

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

Meeting Minutes of Monday, January 9, 2012

Planning Board Attendees:

Richard Deluca, Jeff Puleo, Anthony Losordo, Ken Blanchard, Lou Paradis, Bernie Campbell

Others: Margaret Hoffman,

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m.

Meeting Minutes: The Board reviewed the Planning Board meeting minutes for December 19, 2011. Jeff Puleo made a motion to accept the Planning Board meeting minutes for December 19, 2011 as written. Tony Losordo seconded the motion. All others were in favor.

The Elms - Update:

The Assistant Town Planner informed the Board that checks were paid out to CMC Paving and T&K Asphalt with the Elms Homeowners Association as joint payees for the pavement work that was recently completed at The Elms. The bond funds that were secured by the Town for this project have been exhausted.

Return of Consultant Review Funds – Coastal Volkswagen, 1 Saturn Drive:

Coastal Volkswagen has requested the refund of the remainder of their consultant review funds. The Assistant Town Planner explained that under the new Town Manager form of Government the Planning Board is no longer required to sign vouchers for the refunds of consultant review funds, but that she would keep the Board informed whenever an applicant was receiving a return of these funds.

Informal discussion – Merchant’s Row: A tenant at Merchant’s Row would like to change the type of windows they have. The Board received a sample illustration of the type and location of the window the tenant would like to install. The Planning Board felt that the design of the proposed windows was outside of the parameters of the Design review bylaw and suggested that the owner keep the New England Style architecture of the current window but could increase the number of windows on the second story if desired.

Continuation of public hearing: PB11-06SP: 1775 Washington Street, Assisted Living Development: The applicant, 1775 Washington Street Holdings, Inc., submitted a request to the Planning Board that the hearing for this project be continued to Monday, February 27, 2012. David Kelly, the applicant’s engineer, expects to be submitting revised plans for this project to the Planning Board by the end of January. Tony Losordo made a motion to grant the continuance of the public hearing for PB11-06SP: 1775 Washington Street, Assisted Living Development to Monday, February 27, 2012 at 7:00 p.m. with the understanding that the applicant would pay for a re-notification of abutters and a re-advertisement of the public hearing notice. Jeff Puleo seconded the motion. All others were in favor.

Informal meeting: 1316 Washington Street:

David Kelly provided the Planning Board with a preliminary site plan for a proposed fast food restaurant on the site that was previously occupied by Borders Express. The owner of this property, Andy Rose, has a possible tenant who proposes demolishing the existing building and replacing it with a restaurant with a drive through window. Traffic concerns regarding the proposed location were discussed. Site plan review and a special permit for operating in the Water Protection area would be required for this project.

It was discussed that the outside aesthetics of the building should blend in with surrounding buildings.

Public Hearing: PB12-10SP: 1810 Washington Street, All Four Paws:

Planning Board Clerk, Tony Losordo, read the hearing notice for PB12-9SP: 1810 Washington Street, into the record. Lea Gifford, the attorney representing the applicant, Michael Hubert provided details about the special permit the applicant is seeking for a doggie daycare and overnight boarding.

The applicant is currently doing doggie grooming at this site. The site had previously been use for doggie daycare and grooming.

The applicant anticipates that there will be 15 to 17 dogs on site per day. There is more than ample parking. The applicant has upgraded the boundary fence that is on this property. There are no close abutters to this property. Dogs will not be allowed outside at night. Each dog will have a separate cage. The Planning Board's concerns about dogs being left alone at night at the kennel were discussed with the applicant.

It was discussed that the following conditions would be included in the special permit decision for this site.

- Request that the owner's contact information be provided to the Police and Fire Department to be used in case of an emergency.
- Requirement of a lockbox to allow for emergency services access.
- No dogs shall be allowed outside overnight

Kenneth Blanchard made a motion to close the public hearing for PB12-10SP: 1810 Washington Street, All Four Paws. Tony Losordo seconded the motion. All others were in favor.

Tony Losordo made a motion to grant the special permit for PB12-10SP, 1810 Washington Street, All Four Paws, with the special conditions discussed during the public hearing. Jeff Puleo seconded the motion. All others were in favor.

Informal meeting regarding Interchange District: The Planning Board met with Brian Murphy and Jack Sullivan to discuss possible changes to the Interchange Zoning District. Mr. Murphy showed the Board a site plan showing a possible automobile dealership on the site and asked if the Board would be willing to make a change to the Zoning Bylaw to allow for automobile dealerships in the Interchange Zoning District. The Board had many reservations

about this proposal and told Mr. Murphy that at this time they were not willing to recommend any changes to this bylaw.

Zoning Bylaws for Town Meeting:

The Planning Board reviewed and provided comments on drafts of proposed zoning bylaws for gasoline stations with secondary uses and homes with accessory apartments. The Planning Board will tentatively hold its public hearing for zoning related Town Meeting articles on February 27, 2012.

Tony Losordo made a motion to adjourn the meeting at 9:50 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary