



Hanover Planning Board
Meeting Minutes – March 7, 2011

Planning Board Attendees: Richard Deluca, Jeff Puleo, Meghan Neville-Dunne, Tony Losordo, Gary Hendershot

Other Attendees: Margaret Hoffman, Pat Gallivan, Brad McKenzie, Dave Nyman, Dave Rosenberg, Harry Samuelcheck, Richard Kelliher, Keith White, Donald White, Joe Salvucci, William Arienti, David Spillane, Mr. and Mrs. Cheverie, Mr. Pasqualucci, Matt Ronan, Attorney Joanne Butterall, others

Richard Deluca, Planning Board Chairman opened the meeting at 6:45 p.m.

Meeting Minutes:

The Committee reviewed the Planning Board meeting minutes of February 7, 2011. Tony Losordo made a motion to accept the minutes of February 7, 2011 as amended. Jeff Puleo seconded the motion. All others were in favor.

222 Webster Street – Refund of Consultant Review funds:

Jeff Puleo made a motion to approve the refund of the Consultant Review Fund for 222 Webster Street in the amount of \$4,834.08. Tony Losordo seconded the motion. All others were in favor.

Public Hearing – 1775 Washington Street, Body Art Establishment:

Gary Hendershot read the hearing notice for the Body Art Establishment into the record. A letter from Ed Callahan, General Manager, of the Hanover Mall was read into the record. An e-mail from Walter Sweeney, Chief of Police, was read into the record.

Keith White, the applicant, provided information about his proposed plans for a Body Art establishment at the Hanover Mall. He showed the Board a drawing of the proposed sign and indicated that the sign for this shop is currently under construction. The shop will have individual stations, one for piercings and two for body art. Each station will be closed off from the public with a screen. The applicant told the Board that he has a policy where he does not do tattoos on anyone under the age of 18. Current Board of Health Bylaws state that clients have to be 18 or older to get a tattoo or body piercing without parental consent. Children under 16 cannot get a tattoo or body piercing unless a parent is present and gives their consent. The Board of Health granted a variance on the size of the stations. There will be a receptionist at the front desk to make sure age requirements are met. Petitions will be six feet tall. There will be a unisex bathroom. Handwashing sinks will be located in each of the stations. The large area in the back of the shop will be paperwork and office functions.

Jeff Puleo asked about the screening requirements for tattoo parlors that are in the Town's bylaws. Assistant Town Planner, Margaret Hoffman said these bylaws were probably written for a shop that has its own separate location.

The shop will have art work and jewelry for sale. The Board cautioned Mr. White that he needs to make sure that any items that he sells are not considered pornographic.

Gary Hendershot asked what licenses employees need to work at the shop. The only medical supplies that will be kept in the shop are first aid kits.

A discussion about the reception and waiting area for the shop took place. It was proposed by The Planning Board that the reception area could be kept open, but the waiting area should be screened.

Margaret Hoffman said the proposed plan for the Body Art establishment has met all of the requirements of section 6.13.0 of the Zoning Bylaw. The Hanover Mall is part of the Town's Adult Use District and Section 6.13.0 indicates that Body Art Establishments are allowed by special permit from the Planning Board.

The applicant will be getting permits from the Board of Health. The sign for the establishment, Squid's Ink, will need to be approved by the Hanover Mall.

The hours of operation will be 10:00 a.m. to 10:00 p.m. It is anticipated that the shop will be open from 12:00 p.m. to 9:00 p.m. for tattoos and body piercings. Margaret Hoffman mentioned that during the holiday season the shop would still need to be closed by 10:00 p.m.

William Arienti from Pine Street said he is concerned about people drinking and then getting a tattoo. He is concerned about the Mall setting with children around. The applicant, Keith White, said that any person that appears to be under the influence of alcohol or drugs will not be let into the shop. He mentioned that security and a police station are located within the Mall.

The Planning Board asked if there were any other store locations available within the Mall. The applicant said there was another location available, but he was interested in this location because it was close to an entrance and exit for the Mall.

Matt Ronan from Brockton spoke on behalf of the applicant.

Jeff Puleo made a motion to close the hearing on 1775 Washington Street at 7:35 p.m. Meaghan Neville-Dunne seconded the motion. All others were in favor.

Jeff Puleo made a motion to approve the Special Permit and Site Plan for Squid's Ink, the Body Art Establishment at 1775 Washington Street. Meaghan Neville Dunne seconded the motion. The Board voted 3 -2 in favor.

The following special conditions will be included in the Special Permit for the Body Art Establishment:

- Operating hours from 10 a.m. to 10 p.m.
- Flashing lights will not be allowed.

- Screened in waiting area.
- Approval from the Board of Health.

The Board was advised that a 4 -1 vote was necessary to approve a Special Permit. The Chairman suggested that they take it up again after the scheduled public hearings.

Public Hearing for 1154 Washington Street, Briarwood Kennels:

Gary Hendershot read the hearing notice for 1154 Washington Street, Briarwood Kennels, into the record. He read an e-mail from Victor Diniak, Director of the Board of Public Works into the record. The Board met with David Ricardo owner of the property and owner of Briarwood Kennels. The Town has received a complaint from one of the abutters to the kennels about the noise created by the dogs barking. The Planning Board asked if there was a survey drawing available for this property. There was not a current survey drawing available. The Planning Board mentioned that the current structures on this property are most likely non-conforming.

Attorney Joanne Butterall representing Mr. and Mrs. Owen Cheverie, abutters to the kennel, spoke about her client's concerns. The primary concern mentioned by abutters to the kennel was the noise caused by the dogs barking. Several residents said they had called Mr. Ricardo in the past about the noise.

The Kennel currently has a gas station bell type of system in the driveway. The dogs bark when visitors to the kennel cause the bell to ring. The Planning Board asked if the bell could be discontinued and another type of warning system put in place. Mr. Ricardo told the Board that it was important that he know when someone is approaching the business so that he doesn't lose customers.

It was discussed that the dogs housed at the kennels barked more when they kept in the structure closer to Route 53.

The Town Clerk is responsible for licensing kennels. The Planning Board is not responsible for permitting kennels.

The Planning Board asked how many dogs were currently housed at the kennel. The owner currently has twelve of his own dogs plus two boarders. He also has a few extra dogs on site during the day for daycare.

The possibility of putting up additional fencing to absorb noise was discussed.

The Planning Board would like to come up with a solution that will keep the kennel in business and satisfy the abutters concern about the noise.

The Planning Board agreed to visit Briarwood Kennels on Saturday, March 19, 2011 at 12:00 p.m.

Gary Hendershot made a motion to continue the hearing for Briarwood Kennels to April 4, 2011 at 7:00 p.m. Jeff Puleo seconded the motion. All others were in favor.

Continuation of Public Hearing – 1 Saturn Drive:

Brad McKenzie, McKenzie Engineering, said they had received a letter from Dave Nyman who had completed the consultant review on the site plan for this project. Garage doors will be added in the service area. Employee and customer parking spaces were recalculated. Fire Captain Barbara Stone is comfortable with the site plan for access and water supply.

Dave Nyman had concerns about the site meeting drainage requirements for peak rates of run offs. McKenzie has provided updated drainage reports. Dave Nyman was satisfied with the updated drainage reports. The stop sign will be relocated.

A waiver will be needed for the street layout in the subdivision plan. A waiver for landscaping might need to be considered. Landscaping plans for this site are available in the 1995 plans for this site. Margaret Hoffman, Assistant Town Planner will be compiling a list of special conditions for the site plan.

The Conservation Commission will be meeting with the applicant next week. The Conservation Commission is waiting for information on soils and plantings. The Stormwater Management issues seem to have been addressed.

The Planning Board inquired about parking. The applicant is forecasting twelve employees. There would be five parking spaces for sales and two for service. The Planning Board suggested that specific spots be reserved for customer parking. The six parking spaces closest to Route 53 could be designated for customers. The parking spaces behind the handicapped parking would be for inventory.

The cul-de-sac on paper will be eliminated.

Margaret Hoffman asked for an architectural sketch. Windows and doors are existing. A written decision will be prepared for both the Special Permit and subdivision plan.

Jeff Puleo made a motion to close the hearing on 1 Saturn Drive at 9:25 p.m. Gary Hendershot seconded the motion. All others were in favor.

Continuation of Public Hearing - 2060 Washington Street - Prime Infiniti:

Harry Samuelcheck, Connolly Brothers Construction provided drawings for the proposed front of the building. The building would have a sloped roof and an icon tower with the Prime Infiniti logo on it. The façade of the building will be a buff colored brick. The proposed roof would be metal. Concerns about water run-off from the roof were discussed. The Planning Board proposed dressing up the entrance to the building. The corporate office for Infiniti did not want dormers installed. Margaret Hoffman said she had recently sent a copy of the drawing for the proposed building to the Design Review Board but had not gotten any comments back from them..

The Planning Board asked about rain gutters for the roof. The architect said these have not been added to the plan yet.

Fire Captain Barbara Stone is comfortable with access and water supply for this project.

Parking spots were recalculated. Inventory area was reviewed.

There is some concern about drainage patterns. The infiltration basin was increased by 20% to address this concern.

McKenzie Engineering has met with an abutter, Mr. Kelliher to address his concerns about drainage. Massachusetts Highway may add a few catch basins along the curb cut lines. McKenzie Engineering will submit a revised plan to the Planning Department by the end of this week.

Landscape Architect, James Emmanuel, provided details about the proposed plantings for this site. The back parking lot does not have any landscaping.

Margaret Hoffman asked if striping would be required on the back parking lot. The Planning Board is requiring that the back parking be outlined but not striped.

The issue of run off from the roof still needs to be resolved.

McKenzie Engineering will submit revised plans for Prime Infiniti later this week.

Tony Losordo made a motion to continue the hearing on 2060 Washington Street – Prime Infiniti to March 21, 2011 at 6:30 p.m. Gary Hendershot seconded the motion. All others were in favor.

Body Art Establishment:

At 10:50 p.m. Gary Hendershot made a motion to reconsider the vote of the Body Art establishment, Squid's Inc., to be located at 1775 Washington Street. Jeff Puleo seconded the motion. All in favor. A clarification of the issues took place. It was discussed that the proposal for the Body Art Establishment met the criteria of the zoning bylaws for the Adult Use District.

Jeff Puleo made a motion to approve the special permit for 1775 Washington Street, Body Art Establishment. Meaghan Neville-Dunne seconded the motion. Jeff Puleo, Meagan Neville Dunne, Gary Hendershot and Richard Deluca voted in favor of the motion. Tony Losordo voted no on the motion. The Special Permit was approved with a 4 to 1 vote.

Meeting adjourned at 11:10 p.m.

Prepared by: Audrey Barresi, Administrative Assistant