



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

**Meeting Minutes of Monday, February 25, 2013**

**Planning Board Attendees:**

Present: Richard Deluca, Tony Losordo, Meghan Neville-Dunne, Lou Paradis, Jeff Puleo

Others: Assistant Town Planner, Margaret Hoffman

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

**Review of January 28, 2013 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes for January 28, 2013. Jeff Puleo made a motion to accept the Planning Board meeting minutes of January 28, 2013, as written. Lou Paradis seconded the motion. All others were in favor.

**Tolman Road Subdivision Request for Minor Modification and Lot Releases:** The Assistant Town Planner gave a brief background of the project and the request for a minor modification and lot releases. The applicant, James O'Brien explained to the Board that he was speaking on behalf of the owner, JMR Realty Trust. The Board then discussed the original decision and read letters from Deputy Fire Chief Barbara Stone which indicated that the Fire Department was not in favor of the modification to special condition #3 of the Tolman Road Definitive Subdivision Special Permit PB08-24C. She explained in her letter that the condition was agreed upon by the applicant at the time the decision was drafted. She did not see any reason to change it as the condition was inserted in order to ensure the safety of the owners of any new homes in this subdivision. The Planning Board also explained to the applicant that Special Condition #23 indicated that all roadway work would need to be completed to include 2 new inches of binder and one and one half inches of topcoat before the lots could be released. That this decision was rendered with due process including the grant of many waivers and that any special conditions would override the general conditions listed. The Board did not feel it was necessary to take a guaranteed deposit for this project on recommendations from the Director of the Department of Public Works. This roadway would never be accepted by the Town as a public roadway and the Town should not put itself in the position to be responsible for completing this roadway. The Chairman also pointed out that the asphalt plants would be opening soon and that the time before the lots could be released shouldn't have much impact the sale of these lots. The Board

suggested that Mr. O'Brien complete the road work and then submit the request for lot releases to the Board at that time. Jeff Puleo made a motion to deny the request for a minor modification to Definitive Subdivision Special Permit PB08-24C. Lou Paradis seconded the motion and it was so voted unanimously.

Lou Paradis then made a motion to deny the request for lot release for the Tolman Road Subdivision because the provisions of Special Condition #23 have not been met. Jeff Puleo seconded the motion and it was so voted unanimously.

**Dunkin Donuts 416 Columbia Road Speaker test period:** The Board met with Louis Bettencourt to discuss the request for a modification of the Special Permit for 416 Columbia Road. The Board has not had any formal complaints from the residents of the abutting properties. They received an informal list of compliments from various customers that was submitted by one of the representatives from Dunkin' Donuts. The planning Department received a phone call from one of the abutters asking that the test period be extended to include the spring and early summer season. The abutter felt that this would give them a better opportunity to experience the system while they were outdoors or when their windows were opened. Jeff Puleo motioned to allow the test period to continue to June 24, 2013. Lou Paradis seconded the motion and it was so voted unanimously.

**ANR 556 Circuit Street PB13-11A:** The Board reviewed an ANR Plan for 1216 Webster Street. Meagan Dunne made a motion to endorse ANR plan PB13-11A. Tony Losordo seconded the motion and it was so voted unanimously.

Tony Losordo made a motion to adjourn the meeting at 8:00 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Respectfully submitted by Margaret Hoffman, Assistant Town Planner