

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

Meeting Minutes of Monday, February 27, 2012

Planning Board Attendees:

Richard Deluca, Tony Losordo, Bernie Campbell, Ken Blanchard, Lou Paradis, Meaghan Neville-Dunne

Others: Assistant Town Planner Margaret Hoffman, Conservation Agent Patrick Gallivan, Dave Nyman, Ed Callahan, Mike Hoban, Brandon Li, Dana Angelo, Jim Coughlin, Glenn Doherty from Tetra Tech, Jim Bunnell, Executive Director YMCA, others

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 February 6, 2012. Bernie Campbell made a motion to accept the Planning Board meeting minutes for February 6, 2012 as amended. Tony Losordo seconded the motion. All others were in favor.

Request for Minor Modification versus Limited Site Plan Review YMCA Emilson Arts & Education Center, 75 Mill Street: Glenn Doherty from Tetra Tech, the engineer representing the YMCA, spoke about changes the applicant would like to make to the existing Emilson Arts and Education Center at the YMCA. Also in attendance were Stephanie Bandzak, Sheskey Architects, and Jim Bunnell, Director of the Mill Pond Branch of the YMCA. The YMCA is asking for approval of minor modifications to Special Permit PB10-3SP or a Limited Site Plan Review for the Emilson Arts Center.

The YMCA is proposing the following changes to the Emilson Arts Center.

- Increasing hours of operation. The original special permit and site plan called for the building to be open sunrise to sunset only. There could be safety concerns if the parking lot is used later in the day. Lighting may need to be added to the back parking lot.
- Installation of restrooms which would involve closing open wings of the current building.
- Using what was proposed for dressing rooms would now be a warming kitchen with a sink, dishwasher, refrigerator, residential cooking range, and microwave.
- Rental of facility to outside organizations.
- Location of handicapped parking spaces.

Assistant Town Planner, Margaret Hoffman said that she had asked the YMCA to install a sign indicating that the parking lot adjacent to the art center was for employees only as per the original permit, which they have done.

Jim Bunnell, Executive Director of the Mill Pond branch of the YMCA, distributed a Program Guide, Information about programs at the Arts Center, and an impact statement about the YMCA to all Planning Board Members.

The Planning Board believes this is more than a minor modification.

Richard Deluca made a motion to allow a Limited Site Plan review for the YMCA's Emilson Arts Center, requiring abutter notification and waiving any Planning Board application fees. Lou Paradis seconded the motion. All others were in favor.

The public hearing for the Limited Site Plan review for the Emilson Arts Center will be held on Monday, March 26, 2012 at 7:00 p.m.

Continuation of Public Hearing PB11-06SP: Assisted Living Development, 1775 Washington Street Hanover Mall:

Planning Board Clerk, Tony Losordo read the public hearing notice for PB11-06SP: Assisted Living Development, 1775 Washington Street into the record. He also read comments from Victor Diniak, Director of Public Works into the record.

Brandon Li, from Kelly Engineering, the engineer representing the applicant, provided details about the revised plans for an Assisted Living/ Alzheimer's facility to be located at the Hanover Mall.

The developer is proposing 54 – 1 bedroom units, 8 – 2 bedroom units for a total of 70 bedrooms within 62 units. Proposed access to the facility would be Hanover Mall Drive and Mill Street. The applicant is proposing 52 parking spaces, and is requesting a waiver to reduce the required size of the parking stalls. The applicant is also seeking a waiver from the traffic impact statement. The facility would be tied into the Mall's wastewater treatment plant. They are also seeking a special permit for an Assisted Living Facility in a Planning Shopping District, and a Special Permit for Elevations.

Brandon Li said he will be providing the Planning Board with a copy of the proposed elevations and lighting plans for the facility. He will be incorporating recommendations from Dave Nyman, CEI, the Town's Consultant Review Engineer, into the plans.

Assistant Town Planner, Margaret Hoffman, said the applicant needs to provide a water compliance certificate and the building elevations. The applicant may be asked to provide mitigation funds.

The Hanover Mall may relocate its wastewater treatment plant to support this project. This would require a separate hearing with the Planning Board.

Jim Coughlin from the Northbridge Corporation, the developer on this project, provided an overview about the proposed facility. The center would be primarily geared towards Alzheimer's patients. It is anticipated that a private ambulance service would be used by residents if they required transportation to the hospital. Fourteen (14) to eighteen (18) staff would be present at the facility during peak hours.

Units would be for rental, with a one year lease, with an average stay of three to five years. A medicine disposal plan would need to be determined with the Town. The Planning Board expressed concern that there is adequate space for expanded parking if necessary. The units would not have kitchen facilities. Food and supply deliveries would only be allowed during certain hours. The building is expected to be about 28 feet tall and have a residential appearance.

