



Planning Board

February 12, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, February 12, 2018 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Ken Blanchard, Meaghan Neville-Dunne, and Maryann Brugnoli

Absent: Richard Deluca, Bernie Campbell

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

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

Jeff Puleo made a motion to recommend Giuseppe Fornaro as Associate Member. Ken Blanchard seconded the motion. All others voted in favor.

Tony Marino, Acting Town Manager, updated the Board on the Planning Office and the resignation of the Town Planner.

The Board reviewed the minutes from the January 8th meeting. Jeff Puleo made a motion to accept the minutes with two corrections, Maryann Brugnoli moved the motion. Rich Deluca seconded and all others voted in favor.

Public Hearing for Limited Site Plan 962 Washington Street TPL-18-3:

Jeff Puleo, Planning Board Chairman opened the public hearing for case TPL-18-3, 962 Washington Street concerning the application of Midstream, LLC, 2144 Washington Street, Hanover MA, 02339. The applicant is seeking Limited Site Plan Approval for the proposed expansion of an existing parking area to support the associated business on the property.

The applicant is looking to expand the existing parking by 1,087 sq. ft. for customer parking. Proposed work includes associated storm water management improvements, site grading and landscaping. The site is located at 962 Washington Street and is further identified as Lot 096 on Assessor's Map 30. The site lies in the Commercial Zoning District, Aquifer Protection Zone. Maryann Brugnoli read in the public hearing notice.

Daniel Guglielmi, McKenzie Engineering Group, presented the plans to the Board to restripe the pavement increasing the parking from 31 spaces to 43. In addition, there will be catch basin

improvements and stated that the Conservation Commission approved the project on Wednesday February 7th. Tim Porelle, the applicant, spoke about the property and that they have a potential tenant for the space but need to revise the parking plans. The Board asked for clarification on the site plan limit of work which Tim stated they have been updating the site and cleaning the site. In connection with the Conservation Commission they plan to remove the invasive plant species on the site. The Board asked about the front for storm water management and drywells Dan stated it will have a larger catch basin than what currently stands in the front and part of the Conservation Commission decision is cleaning the drywells for silt. The Board asked about lights on at night but Dan stated it would that no one is open at night so no lights just some security lights. Jeff Puleo stated the dumpster will have to be fenced and screened and Tim Porelle agreed. Maryann Brugnoli asked if CEI had signed off which they had. Matt Tocchio, 46 Pine Street, asked the Board about the buffer and the 50' setback and asked to see old plans. Dan explained the 50' setback is to a building or pavement and Peter Matchak presented the old decision and plan. Jeff Puleo made a motion to close the public hearing. Maryann Brugnoli moved the motion and Rich Deluca seconded. All others voted in favor.

Ken Blanchard made a motion to approve the limited site plan with dumpster screening and fencing and restriping of the parking lot and cleanup of the site, Jeff Puleo moved the motion and Maryann Brugnoli seconded. All others voted in favor.

Planning Board Meeting for 2053 Washington Street, Merchant's Row, Special Permit and Site Plan Approval Case TPL-18-1

Dana Altobello, Merrill Engineers, stated that both the ZBA and Conservation Commission had approved the plans. Dana also stated that Deb Keller, Merrill Engineers, has reached out to MassDOT to move the curb cut but they hadn't yet responded but the applicant could come back at a later date for a minor modification if they approve the curb cut. Peter Matchak, Consultant Town Planner, stated MassDOT has a 5 year no touch on new roadways. Peter Matchak asked if the applicant could remove the front left 3 parking spaces for ease of ingress and egress. Frank Giglio, the applicant, agreed to remove them and put them in the back of the building. Jeff Puleo made a motion to close the public hearing, Maryann Brugnoli moved the motion, Rich Deluca seconded. All others voted in favor.

Jeff Puleo made a motion to approve with special conditions to remove 3 parking spaces outside building B and relocate them to behind the building and have further discussion with MassDOT about the curb cut. Maryann Brugnoli moved the motion and Rich Deluca seconded. All others voted in favor.

Jeff Puleo made a motion to adjourn the meeting. Meaghan Neville-Dunne moved the motion and Maryann Brugnoli seconded. All others voted in favor.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by:

Michaela Shoemaker, Associate Town Planner