

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

Meeting Minutes of Monday, April 9, 2012

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Bernie Campbell, Ken Blanchard, Lou Paradis, Jeff Puleo
Absent: Meaghan Neville-Dunne

Others: Peter Palmieri, Merrill Associates, John Poirier, Conservation Agent Patrick Gallivan, Director of Community Services Tony Marino, Town Counsel Brandon Moss, Sally Coyle, Peter Vassiliou, Gary McNaughton, others

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

Accessory Dwelling Bylaw: Brandon Moss from Town Council presented his recommendations on proposed revisions to the Accessory Dwelling Bylaw for the May 2012 Town Meeting. He recommended that in letter b. under 2. Use and Dimensional Regulations, family be defined as “related by blood, affinity (marriage) or adoption.” This would need to be changed in the Section 2.100 Definitions also. In letter h. under Section 4 Administration and Enforcement, the words “as a condominium” should be removed, because it denotes ownership. The Board will review the changes at their next meeting and then vote on their motion for Town Meeting concerning the Accessory Dwelling Bylaw.

PB12-18A – ANR, 662 Center Street:

A general discussion about wetlands on ANR’s took place. It was discussed that if wetlands preclude access to a lot on an ANR, there is basis to deny it. This ANR shows a large amount of wetlands on lot 3. The Planning Board determined that it would be able to endorse the plan as not being a subdivision under the Subdivision Control Law, but that they would not make any indications as to the ability to build on the lots or that they meet any other requirements. Bernie Campbell made a motion to endorse the ANR for 662 Center Street. Lou Paradis seconded the motion. Jeff Puleo voted nay. All others were in favor. Four members of The Planning Board endorsed this plan at the end of the meeting.

Minor Site Plan Modifications – Pier 1 Imports:

Megan Dunn, a Regional Manager for Pier 1 Imports gave a brief overview of changes the Pier 1 Imports Store in Hanover would like to make to its façade. Proposed changes to the existing Pier 1 signs would be to change to LED lighting, a brighter blue composite background, and the addition of a white border. The size of the sign will not change. The existing shelving in the front store windows would be removed. The front store windows would be replaced with new glass so customers can view merchandise. New bamboo slats would be added to the front façade of the building between the existing columns underneath the store sign.

Jeff Puleo made a motion to approve only the façade changes for Pier 1 Imports as presented in the April 5, 2012 proposed renovation documents from Pier 1 Imports. Changes to the sign would need to be approved by the Town’s Sign Officer. Tony Losordo seconded the motion. All others were in favor.

PB12-14SP: Sun Oil, 1954 Washington Street:

The applicant has submitted a written request to continue the public hearing for Sun Oil, 1954 Washington Street to a May meeting. Tony Losordo made a motion to continue the public hearing for PB12-14SP, Sun Oil, 1954 Washington Street until May 21, 2012 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

PB12-17SP: 1206 Hanover Street:

The applicant has submitted a written request to continue the public hearing for 1206 Hanover Street to a May meeting. Richard Deluca disclosed that he is the applicant and owner of this property and recused himself from the vote on this. Tony Losordo made a motion to continue the public hearing for PB12-17SP: 1206 Hanover Street to May 21, 2012 at 7:15 p.m. Ken Blanchard seconded the motion. All others were in favor.

March 26, 2012 Planning Board Meeting Minutes:

The Board reviewed the minutes from the March 26, 2012 Planning Board meeting. Tony Losordo made a motion to accept these minutes as amended. Bernie Campbell seconded the motion. All others were in favor.

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

Peter Palmieri from Merrill Associates, the engineer representing the applicant, provided an overview of the revised plans for Starland dated March 30, 2012.

Sean Malloy from CBT Architects reviewed drawings of the proposed exterior and interior of the buildings.

Gary McNaughton, from McMahon Associates, discussed the Traffic Impact Study they had prepared for Starland. He stated that data was more readily available for soccer complexes versus a mixed recreational facility. Traffic signals were considered but MASS DOT would have to approve them. Expected 5 year growth was included in this study. Parking data for soccer complexes was also reviewed for this study. Striping of turn lanes on Route 53 would need to be approved by MASS DOT.

Peter Vasiliou, Jacobs Engineering, who conducted the peer traffic review for the Town, provided comments on the Traffic Study done by McMahon Associates. In reviewing traffic, intersections adjacent to the proposed sites are studied. Data on soccer field complexes should accommodate this type of facility. Peter said he would like to validate the growth rate being used for this study. He would also like to make sure that Saturday traffic was used in this study. He recommended that the applicant should get an idea of what other surrounding towns would be using this facility. There could be some concerns with visitors using one drive way more than another, or cars backing up to get out of the driveway. The possibility of this facility being used year round needs to be considered. He doesn't see a justification for a traffic signal; however, there is no traffic signal in the area to provide gaps in traffic. If nearby property was developed, such as Village Commons, this would increase traffic accident concerns. Left hand turn lanes on Rte 53 were discussed. The applicant will explore these possibilities with MassDOT.

Dave Nyman from CEI, peer review engineer for the Town, stated that many of his concerns have been addressed by the revised site plans for Starland. Some of the circulation issues have been addressed, but concerns still exist about lot circulation if more parking was added to the back. Also, if the driveway backs up with cars exiting, this could block some of the open parking spaces.

An abutter to the project expressed concerns about additional parking spaces being added to the back.

A resident stated that he expects exiting traffic to be the biggest problem. He asked about drop off traffic and buses at the facility. In addition, he expressed concern about the proposed design of the buildings not meet the Design Review bylaws of the Town.

The Planning Board asked the architect if something could be done to break up the largeness of the building. The Architect stated they were trying to be true to what the building is. They were hoping to soften the building with buffers. A discussion about the rear entrance of the building took place

A resident inquired about the anticipated retail and restaurant at the facility. The applicant, John Poirier said there would just be a food snack bar. The only tenant they expect in the building would be a physical therapist.

A discussion about whether the property would be fenced in took place. The Planning Board recommended fencing along abutting areas that could be used as a cut through.

Fire Alarm connections need to be determined.

The Planning Board requested that the following items be resolved and included on revised plans for the next meeting regarding Starland:

- Snow Removal Plan
- Feasibility of left hand turn on Route 53
- Changes to building to comply with design review standards.
- Changes to back of building to add diversity (colored columns).
- Addition of more trees to back buffer.
- Dedicated turn lanes in driveway.
- Highlighting of drop off areas.
- Directional signs throughout the complex.
- Resolution of Fire Department questions.

Bernie Campbell made a motion to continue the public hearing for PB12-13SP, Starland, 637 Washington Street to April 23, 2012 at 7:20 p.m. Jeff Puleo seconded the motion and it was so voted unanimously.

Tolman Road Subdivision:

The Planning Board endorsed the subdivision plan for Tolman Road. The Board discussed whether there was a need to revise the original decision that requires sprinkler systems in the houses on lots 1 and 3. When the Planning Board approved this subdivision there was a home on the site. That home has since burned down. The decision did not reference lot 2 in this condition. The Assistant Town Planner will research the possibilities of modifying their decision.

Lou Paradis made a motion to adjourn the meeting at 10:05 p.m. Tony Losordo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary