



Hanover Planning Board
Meeting Minutes – January 18, 2011

Planning Board Attendees: Richard Deluca, Bernie Campbell, Meaghan Neville-Dunne, Jeff Puleo

Other Attendees: Scott Armstrong, Brian Murphy, Jack Sullivan, Anthony Marino, Henry Furman, others

Richard Deluca, Planning Board Chairman opened the meeting at 6:55 p.m.

Changes to the Town's Sign Bylaw:

Scott Armstrong from the Sign Bylaw Review Committee gave an overview of the article his Committee would like to submit to the May 2011 Annual Town Meeting regarding amendments to the Town's existing sign bylaw.

His committee has received many questions regarding digital signs. He said the Town might want to form another committee to look at digital signage.

Changes to the Town's Zoning Regulations regarding non-residential outdoor storage:

The Planning Board reviewed a draft of a Town Meeting article regarding outdoor storage regulations for non-residential properties.

It was discussed that the approval of outdoor storage of motor vehicles would be included in the site plan approval and special permit for automobile dealerships.

Brian Murphy said he would want to make sure that property owners were informed if one of their tenants was applying for a special permit for outdoor storage.

Jeff Puleo made a motion to approve the draft of the proposed Town Meeting article regarding outdoor storage. Meghan Neville Dunne seconded the motion. All others were in favor.

Changes to the Town's Interchange Zoning District:

Jack Sullivan and Brian Murphy presented information on possible site plans to their property in the Interchange District based on changes they are proposing to the Interchange Zoning District Bylaw. Mr. Murphy and Mr. Sullivan have requested that the Planning Board submit an article with changes to the Interchange District Bylaw for Town Meeting. The Planning Board has met with them on several other occasions and has requested that they submit written changes for the Board to review. They have not as yet produced anything for the Board to comment on. Mr. Sullivan and Mr. Murphy have discussed possible site plans that could result from changes to the Bylaw. Some of their proposals include a residential component, reduced setbacks and parking requirements.

Jack Sullivan provided the Planning Board with copies of the following documents which were prepared by McKenzie Engineering.

- Photos of houses which abut the property to be developed.
- Buildable area within the Hanover Interchange District.
- Comparative Zoning in neighboring towns.
- Chart which outlined distance from lot trees to rear property lines, distance from existing abutting houses to the proposed new buildings, estimated new building grade, existing house grades, and grade variances.
- Site plan layout.

Tony Marino informed Jack Sullivan, that the due date for the submission of non-financial town meeting articles is February 1, 2011. The Planning Board is meeting again on January 31, 2011 which does not give the Board much time to review any bylaw changes.

The Board listened and commented on the amount of residential units that were being proposed, parking and setback requirements. The Board cannot support any changes to the bylaw until they see something in writing from Mr. Sullivan and Mr. Murphy. The Board agreed to meet with them again on January 31.

Bernie Campbell made a motion to accept the Planning Board meeting minutes of January 3, 2011. Meaghan Neville Dunne seconded them motion. All others were in favor.

Bernie Campbell made a motion to adjourn the meeting at 8:50 p.m. Meaghan Neville Dunne seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant