



PLANNING BOARD

SEPTEMBER 28, 2015 – 6:45 PM

TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, September 28, 2015 in Hanover Town Hall.

Planning Board Attendees:

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

Absent: Lance Mortland

Others: Town Planner Peter Matchak and Associate Planner Heather Lamplough

Tony Losordo, Planning Board Vice-Chairman, called the meeting to order at 7:05 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Continuance of Public Hearing Hanover Automotive & Tire, 1434 Washington Street – TPL-15-7:

Attorney Robert Tombari representing the applicant requested a continuance on behalf of his client. Tony Losordo motioned to continue the public hearing to October 19th, 2015 at 7:00 p.m. Ken Blanchard seconded the motion. All other voted in favor.

389 Columbia Road - Limited Site Plan Review:

Hajjar Realty Management Co., owners of the former Building 19 location, in agreement with Tractor Supply Co., the proposed tenant, is applying for a Limited Site Plan Approval under Section 10.400 of Hanover Zoning Bylaws. Town Planner, Peter Matchak presented the proposed project to the Board. The applicant is proposing the installation of two outdoor display areas as well as a driveway connection between the adjacent property at 357 Columbia Road (formally the Seasonal Pool and Patio building). In addition to the requested limited site plan approval, the applicant is requesting an outdoor storage Special Permit. The applicant's engineer has met with Building Commissioner Tony Marino and Town Planner Peter Matchak and reviewed a draft of the proposed site plan. Tractor Supply Co. has a tentative agreement to lease 25,000 sq. ft. of the front section of the building, facing the existing parking lot and Columbia Road. John Benevides, of 245 Curtis Mill Lane, asked a question regarding indoor/outdoor storage. With no proposed changes to the building, and minimal parking lot site work, the Board decided that the requested Limited Site Plan Approval process can be granted under Section 10.400. Tony Losordo made a motion to grant limited site plan review for 389 Columbia Road for the proposed site work, reducing the application fee to \$500 and a \$2,500 consultant review fund. Ken Blanchard seconded the motion. All other voted in favor.

Minor Modification Request: The University Sports Complex, 637 Washington Street, case PB12-13 SP and case TPL-15-7:

The Planning Board reopened the requested minor modification to allow the University Sports Complex to amend their Special Permit/Site Plan Approval, granted by the Planning Board in 2012, to allow the facility to host trade shows and expositions. Chris Horne, General Manager provided the Board with updates on ongoing work/projects at the University Sports Complex. Last year, the University Sports Complex hosted a home show and a fishing expo and is looking to book the same two events this upcoming year. The University Sports Complex is also requesting permission to temporarily patch and stripe the parking lot at 579 Washington Street for 181 parking spaces, while they discuss options for the future plans of the site. Brian Barthelmes, of 51 Cobblestone Lane, and Chairman of the Board of Selectmen, spoke on behalf of the Board of Selectmen, in support of the University Sports Complex requests. John Benevides, of 245 Curtis Mill Lane, spoke about traffic concerns and how it affects neighboring businesses. Chairman Deluca stated that he thinks that each event outside of a sporting event held at the University Sports Complex should need to gain approval from all Town departments before they will be allowed to be held. Richard Deluca made a motion to agree to the minor modification to allow the two events requested with the understanding that each event will need to get sign-off from all Town departments two weeks prior to the event date, that no event will be allowed without the sign-off from all departments, and that no two major events will be held during the same day/time. Deluca's motion also agreed to the minor modification to allow the adjacent parking lot at 579 Washington Street to be temporarily patched and striped to the satisfaction of the Building Commissioner and the Town Planner before December 2015, that a plan for the development of the site (potential Dairy Queen) will be filed on or before September 1, 2016, otherwise the applicants will need to complete the original approved plan for the site 579 Washington Street. Additionally, the Board requested a mitigation fees of \$200,000.00, two hundred thousand (U.S. Dollars) to the Town of Hanover with payment schedule to be determined before any future approvals will be granted by the Planning Board concerning development of 579 Washington Street or 637 Washington Street, The University Sports Complex. Bernie Campbell seconded the motion. All others voted in favor.

Minor Modification Request and Lot Release: Stable Ridge Estates TPL-14-15:

The Planning Board heard the requested minor modification to waive the required curbstone requirement outlined in Section V.B. of Hanover's Subdivision Bylaws. Town Planner Peter Matchak briefed the Board on the vagueness of Hanover's Bylaws regarding curbstones, (how the Bylaw provides no detail of curbstones) and stated that the plans approved by the Planning Board also did not have a detail of the curbstone. Peter Matchak read an email (dated Monday, September 28, 2015) from the Director of Public Works Victor Diniak into the record, stating that "from a maintenance standpoint what they have installed are probably better than the radius curbstones used in some other subdivisions as plows will tend to ride up over them"; Diniak stated that he does not have a personal preference and instead defers to the Planning Board to further define what they want. Tony Losordo made a motion to grant the waiver and to accept the sloped granite driveway entrance curbstones instead of the curved curbstones for this specific subdivision. Lou Paradis seconded the motion. All others voted in favor.

Greg Young from Northland Residential requested the release of all unreleased lots at Stable Ridge Estates. The Town currently holds a bond for \$350,000. Town Planner Peter Matchak read an email

(dated Monday, September 28, 2015) from the Director of Public Works Victor Diniak into the record which outlines the remaining cost estimates for the roadwork in Stable Ridge Estates as well as two items he recommends being completed before the Board grants the lot releases. Those items are as follows:

1. The electrical conduits are in place but the wires have not been pulled. I recommend that you require documentation from the contractor that National Grid has been paid and that the electrical work is satisfactory to them. In addition, the electrical vaults are currently open and need to be covered as they are a safety hazard.
2. The water trench at the intersection has settled and should be raised up before winter.

The cost estimates to finish the road totaled \$292,133. The Board decided to hold lots 6, 7, 8 and 9 until items 1 and 2 as stated above are completed. Tony Losordo made a motion to grant the lot release for lots 1, 5, 10, 11, 12, 13A and 14, contingent upon items 1 and 2 as outlined by Diniak being addressed, and to reduce the bond amount to \$300,000. Bernie Campbell seconded the motion. All others voted in favor.

The next Planning Board Meeting is scheduled for Monday, October 19, 2015.

Tony Losordo made a motion to adjourn the meeting at 8:50 p.m. Lou Paradis seconded the motion. All others voted in favor.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted by:
Heather Lamplough
Associate Planner