



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday August 11, 2014**

Planning Board Attendees:

Present: Richard Deluca, Anthony Losordo, Ken Blanchard, Lance Mortland, Bernie Campbell, Meagan Neville Dunne and Lou Paradis

Others: Peter Vasilou, Jacob's Engineering Group, Peter Matchak, Associate Planner

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Review Minutes from Planning Board Meetings held on July 28, 2014

The Board reviewed the meeting minutes from July 28, 2014. Tony Losordo made a motion to accept the meeting minutes from July 28, 2014 as amended. Lance Mortland seconded the motion. All others voted in favor.

Review Stable Ridge Estates Draft Decision (TPL-14-15)

Associate Planner, Peter Matchak presented a draft decision for the definitive subdivision known as "Stable Ridge Estates" to the Board. Lou Paradis made a motion to approve the decision as amended Lance Mortland seconded the motion. All others voted in favor.

Continuance of Public Hearing for Site Plan Approval: 1810 Washington Street (TPL-14-17)

The Board was presented a request for continuance on the behalf of the applicant. Bernie Campbell made motion to continue the application of 1810 Washington Street to September 22, 2014 at 7:00 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Continuance Public Hearing for Site Plan Approval: 579-637 Washington Street, (TPL-14-19)

The board was presented a request for continuance on the behalf of the applicant. Ken Blanchard made motion to continue the application of 579-637 Washington Street to September 8, 2014 at 7:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

Continuance of Public Hearing for Definitive Subdivision: ZHENGO Estates, (TPL-14-13)

The Board reopened the public hearing for the application for a definitive subdivision known as "ZHENGO Estates", located on the easterly side of Main Street, formally 775 Main St. The proposed subdivision will create 3 house lots, on a private road. The Planning Board acknowledged the comments from the Hanover DPW and Dave Nyman regarding the sites stormwater. Richard Deluca read the comments from the fire department into record. Jeff Hasset of Morse Engineer Company presented to the board the changes that he has made on the behalf of applicant that addressed the comments from Dave Nyman. The applicants are proposing a 24' foot road way with 1' foot asphalt Cape Cod berm on each side. The engineer has met with abutters and has reviewed pictures and FEMA Maps to address the flooding problems on and around the proposed subdivision. The applicant requested 4 waivers in total. The applicant asked the board for a waiver for the sidewalks in the subdivision, granite curbing, and a waiver for the implementations of catch basins. The applicant is going to construct bio swales throughout the subdivision for low impact drainage. The board agreed with the requests but stated that a homeowner association would need to be established and be responsible to uphold the waiver request. A special condition that no trees will be planted within 2' feet of the Cape Cod berm was requested by the Hanover Fire Department. Tony Losordo made a motion to approve the four requested waivers. Bernie Campbell seconded the motion. All others voted in favor of the four waivers. Tony Losordo made a motion to close the public hearing and approve the application for TPL-14-13. Bernie Campbell seconded the request. All others voted in favor of the subdivision

Continuance of Public Hearing for Special Permit: Village at Seven Springs / Northland Residential Corporation (TPL-13-24)

The Board reopened the public hearing of the Village at Seven Springs, formally known as the Village Commons. The applicant Northland Residential Corporation has submitted a revised site plan which has been approved by Dave Nyman. Northland's traffic study which was submitted on April 28 has been reviewed by the town's traffic consultant; Peter Vasilou of Jacobs Engineering. Peter suggested that the applicant install left and right turning lanes exiting the development from Park Drive Extension. Additional, Peter has suggested the applicant widen the shoulder on Route 53 north so cars would have the ability to pass cars waiting to turn left into the development coming north on Route 53. Peter Matchak, Associate Planner read comments from the Hanover Fire department and HPD into record. Jack Dawley representing Northland Residential and Deb Keller from McKenzie Engineering presented the proposed project to the board. Northland Residential also had their traffic consultant on hand to answer traffic questions. Northland Residential will work with MassDOT and the town on traffic concerns along Route 53 as a result of the traffic study and town concerns. Bernie Campbell made a motion to continue the public hearing to September 8, 2014 at 7:00 p.m. Lance Mortland seconded the motion. All other voted in favor

Lance Mortland made a motion to adjourn the Planning Board meeting at 8:30 p.m. Bernie Campbell seconded the motion, all other voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner