

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

Meeting Minutes of Monday, December 19, 2011

Planning Board Attendees:

Richard Deluca, Jeff Puleo, Anthony Losordo, Ken Blanchard, Lou Paradis,
Meaghan Neville-Dunne

Others: Diane Crook, Raymond Crook

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m.

Meeting Minutes: The Board reviewed the Planning Board meeting minutes for December 5, 2011. Tony Losordo made a motion to accept the Planning Board meeting minutes for December 5, 2011 as amended. Jeff Puleo seconded the motion. All others were in favor.

ANR – 5 Rawson Road:

The Board reviewed a mylar plan for an ANR for 5 Rawson Road. Jeff Puleo made a motion to endorse PB12-9A, the ANR for 5 Rawson Road. Lou Paradis seconded the motion. All others were in favor. The Board then endorsed the mylar plan.

Public hearing: PB12-8SP: 1102 Hanover Street, Hilltop Auto:

Planning Board Clerk, Tony Losordo, read the hearing notice for PB12-8SP: 1102 Hanover Street, Hilltop Auto into the record. The applicants, Diane and Raymond Crook provided details about the special permit they are seeking for an internet used car sale business. Some of the cars they sell have engines. The number of cars they sell varies by month. The applicants have met with the Board of Selectmen about obtaining a car dealership license. They are required to have a car dealership license if they sell more than 6 cars a year. Assistant Town Planner, Margaret Hoffman said that car dealerships are not allowed in a commercial zone, but due to the nature of their business the storage of cars at this location could be a use permitted by special permit. The applicants estimated that they sell about 25 cars a year. Used cars are brought to their location by flatbed or car carrier trucks.

An abutter, Joan Calder, stated that she is comfortable with the applicant's proposed business if it remains the way it has been.

The Planning Board requested that the following conditions be included in the special permit decision for PB12-8SP: 1102 Hanover Street, Hilltop Auto:

- ◆ There will be no more than 9 cars stored in the building at any time.
- ◆ Normal hours of operation will be 8:00 a.m. to 5:00 p.m., Monday through Friday.
- ◆ There will be no disposal of any auto parts, tires, chemicals or fluids on the site.
- ◆ There will be no cars stored or displayed outside of the building at any time.
- ◆ There shall be no more than 2 automobiles transported in and out of the site per day.

- ◆ There shall be no outdoor displays allowed that indicate the presence of an automobile dealership on the premises.
- ◆ There shall be no repair of automobiles on the premises.
- ◆ There shall be no fluids or chemicals on the premises.

Jeff Puleo made a motion to close the public hearing for PB12-8SP: 1102 Hanover Street, Hilltop Auto, and to approve the special permit for the storage and sale of used vehicles. Lou Paradis seconded the motion. The Board voted 4-1 in favor.

The Elms:

Margaret Hoffman gave an update on the release of the Performance Bond fund for The Elms. CMC Paving, who completed some of the outstanding pavement at The Elms has expressed concern about getting paid in full for the work they have completed. The Planning Board requested that the performance bonds not be released until the remaining balance on the invoice has been paid by the developer.

CLURPA:

Planning Board members received information about the Comprehensive Land Use Reform and Partnership Act (CLURPA).

Discussion of possible Zoning Bylaw changes:

Assistant Town Planner, Margaret Hoffman discussed the possibility of establishing a bylaw for in-law apartments. A preliminary draft of a proposed bylaw for gasoline stations with convenience stores was reviewed and discussed. The size of the existing retail stores at gas stations in Hanover will be reviewed.

Tony Losordo made a motion to adjourn the meeting at 9:00 p.m. Jeff Puleo seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Secretary