



**Planning Board**

**January 29, 2018**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, January 29, 2018 in Hanover Town Hall.

**Planning Board Attendees:**

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

Others: Peter Matchak, 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.

The Board discussed filling the vacant role of Kara Nyman's resigned position. Meaghan Neville-Dunne stated she would like to fill that role and had pulled papers to run for the five year term this spring. Jeff Puleo made a motion to appoint Meaghan Neville-Dunne to Kara Nyman's vacant position. Bernie Campbell moved the motion and Rich Deluca seconded. All others voted in favor.

**ATM at 357 Columbia Road:**

Paul Matos, Allen and Major Associates, Inc., presented the site plan and rendering of the potential ATM for 357 Columbia Road. Ken Blanchard asked whether the applicant had met the requirements of the original decision. Peter Matchak, Town Consultant, stated the applicant had complied with most of the decision with exception of the façade. Ken Blanchard stated the Board at the time had been told they would get a redone façade. Maryann Brugnoli stated she would like to see the twenty five (25) ft. lane and a barrier between the cars and the road and should comply with Section 9.030. Jeff Puleo added he would like to see a vegetated buffer and a barrier. The Board agreed that the fifty (50) ft. setback is acceptable but the Board agreed they would like to see the façade completed prior to this going forward.

**Winter Street Map 76 Lot 018**

Al Loomis, McKenzie Engineering, presented a potential plan for 7 industrial buildings for flexible uses. They would be looking for waivers for roadway and wanted to see about stormwater requirements on the site. The Board stated everything will need to be up to fire codes and they would like to see vegetation and buffers for abutters.

**Dana Drive Lot B Bond:**

Chris Crimi presented to the Board the estimated and outlined costs to install and build the required second driveway for 50 Dana Drive Lot B that DPW Director Victor Diniak had signed off on. Jeff made

a motion to get a bond for \$60,817 to release lot B. Maryann Brugnoli moved the motion and Ken Blanchard seconded. All others voted in favor.

**Public Hearing for Special Permit and Site Plan 405 Washington Street (Cardinal Cushing Marketplace) TPL-17-23:**

Janci Chandler, VP of Development for Cardinal Cushing, and Chris Lovett, VHB, presented the changes in the plan based on comments from the review from Comprehensive Environmental Engineering (CEI). Jeff Puleo asked about signage which the applicant stated will only be moved slightly. Bernie Campbell asked about getting to the other side of the building through the parking lot and if not if the applicant could add a small lane or a grass path for emergency vehicles. Chris Lovett stated that currently there is not a path because they wanted it separate due to student residences. Maryann Brugnoli asked that grasses or shrubs be added under the trees in the front of the building. Maryann Brugnoli made a motion to close the public hearing and approve the Special Permit and Site Plan application with the sign off from CEI engineer Matt Doyon and revised landscape plantings. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

**Joint Zoning Board/Planning Board Meeting for 2053 Washington Street, Merchant's Row, Special Permit and Site Plan Approval Case TPL-18-1 and Variance Approval Case Z-17-14**

**Planning Board Attendees:**

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

**Zoning Board Attendees:** Matt Perkins, Dave Connelly, Brian Callow, and Chris Bernard

Maryann Brugnoli read in the public hearing notice for the Planning Board. Dave Connelly opened the continued case for Z-17-14 for the Zoning Board. Deb Keller, Merrill Engineering and Land Surveyors, presented the plan. The applicant will close one entrance along Route 53 to make it only two entrances to the site. The building will be one floor, no longer multi-level, but will be slightly more spread out. Frank Giglio, applicant, presented his renderings and his overall goal for the site. Jordan Bradley, Troika presented the architectural elements. Jeff Puleo asked about reducing the parking which Deb Keller and Frank Giglio stated they are making the building more conforming to zoning setbacks and reducing the parking already and then showed where the current building is and where the proposed building will be. Rich Deluca asked for clarification on the loading docks and dumpster locations and if the façade could be more New England looking. Frank Giglio pointed out on the plan the dumpster and loading dock locations and stated the architecture is in line with the current retail trend and times. The Board asked about traffic and moving curb cuts. Deb Keller said that there isn't too much they can do since Rt. 53 was just done by MassHighway but she would check with them about moving the entrances. Dave Connelly asked about lot coverage and the current layout and area and that with the current retail landscape the building as it stands now would create a financial hardship and the project will be done without nuisance to the neighbors. Dave Connelly made a motion to approve the variance taking into account the topography, building and relief can be granted without any detriment to the public and the variance is contingent upon keeping open the community space by Building B. Chris Bernard moved the motion Brian Callow seconded. All others voted in favor.

Jeff Puleo made a motion to continue the meeting to March 12<sup>th</sup>, Maryann moved the motion and Ken Blanchard seconded. All others voted in favor.

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

**The meeting was adjourned at 9:03 p.m.**

Respectfully submitted by:

Michaela Shoemaker, Associate Town Planner