



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

Meeting Minutes of Monday, September 23, 2013

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Bernie Campbell, Jeffrey Puleo & Megan Neville Dunne

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 September 9, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from September 9, 2013. Jeff Puleo made a motion to accept the Planning Board meeting minutes from September 9, 2013. Bernie Campbell seconded the motion. All others voted in favor.

ANR Review: 808 & 816 Circuit Street (TPL-13-17):

The Board reviewed an ANR Site Plan titled Plan of Land 808 & 816 Circuit Street (Assessor's Map: 43 Lot: 34, 119 & 60) Developed by Merrill Associates, Inc. 269 Washington Street, Hanover, MA 02339. Scale: 1" = 80'. Ken Blanchard made a motion to endorse the ANR site plan TPL-13-17. Lou Paradis seconded the motion. All others voted in favor.

Public Hearing: 143 Center Street (TPL-13-16):

The Planning Board opened the public hearing for 143 Center Street at 7:00 p.m. in the second floor hearing room of Hanover Town Hall. Richard Deluca read the public hearing notice, comments presented to the Board from Jim Gallagher, Hanover Fire Department and Amy Walkey, Hanover Conservation Agent into the record. Peter Tuttle of Grady Consulting, L.L.C. representing the applicant the Estate of Margaret Noreen c/o Carol Larose presented a site plan titled Plan of Land 143 Center Street, Hanover, MA with a latest revision date of September 23, 2013. Mr. Tuttle explained to the Board that the applicant is requesting a special permit for a Retreat Lot under section 6.030 A of the Hanover Zoning Bylaws. The proposed site plan would create two lots. Lot 8, a retreat lot (69,899 sq. ft. total, 62,254 sq. ft. of upland), and Lot 7 known as 143 Center Street (30,724 sq. ft. all upland). Mr. Tuttle offered that the retreat lot has the

required 60,000 sq. ft. required and the 50 ft. access hand to the site. Maria Christensen an abutter at 169 Main Street is concerned that any new development on the abutting property of 143 Center Street will increase the amount of water runoff on her property. Richard Deluca then explained that the applicant is only requesting the creation of a lot and no building plan has been submitted. Richard Deluca stated that he would like to see a plan that shows topographic lines that extend on to the abutting properties, along with a swale and stormwater management practices that would mitigate or retain stormwater runoff. Assistant Town Planner, Margaret Hoffman explained to the Board that they can request a water management plan within the decision before the issuance of a building permit. Jeff Puleo made a motion to close the public hearing for 143 Center Street and approve the Special Permit, "Retreat Lot" with the condition that a water management plan will be submitted with the application for a building permit on Lot 8. Lou Paradis seconded the motion. All others voted in favor.

Jeff Puleo made a motion to adjourn the Planning Board meeting at 8:00 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant