



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday July 28, 2014**

Planning Board Attendees:

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

Note: Richard Deluca arrived at 7:15 p.m. and didn't participate in the first public hearing.

Peter Matchak, Associate Planner

Anthony Losordo, Planning Board Vice 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 14, 2014

The board review the meeting minutes from July 14, 2014. Lou Paradis made a motion to accept the meeting minutes from July 14, 2014 as amended. Lance Mortland seconded the motion. All others voted in favor.

Public Hearing for Special Permit; Retreat Lot: 1304 Main Street (TPL-14-16)

The Planning Board opened the public hearing for the application of William Bliss applying for a special permit for the creation of a retreat lot at 1304 Main Street. Lou Paradis opened the public hearing for 1304 Main Street by reading the public hearing into the record with comments from the Fire Department and DPW. The applicant proposes to divide the existing lot to create one conventional lot containing 51,036± sq. ft., and a so-called "Retreat Lot" containing 164,500± sq. ft., (86,554± sq. ft. upland). The existing dwelling at 1304 Main Street would be located on the conventional lot. The proposed retreat lot meets all bylaw requirements. The house will be accessed by a 12' wide paved driveway with 4' shoulder on each side. Rick Grady from Grady Engineering present the site plan to the Board. He stated that the proposed retreat lot is less than 500 feet from a fire hydrant. Richard Rondeau of 37 Beckford Farm Road was concerned about the potential glare of headlights that would visible from his property. He was also concerned on the location of the propose house. Robert Davis of 49 Beckford Farm Road expressed concerns of runoff into his property. The Board discussed the idea of planting shrubs or placing a fence to mitigate headlight glare for the abutters. Bernie Campbell made a motion to close the public hearing and approve the application of William Bliss, 1304 Main Street (TPL-14-16) requesting a special permit creating a so-called "retreat lot", with special conditions Lance Mortland seconded the motion. All voted in favor.

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

The board was present a request for continuance on behalf of the applicant. Ken Blanchard made motion to continue the application of ZHENGO Estates to August 11, 2014 at 7:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

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

The Board opened the public hearing for the application for site plan approval for the expansion of University Sports Complex parking area. Lou Paradis opened the public hearing for 579-637 Washington Street by reading the public hearing into the record with comments from the DPW. The applicant MILS, LLC the current owners of the sports complex have recently purchased 579 Washington Street the old Sullivan Brothers car dealership. The applicant's plans to tear down one of the two buildings and convert the remaining building to office space / secondary use while reorganizing the parking area to create additional parking for the sports complex. This proposal is phase one of a two phased parking expansion. Peter Palmeri from Merrill Engineering presented the site plan to the Board.. Lou Paradis asked if impervious surfaces would be increased or decreased resulting from this project. The engineer stated that the impervious surface would decrease when this project is completed. Anthony Losordo made a motion to continue the public hearing to August 11, 2014 at 7:00 p.m. Ken Blanchard seconded the motion. All other voted in favor.

Continuance of Public Hearing for Definitive Subdivision: 1226 Webster Street, (TPL-14-9)

The Board reopened the public hearing for the application for a definitive subdivision known at 1226 Webster Street. At the July 14th Planning Board meeting, the Board held the applicant to the 1992 planning board decision of upgrading Cynthia Road to subdivision standards if the applicant decides to build another house on the lot. Deb Keller of McKenzie Engineer group presented a concept plan to the planning board on behalf of the applicant. The concept plan is proposing a common drive on the applicant's existing driveway. Steven Bikofski of 2 Sawmill Lane Rockland thanks the applicant for the new changes to the revise concept plan. Amanda McCloy of 4 Sawmill Lane Rockland stated concerns of flooding in her yard. Bill Lee of 10 Cynthia Way addressed his concerns of the proposed common drive. Bernie Campbell made a motion to continue the public hearing to September 8, 2014 at 7:00 p.m. requesting a full site plan developing "Cynthia Way" as an acceptable roadway. Lance Mortland seconded the motion. All other voted in favor

Continuance of Public Hearing for Definitive Subdivision: Stable Ridge Estates, (TPL-14-15)

The Board reopened the public hearing for the application for a definitive subdivision known at "Stable Ridge Estates" to be located on the westerly side of King Street, formally known as 557 King Street. The applicant Northland Residential Corporation is proposing a 14 lot subdivision. The applicant is requesting waivers from the allowed length of road (1,000'), and sidewalks on both sides of the proposed roadway. The proposed road way will be 1,383 feet in lengths. The Board accepted the letter from DPW and read the document into the record. Al Loomis from McKenzie Engineer group and Greg Young from Northland presented the new subdivision designs to the Board. Parcel C on the revised site plan will protect a natural depression to help drainage issues. The Board discussed including a covenant in the deeds that would create a buffer zone that restricts cutting any trees that are above 6 inches within 15 feet of the property. The Board requested granite curbing to be used all though the subdivision. The Board stated that they would like to see the road width be 28 feet according to what the Fire Dept. has requested stated for safety reasons. Multiple abutter neighbors, Brian Greer of 242 Olde Forge Road ,

Ken Anderson of 64 King Hill Road, and Casey Logan of 256 Olde Forge Road expressed at the meeting that they were concerned about the length of the proposed road in Stable Ridge. Anthony Losodro made a motion to vote on a waiver to accept the dead end road to exceed 1,000 feet. Lance Mortland seconded the motion. The full five members of the Planning Board voted in favor of 3-2 to accept the waiver of the dead end road to be longer than 1,000 ft. Richard Deluca, Anthony Losordo, and Lance Mortland voted to accept the wavier. Ken Blanchard and Lou Paradis voted against the wavier. Ken Blanchard motioned to deny the waiver of asphalt berm. Lou Paradis seconded the motion. Richard Deluca, Ken Blanchard, Lance Mortland, and Lou Paradis voted in favor to denying the wavier, Anthony Losordo voted against. Anthony Losordo motioned to vote for the waiver of drainage coverage. Bernie Campbell seconded the motion. All voted in favor. Anthony Losordo motioned to accept the wavier for sidewalks on both sides of the road. Lance Mortland seconded the motion. All voted in favor. Anthony Losordo motioned to close the public hearing and approve the application for Stable Ridge Estates, Definitive Subdivision TPL-14-15 with special conditions. Lou Paradis seconded the motion. All others voted in favor.

Anthony Losordo made a motion to adjourn the Planning Board meeting at 9:45 p.m. Lance Mortland seconded the motion all others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner