



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

**Meeting Minutes of Monday, July 22, 2013**

**Planning Board Attendees:**

Present: Richard Deluca, Tony Losordo, Bernie Campbell, Meagan Neville Dunne, Lou Paradis,  
& Jeffrey Puleo

Absent: Ken Blanchard

Others: Assistant Town Planner, Margaret Hoffman; Administrative Assistant, Peter Matchak;  
David Nyman Comprehensive Environmental Incorporated, Inc.

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 June 10, 2013 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes from July 8, 2013. Lou Paradis made a motion to accept the Planning Board meeting minutes from July 8, 2013, as amended. Meagan Neville Dunne seconded the motion. All others voted in favor.

**Hanover Housing Production Plan:**

The Board discussed the revised 2013 Hanover Housing Production Plan. The Board will vote whether to approve the plan at their next scheduled meeting August 5, 2013. The Board of Selectman will have to approve the plan before having the plan certified by the state.

**Continuance of Public Hearing –Extension of a Subdivision Twin Fawn Drive (TPL-13-8):**

Rich Deluca reopened the public hearing for Twin Fawn Drive at 7:00 p.m. in the second floor hearing room and read an email dated July 9, 2013 10:20 p.m. from Jim Gallagher, Hanover Fire Department. The email stated that the Fire Department is satisfied with the site plan. Margaret Hoffman Assistant Town Planner briefed the Board on the proposed site plan stating that the Planning Office has been in contact with Victor Diniak, Hanover DPW Director who is satisfied with the special conditions. Victor Diniak stated that the applicant will need to obtain a street opening permit from the DPW. Dave Nyman of CEI, Inc. consulting on the project stated to the Board that he is satisfied with the design of the rain garden, mitigating the increase in storm water runoff. Tony Losordo recused himself from voting. Lou Paradis made a motion to close the public hearing for 34 Twin Fawn Drive. Bernie Campbell seconded the motion. All other voted in favor. Jeff Puleo made a motion to approve the extension of Twin Fawn Drive

subdivision to create 34 Twin Fawn Drive. Lou Paradis seconded the motion. All other voted in favor.

**Public Hearing: 775 Main Street (TPL-13-10):**

The Planning Board opened the public hearing for 775 Main Street at 7:12 p.m. in the second floor hearing room of Hanover Town Hall. Tony Losordo read the public hearing notice, comments presented to the Board from Jim Gallagher, Hanover Fire Department, Victor Diniak, Hanover DPW Director, Amy Walkey, Hanover Conservation Commission, & Anthony Marino, Director of Community Services into the record. Jeff Hassett representing the applicant Diane Campbell, Campbell Family Trust addressed the Board presenting a site plan titled Plan of Land 775 Main Street, Hanover, MA (Assessor's Map 22, Lot 011) with a Revision Date of July 22, 2013. Mr. Hassett explained that the applicant wished to obtain two separate special permits. The first special permit for a Retreat Lot under section 6.030 A and the second special permit for a Common Drive under section 5.870 of the Hanover Zoning Bylaws. The proposed site plan would create three lots. Lot 1 a conventional lot (72,292 S.F., 39,040 S.F. of upland), Lot 2 a retreat lot (188,805 S.F. all upland), and Lot 3- 775 Main Street occupied by the applicant (76,583 S.F. all up land). The Common Drive Special Permit is requested to minimize impact on an existing wetland on Lot 1. Utilities for both Lots will be buried underground. Lot 1's utilities will be buried on the left side of the road and Lot 2's utilities will be buried on the right side of the driveway. Owners of Lot 1 and 2 will be responsible for the maintenance of the common drive. Assistant Town Planner Margaret Hoffman stated to the Board that she will include Victor Diniak's comments in the decision. Tony Losordo made a motion to close the public hearing for 775 Main Street. Jeff Puleo seconded the motion. All others voted in favor. Tony Losordo made a motion to grant two Special Permits one Retreat Lot Special Permit and one Common Drive Special Permit with Special Conditions as disused. Jeff Puleo seconded the motion. All others voted in favor.

**Public Hearing: 2117 Washington Street (TPL-13-12):**

The Planning Board opened the public hearing for 2117 Washington Street at 7:30 p.m. in the second floor hearing room of Hanover Town Hall. Tony Losordo read the public hearing notice, comments presented to the Board from Jim Gallagher, Hanover Fire Dept., John Owens Jr., Hanover Police Dept., Victor Diniak, Hanover DPW Director, Amy Walkey, Hanover Conservation Commission, Anthony Marino, Director of Community Services and Bruce Nordstrom of the Design Review Committee into the record. Assistant Town Planner Margaret Hoffman briefed the Board on the project. Dana Altobello of Merrill Associates, Inc representing the applicant presented a site plan of the proposed project. The Project looks to eliminate the Assinippi Avenue entrance while expanding the Webster Street entrances. The plan is to create a longer queue area to allow approximately 20 cars and insert a second drive thru window for order payments. The entrance at Webster Street will be re-graded to 10%-14% allowing for easier access. Jeffrey Dirk of Vanasse & Associates, Inc. the applicant's traffic engineer presented his traffic study concerning the site. Mr. Dirk indicated that 60% of the existing traffic enters through Webster Street and 10%-15% of all traffic to the site enters through Assinippi Avenue. The changes to the site will create a smother traffic flow through the site. Dave Nyman of CEI Inc. consulting on the towns behalf studying the storm water management stated he had no issues with the proposed changed to the site or increases in storm water. The Board discussed internal traffic flow and the propose signage for the Dunkin Donut. The Board asked the applicant to return with revised plans showing alternative renderings of the site plan which

incorporates some of the suggestions made. The asked the Assistant Town Planner to ask Tony Marino's, Hanover Director of Community Services for input concerning the proposed signs. The Board review the request to grant a waiver on the required landscaping buffer. The Board believed there would be no issue with the granting of the waiver. Bernie Campbell made a motion to continue the public hearing for 2117 Washington Street until the next Planning Board meeting scheduled for August 5, 2013 at 7:00 p.m. Tony Losordo seconded the motion. All other voted in favor.

**Minor Modification: 1775 Washington Street (TPL-13-2):**

The Planning Board was presented with a Minor Modification request for 1775 Washington Street Waste Water Treatment plant for the Hanover Mall. The proposed changes eliminate a proposed fire hydrant, replace the gas line with a propane gas tank and replace a water line with a well. The board was presented an email from Barbara Stone, Hanover Fire Dept. stating that the proposed changes are acceptable. Jeff Puleo made a motion to grant a Minor Modification to Planning Board Case TPL-13-2 with the condition that safety measure as met in accordance with the Hanover Fire Dept. and DPW Dept. Bernie Campbell seconded the motion. All others voted in favor.

Jeff Puleo made a motion to adjourn the meeting at 9:00 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant