



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

Meeting Minutes of Monday December 16, 2013

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Jeffrey Puleo, Bernie Campbell, & Anthony Losordo

Absent: Meagan Neville Dunne

Others: James Toomey; Town Council, Margaret Hoffman; Assistant Town Planner / CPC Coordinator, & Peter Matchak; Administrative Assistant

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 of December 2, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from December 2, 2013. Ken Blanchard made a motion to accept the Planning Board meeting minutes from December 2, 2013 as amended. Lou Paradis seconded the motion. All others voted in favor.

Outdoor Storage Letter:

Assistant Town Planner, Margaret Hoffman briefed the Board on a letter send by Anthony Marino, Director of Community Services to business along Route 53 who are in violation of the “outdoor storage” bylaw. This letter asks business owners to apply for a special permit through the Planning Board. The goal is to bring all business with outdoor storage into compliance.

Continuance of Public Hearing: 765-775 Washington Street (TPL-13-20):

At 7:00 p.m. the Planning Board reopened the public hearing for 765-775 Washington Street. Mr. Toomey briefed the Board explaining the bylaws definition of abandonment vs. discontinued use, while stating a special permit can be issued by the Board with discretion within the aquifer protection district. The applicant David R. Delaney spoke to the Board regarding the parcels future use and the next steps within the application process. The Board submitted a request of continuance until the next scheduled Planning Board meeting. Bernie Campbell made a motion to continue the public hearing of 765-775 Washington Street to January 27th at 7:00 p.m. Lou Paradis seconded the motion. All others voted in favor.

Public Hearing for 342 B Circuit Street (TPL-13-23):

At 7:40 p.m. the Planning Board opened the public hearing for 342 B Circuit Street. Tony Losordo read the public notice into the record. Tony Losordo read a comment from James Gallagher of the Hanover Fire Dept. dated December 13, 2013 into the public record. Joe O'Brien, President & CEO of Island Surf Company, LLC spoke to the Board concerning the application. Island Surf Company, LLC request a special permit to operate a retail/warehouse store on the site of 342 B Circuit Street and Industrial zone. Currently the site is used for warehouse operations by Island Surf Company, LLC. The Board requested customer parking space are marked and positions near front entrance, all signage complies with the Hanover sign bylaw and the applicant work with the Hanover Fire Department in accordance of fire prevention. Bernie Campbell made a motion to close the public hearing and approve the special permit. Jeff Puleo seconded the motion. All others voted in favor.

Public Hearing for Northland Village Commons (TPL-13-24):

At 8:00 p.m. the Planning Board opened the Public Hearing for Northland Village Commons. Tony Losordo read the public notice, comments from Neil Merritt, Hanover Water Superintendent, and Amy Walkey, Conservation Agent into the public record. Assistant Town Planner, Margaret Hoffman briefed the Board on the applicant's project. The Village Commons project was permitted in 2007 under the VPUD bylaw. The applicant is modifying a special permit issued in 2007 to develop 130 for sale housing units (no affordable units). Margaret Hoffman, Assistant Town Planner stated to the Board the project will require new stormwater and traffic reports. Jack Dawley, President and CEO of Northland Development spoke to the Board representing the application. Mr. Dawley explained Northland wishes to recast the Village Commons permit to contain 130 units made up of townhouses, condo's and flats. Units will be a mixture of one, two and three bedroom units. The ratio of parking spaces is 2.85 per unit. Tom Burke representing the Affordable Housing Trust spoke to the Board and applicant about future affordable housing mitigation. Assistant Town Planner, Margaret Hoffman explained to the Board that the next step for the applicant would be to obtain a variance from the ZBA to allow a change in the percentage of one, two and three bedroom units. Ken Blanchard made a motion to continue the public hearing until January 27, 2013 at 7:15 p.m. Lou Paradis seconded the motion. All other voted in favor.

Tony Losordo made a motion to adjourn the Planning Board meeting at 9:45 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant