development of the roadway which will be maintained by a proposed home owners association as well as the stormwater infrastructure. A full list of waivers will be developed at the time of final edits.

The Planning board reviewed the site plans and requested Dave Nyman review the proposed stormwater. The sited the appreciation of Mr. McSherry for working with Legion Housing. Al Loomis, requested to continue the public hearing to October 3<sup>rd</sup> at 7:30 PM allowing for the completion of the site plan. Richard Deluca made a motion to continue the public hearing on October 3<sup>rd</sup>. Bernie Campbell seconded the motion. All others voted in favor.

**Public Hearing for Special Permits and Site Plan Approval: 2001 Washington Street case TPL-16-13:**

Jeff Puleo, Planning Board Chairman, reopened public hearing for the case TPL-16-13, 2001 Washington Street. Peter Matchak, the town planner introduced the Mass Organic Inc. The town planner briefed the Board the applicant Mass Organic Inc., and the town has been working to finalize a Community Benefit Agreement, and security plans.

Patrik Jonsson, Chief Executive Officer of Mass Organic Therapy, Inc., presented to the Board a formal application sitting the current licensing process and Mass Organic Inc., endeavors within the industry. Mass Organic Therapy has received licensing from the Department of Public Health to develop a grow facility in Webster, Massachusetts and plans to develop retail facilities in both Oxford and Hanover. The Board asked to for fill all outstanding requirements within the Hanover Zoning Bylaws that pertain to the Development of a Registered Medical Marijuana dispensary (RMD).

Peter King of 175 Hill Side Drive asked if this use fits in with the community of Hanover. The Chairman of the Board sited the proposed uses fits within the zoning district created in 2014. Jerry O'Hearn, 275 Old Town Way stated at the Annual Town Meeting in 2014 the ideal spot for Medical Marijuana was along Webster Street. Town Planner, Peter Matchak sited that a vigorous study was completed by the Town to create the approved zone and the proposed site is within the approved zone.

Town Planning, Peter Matchak proposed to continue the meeting and for the completion of the Community Benefit Agreement and the acceptance all documents. Bernie Campbell made a motion to continue the public hearing to October 3<sup>rd</sup>. Richard Deluca seconded the motion. All others voted in favor.

The Planning Board's next meeting date was set for October 3<sup>rd</sup>, 2016.

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

Respectfully submitted by:

Peter Matchak

Town Planner