



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339**

Meeting Minutes of Monday, September 24, 2012

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Jeff Puleo, Bernie Campbell, and Lou Paradis, Meghan Neville-Dunne

Absent: Ken Blanchard

Others: Assistant Town Planner, Margaret Hoffman

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall.

Review of September 10, 2012 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes for September 10, 2012. Anthony Losordo made a motion to accept the Planning Board meeting minutes of September 10, 2012, as amended. Lou Paradis seconded the motion. All others were in favor.

Open Public Hearing for PB13-04RL - 128 Washington Street:

Anthony Losordo read the public notice for 128 Washington Street at 7:10p.m., and read the comments from Deputy Barbara Stone and Patrick Gallivan, Conservation Agent. Gregory Morse, engineer for the applicant explained the project and answered questions from the Board and abutters. Margaret Hoffman read a letter received by the Planning Board from Mr. Dunn, an abutter. There was some discussion about the proposed location of the house. Greg Morse explained he had not been retained to design a house plan, but that the house would likely be situated on top of the small knoll on the property in the center of the 200' radius. He explained the applicant was aware of conservation issues with nearby wetlands and that they would be addressed through the Hanover Conservation Commission permitting process. The lot appears to conform with Retreat Lot regulations in dimensional regulations and setbacks. Joyce McClellan of 111 Washington Street voiced concerned about runoff onto her property from the driveway of the retreat lot. The Board proposed as a condition of the variance, a pre and post runoff analysis could be required. Lou Paradis made a motion to close the public hearing for 128 Washington Street, PB13-04RL. Jeff Puleo seconded the motion and so the hearing for 128 Washington Street was closed. Anthony Losordo made a motion to approve the Retreat Lot at 128 Washington Street with conditions as discussed. Lou Paradis seconded the motion and so it was voted unanimously to approve the Retreat Lot at 128 Washington Street with conditions as discussed.

Request for Continuation of Public Hearing PB12-25SP – 1877 Washington Street:

Anthony Losordo read into the record a letter from the applicant's engineer, Kelly Engineering Co., Inc. requesting a continuance for 1877 Washington Street.

Anthony Losordo made a motion to continue the public hearing to October 15, 2012 at 7:15pm. Lou Paradis seconded the motion, and it was so voted unanimously.

Informal Meeting with YMCA, 1075 Washington Street:

Laureen Brown of the YMCA presented a potential minor modification for 1075 Washington Street, the Early Learning Center. Ms. Brown explained a fence was proposed for safety reasons. Margaret Hoffman will write a letter to the YMCA accepting the fence. Anthony Losordo made a motion to approve an approximate 3' high fence between the parking area and Washington Street. Jeff Puleo seconded the motion and it was so voted unanimously.

Other Business:

Upcoming meeting dates were discussed and decided for October 15, October 29, November 19, December 3, and December 17, 2012.

Lou Paradis made a motion to adjourn the meeting at 8:25p.m. Meaghan Neville-Dunn seconded the motion, and it was so voted unanimously.

Respectfully submitted by Amy Walkey, Administrative Assistant