



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday June 2, 2014**

Planning Board Attendees:

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

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 Minutes from Planning Board Meetings held on April 28, May 5, and May 19

The board review the meeting minutes from April 28, May 5, and May 19. Richard Deluca made a motion to accept the meeting minutes from April 28, May 5, and May 19 as amended Lou Paradis seconded the motion. All others voted in favor.

2000 Washington Street/ Jannell Ford: TPL-14-12

The Planning Board at the previous meeting closed the hearing for Jannell Ford, case TPL-14-6. The Board was presented with the draft of the decision. Lou Paradis made a motion to approve the application of Jannell Ford, 2000 Washington Street, case ID: TPL-14-6 with special condition. Ken Blanchard seconded the motion. All others voted in favor.

Continuance of Public Hearing: 803 Washington Street Hanover County Florist: TPL-14-5

The board was present a request for continuance by the applicant Joseph Lenard of Hanover County Florist. Bernie Campbell made motion to continue the application of 803 Washington Street, Hanover Country Florist to June 16, 2014 at 7:00 p.m. Tony Losordo seconded the motion. All others voted in favor.

Public Hearing: 1102 Hanover Street, Unit I TPL-14-10

Richard Deluca opened the public hearing for 1102, Hanover Street Unit I public hearing. Lou Paradis read the public hearing into the record with comment from Hanover municipal departments. Lance Mortland, Planning Board member recused himself from the hearing due to a conflict of interest. The applicant is applying for a special permit under section 6.130 Use Permitted by Special Permit with a Business District. The applicant, Lance Mortland Jr. is proposing to use Unit I at 1102 Hanover Street to store vehicles inside the building. The business proposes to buy and sell domestic car via the internet. No sales of cars or automobile services including repairs will occur on the premises. No additional signs will be added. Bernie Campbell made a motion to close the hearing. Tony Losordo seconded the motion. All members voted unanimously. Tony Losordo made a motion to approve the Special Permit for the applicant

Lance Mortland Jr., dba Mortland Motor, Inc. with the special conditions. Bernie Campbell seconded the motion. All others voted in favor.

ANR: 1810 Washington Street TPL-14-12:

The board reviewed an ANR application for 1801 Washington Street. The owner on the property has plans to redevelop the parcel building a new commercial building for retail and commercial use. Because of the location of the property in question Jim Toomey, Town Counsel has review the ANR and the applicant has meet with Tony Marino and myself (Peter Matchak) concerning the plan. At this time the proposed plan meets the ANR requirements. Bernie Campbell made a motion to approve the ANR, TPL-14-6. Lou Paradis seconded the motion. All other voted in favor.

Minor Modification: 795 Washington Street Hanover Landscaping and Garden Center PB12-07LSP

Richard Deluca opened the 795 Washington Street public hearing. Lou Paradis read the public notice in to the record. Paul Hutchins owner of Hanover Landscaping & Garden Center is requesting a Minor Modification of Special Condition #4 of the signed decision for case PB12-07SP. Mr. Hutchins would like to add a third cement block mulch bin in the rear of his property. The original site plan was approved in 2011 for one storage bin. In 2012, the Planning Board approved a second mulch bin as a minor modification. Brian Curley of 161 Main Street congratulated Mr. Hutchins on keeping his property clean. Joseph Leonard of 803 Washington Street commented to the Board that Mr. Hutchins' business needs to comply with fire safety laws. Bernie Campbell made a motion to close the public hearing. Ken Blanchard seconded the motion. All other voted in favor to close the public hearing.

Continuance of Public Hearing: 775 Washington Street TPL-13-20

The board was present a request for continuance by the applicant David Delaney. Bernie Campbell made a motion to continue the public hearing to the next scheduled planning meeting on June 16. Lou Paradis seconded the motion. All others voted in favor.

Lance Mortland made a motion to adjourn the Planning Board meeting at 8:30 p.m. Lou Paradis seconded the motion all others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner