



**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339  
Meeting Minutes of Monday October 6, 2014**

**Planning Board Attendees:**

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

Others: Peter Matchak, Town Planner

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 September 8, 2014**

The Board reviewed the meeting minutes from September 22, 2014. Lou Paradis made a motion to accept the meeting minutes as amended from September 22, 2014. Lance Mortland seconded the motion. All others voted in favor.

**Informal Meeting: minor modification**

**Paul Hutchins, Hanover Landscape and Garden Center 795 Washington Street**

- The Planning Board held an informally hearing with Paul Hutchins owner of Hanover Garden Center, 795 Washington Street. Mr. Hutchins and the Planning Board discussed Mr. Hutchins third mulch bin which was approved by the Planning Board as a minor modification. The State Fire Marshal visiting the site mandated Mr. Hutchins remove the mulch bin since it did not confirm to State Fire Codes. Mr. Hutchins is requesting a Limited Site Plan approval from the Planning Board as Mr. Hutchins is preparing to apply for a third bin within conformance of state fire codes. Bernie Campbell made a motion to approve Limited Site Plan review in accordance with Mr. Hutchins request. Lance Mortland seconded the motion. All other voted in favor. The Planning Board stated town departmental review and stormwater review will be necessary for the forecasted application.

Review ANR (Approval Not Required): 1010 Broadway (TPL-14-23)

The Planning Board was presented with an ANR application for 1010 Broadway to create one conventional lot represented as Lot 1. The lot contains 31,289± sq. ft. with 199.57' of frontage along Water Street. The barn located on the property will be moved and relocated on the newly created lot to conform to current Hanover Zoning Bylaws. Lou Paradis made a motion to approve TPL-14-23 ANR 1010 Broadway with approval of the plans notation by Town Counsel. Lance Mortland seconded the motion. All other voted in favor.

59 Old Webster Street PB11-15 SP

Steve R. LeVange the applicant of 59 Old Webster Street PB11-15SP has completed his project adhering to all special condition of his 2011 Planning Board decision. Mr. LaVange has recently submitted an as-built plan to complete all conditions of this permit. Mr. LaVange via email received by the Planning Office on September 24, 2014 is requesting the Planning Board to releases all consultant review fund. Tony Losordo made a motion to release PB11-15SP all remaining (\$1,494.00) consultant review fund. Lance Mortland seconded the motion. All other voted in favor.

**Public Hearings**

Continuance of Public Hearing for Site Plan Approval: 476 Webster Street, South Shore Vocational High School (TPL-14-21)

At 7:00 p.m. the Board reopened the public hearing for 478 Webster Street / South Shore Vocational Technical School case TPL-14-21. Peter Matchak, Town Planner briefed the Board stating David Nyman, Hanover's stormwater consultant has reviewed and approved the revised site plan and stormwater calculation dated September 29, 2014. Dana Altobello of Merrill Engineering and Surveying the applicants engineer formally presented the revised site plan to the Board. The applicant is proposing to build a new 3,000 sq. ft. maintenance garage and 29 additional parking spaces for school instructors including stormwater management infrastructure. Tony Losordo s made a motion to close the public hearing and approve the application of 476 Webster Street, South Shore Vocational High School case TPL-14-21. Ken Blanchard seconded the motion. All other voted in favor.

Continuance of Public Hearing Definitive Subdivision: 1226 Webster Street / Cynthia Way (TPL-14-9)

At 7:20 p.m. the Board continued the public hearing for 1226 Webster Street. The applicant Thomas Tasney is petitioning the Board to create one additional building lot on his property. On Monday October 6, 2014, the Hanover Planning Office received a letter from the applicant's Attorney Don Kethro requesting the Hanover Town Clerk's constructive approve the Definitive Subdivision. The applicant alleges that the Planning Boards lack of action within 130 days of the

application allows the Town Clerk to constructively approve the subdivision. The applicant's engineer has requested two continuances on May 19, 2014 and September 8, 2014. The two continuances were agreed upon by both the Hanover Planning Board and applicant's engineer Deb Keller. Town Counsel has been notified of the requested constructive approval. Peter Matchak, Town Planner briefs the Board stating that Town Counsel advised the Board to deny the application of Thomas Tasney, 1226 Webster Street case TPL-14-9. Lou Paradis made a motion to close the public hearing and deny the application of Thomas Tasney, 1226 Webster Street, TPL-14-9 on the basis the applicant failed to submit a site plan which reflects the requirements of the Hanover Subdivision regulations. Additionally, the Board found the submitted site plan was inconsistent with the Hanover Planning Boards 1992 decision PB92-14C which created Cynthia Way. Special Condition 3 b of the Planning Board's 1992 decision states "if in the future more than one buildable lot (lot with a dwelling) is proposed to be accessed by this paper road, than full construction of the road will be required under the subdivision rules and regulations in effect at that time".

Review and vote on Site Plan Approval and Special Permits: Northland Residential Corp., Village at Seven Springs formally know as Village Commons (TPL-14-24)

The Planning Board was presented with a draft decision for the application of Northland Residential Corp., Village at Seven Springs. Jack Dawley representing Northland Residential Corporation spoke to the Board requesting a waiver on the roadway cross section. Materials were presented to the board comparing Northland's previous projects and abutting town roadway cross section requirements. Tony Losordo made a motion to grant a waiver to for roadway cross section requiring 1 ½" of top course, two 1 ½" binder course, 4" of compact graded crushed stone, and 12" of gravel base. Lou Paradis seconded the motion. Richard Deluca, Anthony Losordo, Ken Blanchard, and Lou Paradis voted in favor. Bernie Campbell voted against the motion.

Tony Losordo made a motion to approve all other waivers as requested by the applicant. Ken Blanchard seconded the motion. All others voted in favor.

Lou Paradis made a motion to approve all requested Special Permits, and Site Plan Approval with all special and general conditions. Ken Blanchard seconded the motion. All voting members voted in favor.

Lance Mortland made a motion to adjourn the Planning Board meeting at 8:00 p.m. Bernie Campbell seconded the motion, all other voted in favor.

Respectfully submitted by Peter Matchak, Town Planner