



Planning Board

May 21, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, May 21, 2018 in the second floor hearing room of Hanover Town Hall.

Planning Board Attendees:

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

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

The Board reviewed the minutes from the January 29th, February 12th, and May 7th meetings. Jeff Puleo made a motion to accept the minutes with corrections, Bernie Campbell moved the motion. Maryann Brugnoli seconded and all others voted in favor.

357 Columbia Road ATM Informal Hearing:

Paul Matos, Allen and Major Associates, Inc, presented the plans for the ATM to the Planning Board. The Board asked to see the original façade that was approved and asked for clarification about the proposed façade. The Board stated they approve applications based on the materials presented to them and therefore they would like to see the façade be what was presented to them at the April 6, 2015 meeting. Lee Kennedy, Lee Kennedy Co. Inc., stated they are willing to work with the Board. MaryAnn Brugnoli stated she wants to see the awnings, different roof heights, no clock tower, and get rid of the poles. The Board stated it would not be ready to approve the ATM without the architectural being done and completed. Jeff Puleo made a motion to continue the hearing to June 4th. MaryAnn moved the motion, Ken Blanchard seconded and all others voted in favor.

409 Columbia Road Propane Tank Informal Hearing:

The applicant requested a continuance to the next meeting. Jeff Puleo made a motion to continue the informal hearing. MaryAnn moved the motion, Ken Blanchard seconded and all others voted in favor.

1070 Washington Street Minor Modification:

Steve Callahan, Callahan Construction Managers, and Al Loomis, McKenzie Engineering, presented revised plans to reposition trees on the property, dumpster relocation, and a change to the current grading to the left of the building to be able to plant more trees on that area for screening for abutters. Al stated there are already some plants along the back portion of the building so the goal is to add plantings to the side and fill in that area more. The Board asked about the retaining wall height and additional plantings by the dumpster which the applicant stated would be put in during phase II. Matt Tocchio, abutter, said that the Board should not be discussing moving the trees but we shouldn't be just moving them but

adding to them and that the slope changed. The Board stated the slope had not changed. Rich Salvucci, abutter, stated this was approved as a 5 door bay and it is not a 2 door bay. Steve Callahan said they are looking at warehouse and retail and will put in the doors when and if the unit needs an overhead door. Jeff Puleo made a motion to close and accept the minor modification with the special condition that the Board be present when trees are being planted so they can have a say in the final location of all trees. Bernie Campbell moved the motion and Ken Blanchard seconded. All others voted in favor.

Continuance of Public Hearing for Definitive Subdivision 334 King Street “King Street Subdivision”, case TPL-18-5:

The Planning Board re-opened the public hearing of case TPL-18-5 the application for a residential Definitive Subdivision Plan. Ken Blanchard recused himself. The applicant submitted a request to withdraw the application without prejudice. Jeff Puleo made a motion to accept the request to withdraw without prejudice. MaryAnn Brugnoli moved the motion, Bernie Campbell seconded and all others voted in favor. Jeff Puleo made a motion to close the public hearing and take no further action. MaryAnn Brugnoli moved the motion and Rich Deluca seconded, all others voted in favor.

Public Hearing for Preliminary Subdivision Lot 18 Map 076 “Winter Street Subdivision” Case TPL-18-8:

Jeff Puleo read in the public hearing notice. Al Loomis, McKenzie Engineering, presented the plans and stated they will be asking for waivers for sidewalks for the 150’ long road. Al presented the fire truck movement around the building so the tower truck can get around the roadway and a tractor trailer could as well. The septic was designed to be for contractor bays and offices so it is over designed. Jeff Puleo asked how many parking spaces there would be. Al Loomis said there is parking in the building and outside the building but the drainage calculation made them get rid of some spaces. The Board asked about landscaping which Al stated they do not have in the preliminary plan. Jeff Puleo asked about the use which the applicant stated will be similar to neighboring uses. The Board asked about the lot coverage and Al Loomis stated they are currently over on lot and building coverage so they would need to seek a special permit for those. The Board discussed the potential use and Al Loomis stated it is hard to know exactly what use and who will be in the units but they used traffic analysis for this and there will be a 2% addition of traffic. A number of abutters stated concerns about added traffic, trucks on Winter Street, the speed of traffic along the residential road, dangers to children due to speed of trucks, and the size of the trucks on the road. The Board directed abutters to speak to the police department. Al Loomis stated that the largest truck that would fit on the site be 53’ but it would involve turning into the radius and this doesn’t lend itself to tractor trailer traffic. Kim Bush stated the speed limit needs a study but they are afraid it will increase the speed. Skip Landers stated it is Industrial District and businesses need to go somewhere so they go where they can like in the Industrial District. Rich Salvucci stated he understands it is the Industrial District but applicants shouldn’t keep getting special permits. Mary Griffiths asked the Board to read the Industrial District section. The Board read and reviewed. The Board asked the applicant is he can submit a plan that abides by the bylaws without need for special permit. MaryAnn Brugnoli stated she would like to know the use which Al Loomis responded is difficult to know who will be in the spaces and Mike McSharry stated they are restricted by the use by the district. Susan Aikens said if they don’t know the tenant there are other spaces they could use in town. Al Loomis stated it is their only property. Jeff Puleo made a motion to close the public hearing. MaryAnn Brugnoli moved the motion and Bernie Campbell seconded. All others voted in favor. Jeff Puleo made a motion to approve the preliminary subdivision. MaryAnn Brugnoli moved the motion and Bernie Campbell seconded. All others voted in favor.

Reappointment of Giuseppe Fornaro and Bernie Campbell Informal Hearing:

Jeff Puleo made a motion to reappoint Giuseppe Fornaro and Bernie Campbell. MaryAnn Brugnoli moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

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

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by:

Michaela Shoemaker, Acting Town Planner