



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, March 4, 2024** – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Kenneth Blanchard
Dave Traggorth

Committee Remote:

Meghan Dunne, Clerk
Bernie Campbell

Remote:

Other Town Employees:

Ann Lee-Director of CDMI

Absent:

Tony Cavallaro
Eve Tapper – Hanover Interim Planner

Others:

Ce-Jay Spencer
Anna Spencer

Opening

Chair Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES
Dave Traggorth-YES

Minutes: The Planning Board reviewed the minutes of 2/26/2024. Chair Member Brugnoli motions to approve 2/26/2024 the minutes as written.

Roll Call to Approve minutes.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-Abstain
Kenneth Blanchard-YES
Bernie Campbell-Abstain
Dave Traggorth-YES

Other Business:

* The Board will continue to review/discuss about revising the Family Accessory Apartment section of the Zoning Bylaw

*The Board will continue to review/discuss about the open planning position- Chair Brugnoli has met with Ann Lee. 2 of the 4 candidates have backed out to already finding jobs. 20 questions were prepared to ask each candidate that will be included in interview process. Interviews are scheduled for Wednesday afternoon.

*The Board will discuss a request for Minor Modification of Special Permit/ Ocean Honda/ PB File #11-08 – Ocean Honda is looking for a 9-month extension to keep the storage container where it is till November 24, 2024. The Board approved the 9-month extension to November 24, 2024.

Roll Call Vote:

Mary Ann Brugnoli Chair-Abstain
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES
Dave Traggorth-YES

*The Board will continue to review/discuss on crafting a bylaw revision that would allow multi-family housing by-right to comply with the MBTA communities' requirements by Dec 31, 2024. Members of the Planning Board, and members of the Town Building Dept. Chair Brugnoli read her information that she presented to the Hanover Select Board earlier in the evening.

Public Hearings – 7:00pm (Public hearings may be heard out of order) –

The Board will continue to hear a public hearing – 676 Circuit Street - (PB #24-01)

The Board will continue to hear a public hearing for a Special Permit and Site Plan Review to allow an Accessory Building greater than 800 square feet at 676 Circuit Street.

The Board voted to change the wording of condition 18 to “The accessory building (structure) at 676 Circuit Street shall not be used as a dwelling, nor shall it ever be sold separately or apart from the principal structure to which it is an accessory use.”

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES
Dave Traggorth-YES

The Board discussed the special conditions of the decision for the Special Permit Approval.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES

Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES
Dave Traggorth-YES

Other Business:

* The Board will continue to review/discuss about revising the draft Family Accessory Apartment section of the Zoning Bylaw- The hearing for the warrant article will be March 18. The notice will be in Hanover Mariner March 6 and March 13, 2024 with notice being sent to 4 surrounding towns.

*The Board will continue receive updates regarding the MBTA Communities' Act requirements by Dec 31, 2024. The report has been submitted as an application with maps and drawings. The hearing for the warrant article will be March 18. The notice will be in Hanover Mariner March 6 and March 13, 2024 with notice being sent to 4 surrounding towns.

*278 Circuit Street was discussed. An Instagram advertisement for a new basketball facility.

Chair Brugnoli motioned to close meeting. Roll Call to close meeting:

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES
Dave Traggorth-YES

Meeting adjourned at 7:12 PM