



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

Meeting Minutes of Monday, December 17, 2012

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Ken Blanchard, Bernie Campbell, Meghan Neville-Dunne, and Lou Paradis

Absent: Jeff Puleo

Others: Assistant Town Planner, Margaret Hoffman and David Nyman, PE

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:50 p.m. in the second floor hearing room at Town Hall.

Review of November 19, 2012 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes for November 19, 2012. Ken Blanchard made a motion to accept the Planning Board meeting minutes of November 19, 2012, as amended. Bernie Campbell seconded the motion. All others were in favor.

ANR for 691 Main Street PB13-07A:

The board reviewed the ANR for 691 Main Street. Tony Losordo made a motion to accept the ANR. Lou Paradis seconded the motion. All others were in favor.

Informal Hearing Dunkin Donuts, 416 Columbia Road:

Louis Bettencourt presented the idea to the board for a 30 day trial for the speaker system at the Dunkin Donuts at 416 Columbia Road. He indicated if anyone complains he will cease and desist. The board discussed timing for a trial period. The board agreed the abutters should be notified by certified mail and that the trial should be random and unbiased during the month of January. Lou Paradis made a motion to accept the testing on a trial basis as noted. Ken Blanchard seconded the motion. All others were in favor.

Open Public Hearing for Wendy's, PB13-06SP, 1316 Washington Street:

Anthony Losordo read into public record the hearing notice for a proposed Wendy's Restaurant, PB13-06SP, 1316 Washington Street. Reading of comments from Victor Diniak, DPW

Superintendent was waived and comments from the Hanover Fire Department and the Architectural Design Review Board were read into record. Brandon Li of Kelly Engineering presented the details of the project. Margaret Hoffman commented the lot coverage is currently 48% under the 50% required, and Tony Marino indicated the porous pavement does not count towards the 50% coverage. Margaret Hoffman also indicated a variance from the Board of Appeals is needed for lot coverage and/or to use the porous pavement. The proposed use of porous pavement at the property was discussed. Andy Rose, the property owner indicated he was working with the current tenants to redraw parking spaces. Margaret Hoffman commented about a possible safety issue with pedestrians exiting Jo-Ann Fabric store.

David Nyman presented comments regarding the possible use of porous pavement and explained pros and cons to the use of the porous pavers at this property, located in the Aquifer Protection District. Mr. Nyman indicated the use of porous pavement was not intended for high volume traffic areas. Other comments from the board were discussed including the proposed architecture which was not favored, and the board requested a New England design. The owner was questioned whether he had the right to use Franks Lane. Rich Deluca proposed moving the sign closer to Franks Lane. Margaret Hoffman suggested the applicant submit an application for a variance to the Board of Appeals. The board agreed a plan prepared by a registered landscape architect (RLA) should be required.

Bernie Campbell made a motion to continue the public hearing to January 14, 2013 at 7:00 p.m. Tony Losordo seconded the motion and it was so voted unanimously.

Minor Modification for 285 Circuit Street: David Claren of Collins Engineering describes the Minor Modification to allow for stormwater improvements at the property. David Nyman, PE commented he was concerned about stormwater flows from a 100 year and 500 year storm events. Ken Blanchard made a motion to approve the Minor Modification based on final site plan approval by Dave Nyman, PE. Bernie Campbell seconded the motion and it was so voted unanimously.

Minor Modification for 1877 Washington Street: Brandon Li presents the minor modifications for the Site Plan Approval for 1877 Washington Street. Tony Losordo made a motion to allow the minor modifications as noted. Ken Blanchard seconded the motion and it was so voted unanimously.

Minor Modification for 196 Rockland Street: Margaret Hoffman explained the minor modification for number of employees allowed at 196 Rockland Street. Tony Losordo made a motion to modify special condition #2 striking all but the first sentence of the special condition. Bernie Campbell seconded the motion and it was so voted unanimously.

Withdraw Public Hearing for PB13-05SP, 357 Columbia Road:

Lou Paradis made a motion to accept the withdrawal of the application for 357 Columbia Road. Ken Blanchard seconded the motion and it was so voted unanimously.

Margaret Hoffman provided an update to the proposed Interchange Bylaw to the board. A public hearing on proposed articles will be held on January 14, 2013.

Ken Blanchard made a motion to adjourn the meeting at 10:40p.m. Bernie Campbell seconded the motion, and it was so voted unanimously.

Respectfully submitted by Amy Walkey, Administrative Assistant