

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

Meeting Minutes of Monday, March 12, 2012

Planning Board Attendees:

Richard Deluca, Tony Losordo, Bernie Campbell, Ken Blanchard, Lou Paradis

Meaghan Dunne and Jeff Puleo were absent.

Others: Assistant Town Planner Margaret Hoffman, Mark Dibb, Robert McGee, Brian Murray, 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 27, 2012. Tony Losordo made a motion to accept the Planning Board meeting minutes for February 27, 2012 as amended. Bernie Campbell seconded the motion. All others were in favor.

Informal meeting with Tom Godfrey – Rep for South Shore Savings Bank – Update on Village Commons Project:

Tom Godfrey from Granite Development, representing South Shore Savings Bank, met informally with the Planning Board regarding the portion of the Village project that the bank had acquired. The Bank is in the process of completing its due diligence on the Village Commons and will be beginning the marketing process for this property. A discussion about the Waste Water Treatment plant and the previously approved special permits for this property took place.

Request for continuance of public hearing PB12-14LSP - 1954 Washington Street, Sun Oil:

Lou Paradis made a motion to continue the public hearing for PB12-14LSP – 1954 Washington Street, Sun Oil to April 9, 2012 at 7:30 p.m. at the applicant's request. Ken Blanchard seconded the motion. All others were in favor.

Continuation of Public Hearing PB12-11SP: McGee Toyota, 860-880 Washington Street:

Mark Dibb, the engineer representing the applicant, went over his comments in response to the report prepared by the Town's Consultant Engineer, Dave Nyman.

Flood zones have been reviewed and revised. They do not affect the site calculations. The applicant will be filing a Notice of Intent for the project to confirm and permit wetland delineation. The Conservation Agent does not believe there is an issue with relocating the culvert. This will also be included in the Notice of Intent. The applicant will be updating the existing Certificate of Water Quality Compliance.

A discussion of previous Planning Board special permit decisions for 860 and 880 Washington Street took place. There was an issue about whether the service bays at 870-880 Washington Street were allowed at all based on language from the previous permit on the site.

The Planning Board proposed the addition of monitoring wells to monitor drainage from the site. The addition of curbing around the parking lot would deter cars from parking on the dirt where fluids might contaminate the Town's water supply.

The Board reviewed a drawing of the proposed exterior of the building. A copy of this drawing will be forwarded to the Design Review Board for their comments.

Lou Paradis made a motion to continue the public hearing for PB12-11SP, McGee Toyota, 860-880 Washington Street to April 23, 2012 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

Request for minor design modifications, Merchant's Row – 2053 – 2071 Washington Street:

Brian Murray from Centremark provided an illustration of second floor windows that one of his tenants, Port Cargo, a retail establishment, would like to install. The applicant wishes to remove the two single pane resident windows on the second floor and replace them with double pane windows made with brushed aluminum frames. The new windows are important for the tenant to be able to display their products. Ken Blanchard made a motion to approve the minor modification for the Port Cargo Store as illustrated in the drawing labeled SKA-1, dated 3-6-12. Bernie Campbell seconded the motion. All others were in favor. A letter confirming this minor modification will be sent to the Building Department.

Review and vote on decision for PB12-12LSP: First Merchants Group, (Savers), 2035 Washington Street:

The Planning Board reviewed and discussed proposed conditions for PB12-12LSP, the special permit for First Merchants Group (Savers), 2035 Washington Street.

Bernie Campbell made a motion to approve the Limited Site Plan for 2035 Washington Street, First Merchants Group, to allow for an additional loading dock and the extension of the pavement as shown on the submitted plans with conditions as discussed. Ken Blanchard seconded the motion. All others were in favor.

Continuation of public hearing for May 2012 Town Meeting zoning article regarding Accessory Apartments:

The Board reviewed and discussed the proposed accessory apartment bylaw. The Board revised the bylaw to remove the deed restricted affordable dwelling unit component and resubmit the article as revised.

Tony Losordo made a motion to adjourn the meeting at 9:55 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Administrative Assistant