Possible concerns about traffic were discussed. It has not yet been determined if a traffic study will be required for this project. Bernie Campbell made a motion to continue the hearing for PB11-06SP: Assisted Living Development, 1775 Washington Street, Hanover Mall to March 26, 2012 at 7:30 p.m. Ken Blanchard seconded the motion. All others were in favor.

Public Hearing PB12-12LSP: First Merchants, 2035 Washington Street Savers Discount Store: Tony Losordo read the public hearing notice for PB12-12LSP: First Merchants, 2035 Washington Street into the record. Comments on the proposed site plan, from Director of Public Works, Victor Diniak, and Deputy Fire Chief, Barbara Stone were read into the record.

Dana Altobello from Merrill Associates, representing the applicant, gave an overview of the proposed site plan. He said he had met with Deputy Fire Chief, Barbara Stone about access and turning requirements for emergency vehicles. The applicant will be clearing out the existing catch basins, and restoring some of the deteriorating Cape Cod berm on the site. Margaret Hoffman has reviewed the site with the engineer.

Concerns about the drop-off of donations to the Savers store were discussed. Donations to the store would be required to be dropped off inside the store. The Savers store would occupy half of the building at 2035 Washington Street. An enclosed dumpster was recommended by the Planning Board. Signage and striping was also suggested to prevent customers from going around the back of the building.

Tony Losordo made a motion to close the public hearing on PB12-12LSP: First Merchant's, 2035 Washington Street. Ken Blanchard seconded the motion. All others were in favor. Special conditions for the Limited Site Plan and Special permit decision for this project will be discussed at the March 12, 2012 meeting.

Public Hearing PB12-13SP: Starland LLC, 637 Washington Street:

Tony Losordo read the public hearing notice for PB12-13SP: Starland LLC, 637 Washington Street into the record. Comments on the proposed site plan, from Director of Public Works, Victor Diniak, and Deputy Fire Chief, Barbara Stone were also read into the record. Planning Board members also received comments from Planning Board member, Jeff Puleo, absent from the meeting, and an abutter, Rolf Manzer.

Peter Palmieri, Merrill Associates, the applicant's engineer, gave an overview of the proposed site plan for this project. This project is located within the Commercial, Water Protection and Flood Districts. The applicant proposes to retain the go-carts and one of the miniature golf courses located on the property. They are proposing the addition of two metal buildings for athletic activities and additional smaller buildings for retail/restrooms/food service and office space.

The engineer will be submitting a septic plan to the Board of Health for approval. A traffic study performed by McMahon has been submitted to the Planning Board. The applicant is requesting a special permit for a reduction in the number of required parking spaces from 837 to 427. Merrill Associates has received comments from Dave Nyman, the Town's peer review engineer, and will incorporate them into their revised plans.

Dave Nyman, CEI, Peer Review Engineer for the Town, mentioned his concerns about access routes around the proposed recreation buildings. There are also concerns about elevations on the property. He recommended that de-icing and landscaping material should be prepared inside.

A discussion about expected patron volumes, parking and traffic flow took place.

The applicant proposes to remove the existing fueling station for the go-carts, and have fuel delivered to the site.

Several abutters spoke about their concerns about safety, traffic, lighting, and noise relative to the project.

A meeting will be scheduled with the applicant, engineer, and appropriate Town departments to discuss some of the concerns outlined during tonight's meeting.

The State's Stretch Energy Code has been adopted by the Town. The proposed new buildings should comply with this code.

Tony Losordo made a motion to continue the Public Hearing for PB12-13SP: Starland LLC, 637 Washington Street to April 9, 2012 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

Public hearing on zoning articles for May 2012 Town Meeting:

Tony Losordo read the public hearing notice for proposed changes to zoning bylaws for the May 2012 meeting into the record.

Accessory Dwelling Unit Bylaw:

Assistant Town Planner, Margaret Hoffman said she had sent a copy of the draft of the accessory dwelling unit bylaw to the DHCD for their review. A copy will also be sent to Town Counsel. The Board felt that the biggest concerns will be deed restrictions, compliance and administration of the proposed bylaw.

Bylaw Changes for Gas Stations with Convenience Stores:

Bob Tombari, 76 Paul Road, said he was in favor of the proposed changes to the Gas Stations with Convenience Stores bylaw. He said it has been difficult for gas stations to find repair technicians. He also said that maintenance equipment was expensive.

Bob McGahan, Hearthstone Way, asked if this is for business or commercial zones. Director of Community Services, Tony Marino said gas stations have to be outside of the Aquifer Protection Zone. The proposed bylaw applies to the Commercial District.

Lou Paradis made a motion to continue the public hearing on zoning articles for May 2012 Town Meeting to March 12, 2012 at 7:30 p.m. Tony Losordo seconded the motion. All others were in favor.

Ken Blanchard made a motion to adjourn the meeting at 11:00 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary