



Planning Board

January 8, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, January 8, 2018 in Hanover Town Hall.

Planning Board Attendees:

Present: Richard Deluca, Ken Blanchard, and Bernie Campbell, Kara Nyman, Meaghan Neville-Dunne, and Maryann Brugnoli

Absent: Jeff Puleo

Others: Peter Matchak, Town Planner and Michaela Shoemaker, Associate Town Planner

Maryann Brugnoli called the meeting to order at 6:45PM in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Kara Nyman presented her resignation letter to the Planning Board.

Maryann Brugnoli made a motion to accept the minutes from September 12, 2017. Bernie Campbell moved the motion and Rich Deluca seconded. All others voted in favor.

Maryann Brugnoli made a motion to accept the minutes from October 10, 2017. Rich Deluca moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

Maryann Brugnoli made a motion to accept the minutes from October 17, 2017. Ken Blanchard moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

Maryann Brugnoli made a motion to accept the minutes from October 30, 2017. Bernie Campbell moved the motion and Rich Deluca seconded. All others voted in favor.

Maryann Brugnoli made a motion to accept the minutes from November 20, 2017. Ken Blanchard moved the motion and Bernie Campbell seconded. All others voted in favor.

ANR 760 & 766 Main Street:

Jeffrey Hassett, Morse Engineering, presented the ANR plans for 760 and 766 Main Street. Maryann Brugnoli made a motion to approve the ANR plans, Kara Nyman moved the motion and Ken Blanchard seconded. All others voted in favor.

Public Hearing for Special Permit and Site Plan 283 Columbia Road Case TPL-17-21:

Kara Nyman read in the continuance letter from the applicant stamped in with the Town Clerk on January 2, 2018. Maryann Brugnoli made a motion to continue the case, Ken Blanchard moved the motion and Kara Nyman seconded. All others voted in favor.

Public Hearing for Special Permit 528 Washington Street Case TPL-17-22:

Maryann Brugnoli opened the public hearing for 528 Washington Street. Kara Nyman read in the public hearing notice and a letter from Joe and Nancy Leonard addressed to Peter Matchak and the Hanover Planning Board. Maryann Brugnoli stated that town council has said this application is separate from the court case with the Leonard's and there is no issue hearing this case. Walter Sullivan presented the application for Joel Jordan. The Board asked about site lines for traffic on Hanover Street and asked that no outside display block the site lines. Peter Matchak stated that could be a special condition in the decision. Maryann Brugnoli made a motion to accept the special permit with the conditions that the site lines not be blocked, Kara Nyman moved the motion and Ken Blanchard seconded. All others voted in favor.

Public Hearing for Special Permit 466 Broadway Case TPL-17-24:

Maryann Brugnoli opened the public hearing for 528 Washington Street. Kara Nyman read in the public hearing notice, the letter from Captain Fred Freeman addressed to Michaela Shoemaker, the letter from the Conservation Office addressed to Peter Matchak, and the letter from Fire Chief Jeff Blanchard addressed to Peter Matchak.

Darren Grady presented the common drive plan and showed the ANR plan with the layout of the proposed house. The Board asked about not using Saddle Lane and the applicant stated the entire Saddle Lane home owners association would have had to agree to using Saddle Lane and it was not a unanimous agreement. John Barry, 21 Saddle Lane asked if the applicant could put in some vegetation and screening on the rear of the property and then retracted his request. Steve Kmito stated he was frustrated that the road was not accepted as public road but the town still plows it. Warren Holmes asked if the woods were going to be cut down in the back and Traci Richardson responded no. The Board asked that the applicant show on the plans where a second driveway could go in the event a homeowner in the future wants their own driveway. The Board also stated the drive will be widened to 12' with 4' berms per the fire departments comments, the applicant will consult fire about hydrants, and discuss with the conservation commission. Maryann Brugnoli made a motion to approve with conditions, Kara Nyman moved the motion and Ken Blanchard seconded. All others voted in favor

Public Hearing for Site Plan and Special Permit 405 Washington Street Case TPL-17-23:

Maryann Brugnoli opened the public hearing for 405 Washington Street, Cardinal Cushing Marketplace. Kara Nyman read in the public notice and the letter from VHB addressed to the Hanover Planning Board.

Janci Chandler, VP of Development for Cardinal Cushing, introduced herself, Chris Lovett from VHB, and Jan Taylor, Architectural Resources Cambridge, and explained the project to the Board. Jan Taylor stated the goal of the project is to incorporate the Cardinal Cushing community with the Hanover community. Chris Lovett, VHB, discussed the parking and proposed layout. The Board asked about parking. Chris Lovett, stated in the current plan they will lose 40 parking spaces. Rich DeLuca asked for a clarification about the buildings and their purposes. Janci Chandler explained the need for the buildings and the purposes each building would serve. The Board asked about the view from Route 53 which Chris

Lovett explained due to the elevations a berm would not work but they could add shrubs and plantings. The Board stated if there is outside seating they would want ballards to be installed. Maryann Brugnoli made a motion to continue the meeting to January 29th. Meaghan Neville-Dunne moved the motion and Bernie Campbell seconded. All others voted in favor.

Maryann Brugnoli made a motion to close the meeting. Meaghan Neville-Dunne moved the motion and Bernie Campbell seconded. All others voted in favor.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by:

Michaela Shoemaker, Associate Town Planner