



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

Meeting Minutes of Monday, June 24, 2013

Planning Board Attendees:

Present: Richard Deluca, Ken Blanchard, Bernie Campbell, Meagan Neville Dunne, Jeffrey Puleo and Lou Paradis

Absent: Tony Losordo

Others: Assistant Town Planner, Margaret Hoffman; Administrative Assistant, Peter Matchak

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 June 10, 2013. Jeff Puleo made a motion to accept the Planning Board meeting minutes from June 10, 2013, as amended. Ken Blanchard seconded the motion. All others voted in favor.

Continuance of Public Hearing –Subdivision of a Subdivision for 34 Twin Fawn Drive TPL-13-8:

The Planning Board reopened the public hearing for 34 Twin Fawn Drive at 7:00 p.m. in the second floor hearing room. Richard Deluca read memos from Jim Gallagher, Hanover Fire Dept. and Victor Diniak, Hanover DPW Director into the record. Tom Pozerski of Merrill Associates presented the Board with updated plans for 34 Twin Fawn Drive. The site plan proposes to extend Twin Fawn Drive 36 ft. southeasterly to gain access to a 30,927 sq. ft. lot. 34 Twin Fawn Drive lies within the aquifer protection district which requires 60,000 sq. ft. lots. However the subdivision lots predate the aquifer protection zoning district making the lot a preexisting non-conforming parcel. Jim Gallagher of the Hanover Fire Dept. memo states that the proposed house is not the most ideal situation for fire rescue and the proposed development does meet the by-laws and regulations of the town. Victor Diniak, Hanover DPW Director within his memo indicated he would need to have an agreement in place outlining the responsibilities of the applicant over the utility connections. Second, the DPW would require the installation of a meter box and iron pipes defining the property lines of 43 Twin fawn Drive. Margaret Hoffman Assistant Town Planner briefed the board on the proposed project. Mrs. Hoffman explained that the expansion of a subdivision road would require a bond to secure funding for the road expansion. In addition the new road expansion will require storm water runoff review. The applicant's engineer Tom Pozerski supplied the Board with a list of proposed waivers from the

Subdivision Rules and Regulations. The applicant had not submitted an application fee pending the decision by the Board. The Board asked the applicant to pay a \$500.00 application filing fee and the amount of \$1,500.00 for consultant review funds to for the evaluation of the proposed drainage/storm water management. Ken Blanchard made a motion to continue the public hearing until the next scheduled Planning Board meeting on July 8th, 2013. Lou Paradis seconded the motion. All other voted in favor.

Public Hearing: Extension Use for 577 Circuit Street TPL-13-9:

The Planning Board opened the public hearing for 577 Circuit Street at 7:30 p.m. in the second floor hearing room. Richard Deluca read the public hearing notice, comments presented to the Board by Jim Gallagher, Hanover Fire Department, and Victor Diniak, Hanover DPW Director into the record. Stephen Ingle representing the applicant Thomas H. Ingle, Inc. addressed the Board. Mr. Ingle explained that he is looking to expand the use of his current property to include commercial vehicle inspection. Presently Thomas H. Ingle Inc. runs a school bus fleet out of the site. The additional use of a commercial vehicle inspection station would not add to the site. The facility which would houses the inspections equipment is currently exists and is used for vehicle repair. Assistant Town Planner, Margaret Hoffman informed the Board members that the current zoning doesn't allow for auto mobile repair within the zoning district and the site is currently a non-conforming parcel. The Board must find that the application will not become a detriment to the health and safety to the existing neighborhood. The Board then asked Mr. Ingle to explain the commercial inspection process; Mr. Ingle explained that a commercial inspection procedure is similar to an automobile inspection testing the safety equipment. Mr. Ingles hours of operation are proposed to be from noon to 6 p.m. first come, first serve. Ken Green of 595 Circuit Street Spoke to the board and expressed that residents of Circuit Street have seen an increase in traffic over the years. He would like the Board to take road traffic into consideration. Catherine Sykes of 615 Circuit Street expressed that she feels that additional commercial traffic will negatively affect the character of the neighborhood causing both noise and air pollution. The Board then discussed the idea of limiting the operational hours from noon to 4 p.m. and not allowing operation on Saturdays. The Board discussed the idea of having by appointment only. Mr. Ingle stated to the Board that he believed that the state wouldn't allow for by appointment only. The Board then requested more information regarding state regulations of commercial vehicle inspections concerning appointments and scheduling. Jeff Puleo made a motion to continue the public hearing on the next scheduled Planning Board meeting on July 8th, 2013. Lou Paradis seconded the motion. All others voted in favor

Jeff Puleo made a motion to adjourn the meeting at 8:30 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant