



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

Meeting Minutes of Monday January 27, 2014

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Jeff Puleo, Bernie Campbell, Meagan Neville Dunne & Anthony Losordo

Others: Margaret Hoffman; Assistant Town Planner / CPC Coordinator
Peter Matchak; Administrative Assistant
Anthony Marino, Director of Community Services

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 January 13, 2014 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from January 13, 2014. Lou Paradis made a motion to accept the Planning Board meeting minutes from January 13, 2014 as written. Bernie Campbell seconded the motion. All others voted in favor.

Request for Limited Site Plan Review 285 Circuit Street:

David Stubblebine owner of 285 Circuit Street requests a Limited Site Plan Review. Currently the building on the property is used as an indoor sports complex.. Mr. Stubblebine is working with National Grid to obtain an easement for access to 285 Circuit Street over Phillips Lane. Ken Blanchard made a motion to grant a Limited Site Plan Review with a public hearing and abutter notification. A stormwater management review was completed in 2012. Jeff Puleo seconded the motion. All others voted in favor.

555 Whiting Street (PB11-19C):

The Board was presented with a lot release request for 555 Whiting Street two lot subdivision. Margaret Hoffman, Assistant Town Planner recommended that the Board release the two lots. The applicant David Horton has completed all requirements including the recording of the Homeowners Agreement and the installation of the stop sign, street name and private way sign. All stormwater requirements have been fulfilled. The private way will be called Woodruff Way. The Board did not require a guaranteed deposit because the road will remain a private way in perpetuity. The town will take no responsibility to maintain the road. Jeff Puleo made a motion to release the two lots Lou Paradis seconded the motion. All others voted in favor.

765-775 Washington Street (TPL-13-20):

The Board reopened the public hearing for 765-775 Washington Street the application of David Delaney. Margaret Hoffman, Assistant Town Planner briefed the Board stating that she has had conversations with other town departments including the DPW and Fire and they are comfortable with the proposed use on the locus. Additionally, the Board can grant the special permit under section 6.860.B.1 of the Hanover Bylaws with a provision / condition that the applicant fulfills site plan approval section 10 of the bylaws. The Board stated that within this application they are looking to follow the bylaws protecting the Aquifer Protection District while allowing for growth and revitalization along Route 53. Tony Losordo made a motion to grant the Special Permit under section 6.860.B.1 allowing for the proposed use on the site conditioned on the applicants ability to comply with Site Plan Approval section 10 of the bylaws. Bernie Campbell seconded the motion. All others voted in favor. Anthony Marino, Director of Community Services spoke in favor of the project and told the Board that several Town department heads had met with the applicant prior to the application being submitted to the Board. The Board will continue with site plan approval upon the submission of all required materials. Tony Losordo made a motion to continue the public hearing to February 10th, 2014 at 7:00 p.m. Lou Paradis seconded the motion. All others voted in favor.

Northland Residential/Village Commons: The Board was presented with a request for continuance from Northland Residential Development received by the Planning Office on January 27, 2014. Tony Losordo made a motion to continue the public hearing to February 24th, 2014 at 7:00 p.m.

Bernie Campbell made a motion to adjourn the Planning Board meeting at 8:45 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant