



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday June 30, 2014**

Planning Board Attendees:

Present: Richard Deluca, Ken Blanchard, Lance Mortland, Bernie Campbell, Lou Paradis, Dave Nyman, Comprehensive Environmental Incorporate and Peter Matchak, Hanover Associate Planner

Absent: Anthony Losordo

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 June 2, 2014 and June 16, 2014

The board review the meeting minutes from June 2, 2014 and June 16, 2014. Ken Blanchard made a motion to accept the meeting minutes from June 2, 2014 and June 16, 2014 as amended. Lou Paradis seconded the motion. All others voted in favor.

ANR: 803 Washington Street/ 41 Rawson Road: TPL-14-18

The Board was present with an application for an ANR plan for 803 Washington Street/ 41 Rawson Road. The applicant Joseph Lenard proposed to buy land adjutant to his lot identified as Parcel B containing 17, 429 sq. ft. Ken Blanchard made a motion to approve the ANR plan. Lance Mortland seconded the motion. All other voted in favor.

Review Decision: 775 Washington Street (TPL-13-20)

The Board on June 16 closed the public hearing for 775 Washington Street, TPL-13-20. The Board reviewed the decision which was drafted since the closure of the public hearing on June 30, 2014. Ken Blanchard made a motion to approve the all special permits and site plan approval for the application of David R. Delaney. Bernie Campbell seconded the motion. All other voted in favor.

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

The Board opened the public hearing for the application for a definitive subdivision known as the "XHENGO Estates" located on the easterly side of Main Street, formally 775 Main St. The proposed subdivision will create 3 house lots (5.39 acres), on a private road. The "XHENGO Estates" will be developed by three brothers, one house for each. Lou Paradis opened the public hearing for XHENGO Estates by reading the public hearing into the record with comments from the fire department regarding the width of the roadway. The fire department requested the

proposed road width be increased for fire safety and emergencies access. Jeff Hassett, engineer from Morse Engineering Company presented the proposed project to the Board. The site plan proposed roadway width is 20 feet, with no sidewalks or curbing. David Nyman has reviewed the site plan and has identified concerns with the drainage on the site, including the proposed detention area, and proximity to the wetlands in the front portion of the property. The proposed roadways would remain a private way and would remain the homeowners association to maintain. The center island would comply with the subdivision standards. The Board agreed they would like to see the roadway width be increased for fire safety. Jennifer Johnson of 819 Main Street stated her concerns about excess flooding of her property. Lauren McDougall of 803 Main Street agreed with potential flooding issues on her property. Skip Landers of 16 Stone Meadow Lane was in support of the project and is not worried about the potential flooding issues. Lou Paradis made a motion to continue the application of "XHENGO Estates" to July 28, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All others voted in favor

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

The Board opened the public hearing for the application for a definitive subdivision known as "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 fourteen (14) lot subdivision.

Lou Paradis open the public hearing for "Stable Ridge Estates" by read the public hearing into the record with comments from the fire department regarding the width of the roadway. The applicant is proposing the width of the road to be 26 feet, which meets the subdivision standards. The proposed road way will be 1,383 feet long. Greg Young (Northland Residential Corporation) and Al Loomis (McKenzie Engineering Group) presented the proposed definitive subdivision presentation. The applicant is requesting waivers from the allowed length of road 1,000 feet, granite curbing and sidewalks on both sides of the proposed roadway. The applicants would like to use Cape Cod Berm curbing instead of the traditional granite curbing. The applicant is proposing sidewalks on one side of the road in the subdivision. David Nyman has completed his preliminary review of the site plan which has been submitted to the applicant's engineer. Concerns with the drainage detention areas and a drainage swale which run through lots 8-11 have been identified. Dan Pollotta of 22 Tilden Lane commented on the traffic problems on King Street due to consistent speeding, proposed length of road way, and the proximity to the Rockland dump. Ken Anderson of 64 King Hill Road commented on the curbing waiver for the proposed subdivision. Emily Sobchuck of 216 Olde Forge Road wanted to know why every subdivision is getting increased length variances. Kara Lynch of 76 King Hill Road questioned if the applicant was going to plant new street trees along the proposed roadway. Lou Paradis made a motion to continue the application of "Stable Ridge Estates" to July 28, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All others voted in favor

Lance Mortland made a motion to adjourn the Planning Board meeting at 9:15 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner