



Planning Board

February 26, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, February 26, 2018 in Hanover Town Hall.

Planning Board Attendees:

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

Absent: Bernie Campbell

Others: Peter Matchak, Consultant 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.

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

Maryann Brugnoli re-opened the public hearing for 283 Columbia Road. Scott Goulding, Claudio Sala, and Cam Campbell presented plans for the building including tenant spaces. The applicant stated they are looking to make a modern marketplace but are reusing the building. They are using VHB for traffic readings and calculations and their review found they needed to submit an ENF to MEPA and that the applicant would also file with the Conservation Commission. Claudio Sala and Cam Campbell stated there was a neighborhood meeting and the design was edited for that and the discussed entrances, turning lanes, and sidewalks. They also discussed infiltration systems for each tenant space and an underground recharge system and discussed storm water improvements and runoff improvements. The Board stated they would like to see increased landscaping abutting Route 53. Scott Goulding said the plan was to include low shrubs with a landscape plan. The Board asked about signage and the applicant stated there would be one pylon sign. Peter Johnson asked if the old barn was part of the site plan and stated he likes the idea of more landscaping. Scott stated that the barn is in the plans and will be moved and incorporated into the building. Maureen Elliot stated as a resident of Broadway thank you for using the barn and for redeveloping the site and building. Kathy Hassey asked if there were ever 100 parking spaces and if the traffic study was complete and Scott Goulding stated there were never 100 spaces but they felt the 171 proposed is the amount they needed and the traffic study had a few more steps through MEPA. Peter Johnson said securing the barn was important. Scott Goulding said they understood and the barn is an important part of the site plan redevelopment.

Public Hearing for Special Permit 1082 Broadway TPL-18-4:

Rich Deluca read in the public hearing notice, fire department comments, Conservation Commission comments, and Open Space Committee letter. Jeff Hassett, Morse Engineering, presented the site plan. Jeff stated it follows all the requirements for special permit under section 6.030. The Board asked about

the amount of upland. Jeff Hassett stated they can only include 10% of the upland in a 200 ft. river front area. Rich Deluca stated that across the street the Board may want to see some mitigation to alleviate glare. Jeff stated the driveway currently exists. The Board asked where in the 200 ft. building envelope circle the house would go and Jeff Hassett stated anything within the 200 ft. riverfront area would need to go to Conservation Commission. Peter Matchak stated that if overhead power lines are put in, the power lines and transformers should go on the original property. David Keegan said there are water issues and runoff and that 1082 Broadway has a clay pipe that ran from 1062 to the river and was supposed to take that rain water away and the pipe has been filled so they would like to see the new home not disturb that pipe. Jeff Hassett stated they were unaware of a pipe. John Colinworth stated there are wetlands in the backyard that fill with water so the water is probably due to that. Jeff Puleo made a motion to continue the public hearing. Maryann Brugnoli moved the motion and Rich Deluca seconded. All others voted in favor.

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

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

Respectfully submitted by:

Michaela Shoemaker, Associate Town Planner