

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

Meeting Minutes of Monday, June 6, 2011

Planning Board Attendees:

Richard Deluca, Bernie Campbell, Jeff Puleo, Tony Losordo, Lou Paradis, Ken Blanchard, Meaghan Neville-Dunne

Others: Margaret Hoffman, Assistant Town Planner, Conservation Agent, Patrick Gallivan, Deborah Keller, David Nyman, Glenn Dougherty, Kevin Grady, others

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

Reorganization of Board:

The Planning Board held its election for 2011-2012. Jeff Puleo made a motion to nominate Richard Deluca as Chairman of the Planning Board. Bernie Campbell seconded the motion. All others were in favor.

Bernie Campbell made a motion to nominate Jeff Puleo as Vice Chairman of the Planning Board. Lou Paradis seconded the motion. All others were in favor.

Jeff Puleo made a motion to nominate Tony Losordo as Clerk of the Planning Board. Bernie Campbell seconded the motion. All others were in favor.

ANR – 120 Circuit Street:

The Planning Board reviewed a copy of an ANR plan for 120 Circuit Street. Tony Losordo made a motion to approve PB11-20A for 120 Circuit Street. Jeff Puleo seconded the motion. All others were in favor.

Meeting Minutes:

The Planning Board reviewed the meeting minutes of May 16, 2011. Meaghan Neville-Dunne made a motion to accept the minutes as amended. Lou Paradis seconded the motion. Ken Blanchard abstained from voting since he was absent from this meeting.

Public Hearing - 353 Circuit Street:

Tony Losordo read the public hearing notice for 353 Circuit Street into the record. A memo from Fire Captain Barbara Stone was read into the record. Kevin Grady from Grady Consulting provided details on the proposed changes to this property. His client, Hapco Manufacturing is proposing an addition of 7,500 square feet for warehouse space. This would be an expansion of a pre-existing, non-conforming building. The applicant expects to use only 25 parking spaces, although the site plan they submitted shows 84 spaces. It was discussed that the rear of the site is all gravel. Some of the graveled portion of the lot could be used for parking.

The engineer received comments today from the Planning Board's consultant engineer, Dave Nyman about the proposed stormwater management plan. Kevin will review these comments and then discuss stormwater management further with Dave Nyman. The Board of Health has approved the septic plan for 353 Circuit Street.

There would not be any bathrooms in the new warehouse space. The exterior lighting would be low level since this is a daytime business. The existing dumpster will remain in the same location.

Tony made a motion to continue the hearing to June 20 at 7:30 p.m. Jeff seconded the motion and it was so voted unanimously.

Public Hearing - 75 Mill Street – South Shore YMCA Wastewater Treatment Facility:

Tony Losordo read the public hearing notice for 75 Mill Street into the record. Fire Captain Barbara Stone's comments on this plan were also read into the record. She is recommending the removal of an additional parking space in addition to the two being proposed. The Planning Board waived the reading of comments from the Director of Public Works since they were lengthy. The engineers for this project have received a copy of Victor Diniak's comments. Engineers from Tetra Tech provided details on the YMCA's proposed plans for a wastewater treatment facility. The YMCA recently opened an arts center at 75 Mill Street. They would like to add bathrooms to this center. The question of whether the wastewater treatment plant needs to have separate access was discussed. The engineer said he was not aware of any requirement to have a separate access to the plant. The engineer said they have already done several filings with the DEP.

The MPR system the applicant is proposing would require less space and improve the quality of water. The engineer displayed a plan which illustrated the three tank system which would be used. If the plan is approved, the YMCA will hire a wastewater treatment plant manager. The treatment plant building will be metal. Margaret Hoffman will send the Conservation Agent's comments to the engineer tomorrow. The applicant will be meeting with the Board of Health next week.

Residents expressed concern about oil or hair products going into the membrane. Concern was also expressed about the aquifer zone being overstressed. The Planning Board would like to make sure the Director of Public Works is comfortable with the proposed plan before making a decision. The applicant expects to receive a groundwater discharge permit from the DEP within the next few weeks. Jeff Puleo made a motion to continue the hearing on 75 Mill Street to June 20 at 7:35 p.m. Bernie Campbell seconded the motion. All others were in favor.

Public Hearing - 555 Whiting Street:

Tony Losordo read the public hearing notice for 555 Whiting Street into the record. Comments from Fire Captain, Barbara Stone, were also read into the record.

Deb Keller, McKenzie Engineering, representing David and Sioban Horton, provided an overview of a proposed plan to create a two lot definitive subdivision at 555 Whiting Street. The current plan under consideration, would request certain waivers from the Town's rules and regulations for subdivisions. David Nyman from Comprehensive Environmental Engineers reviewed the plan for 555 Whiting Street on behalf of the Planning Board. He has asked the Fire

Department to provide comments about the size of the driveway proposed in the conceptual plan. More information is also needed on stormwater management.

Deb Keller mentioned that Fire Captain Barbara Stone was not concerned about the size of the turnaround in the cul-de-sac. She was concerned about the width of the front of the driveway. The question was raised whether the lot at 545 Whiting Street would become a corner lot. It was mentioned that a slug would prevent it from becoming a corner lot. The current plan for 555 Whiting Street would require it to be a private way. A Homeowners Association would need to be created to allow for maintenance of the road and landscaping within the subdivision. The Planning Board would like to see more fences and vegetation added to this plan. The septic plan has not yet been fully designed.

The Planning Board asked if there was an alternative design for the subdivision which might have less of an impact. Deborah Keller said they had considered a hammerhead design.

Abutters to this property spoke about their concerns about water problems resulting from this project. Vegetative screening may be needed to block neighbors from car headlights. Residents inquired about street lights.

The applicant requested that the hearing on 555 Whiting Street be continued. Jeff Puleo made a motion to continue the hearing on 555 Whiting Street to July 11, 2011 at 7:00 p.m. Bernie Campbell seconded the motion. All others were in favor.

Sullivan Tire – Request for reduction of fees:

Jack O'Leary, Merrill Associates, representing Sullivan Tire, submitted a letter to the Planning Board asking for a waiver or reduction in fees for a Site Plan Approval and Special Permit. Sullivan Tire will be submitting an application to expand their parking lot at 1792 Washington Street. Jack O'Leary asked if the consultant review fund for this project could be decreased. Margaret Hoffman recommended keeping the consultant review fund at \$6,000. The Board agreed to waive the special permit fees but keep in place the site plan review fees. Tony Losordo made a motion to waive the special permit fees for Sullivan Tire, 1792 Washington Street. Jeff Puleo seconded the motion. All others were in favor.

Minor modifications to 2060 Washington Street – Prime Infiniti:

Deborah Keller, McKenzie Engineering explained the minor modifications that Prime Infiniti is requesting to their site plan for 2060 Washington Street. The applicant, Prime Motor Group, would like to modify the parking layout to accommodate some interior building changes. Ken Blanchard asked if Fire Department concerns had been addressed. Deb said they were addressed. Tony Losordo made a motion to accept the minor modifications to Prime Infiniti, 2060 Washington Street as outlined in the revised plan. Bernie Campbell seconded the motion. All others were in favor.

A discussion about the fence outlined on the plan took place. The Planning Board recommended a chain link fence with vegetation. Margaret Hoffman will review this issue as the project progresses.

Minor modifications to 1 Saturn Drive:

Deborah Keller, McKenzie Engineering explained the minor modifications that Coastal Volkswagen is requesting to their site plan for 1 Saturn Drive. The applicant would like to expand the roof infiltration system from eight to ten chambers. Tony Losordo made a motion to accept the minor modifications to 1 Saturn Drive. Jeff Puleo seconded the motion. All others were in favor.

1154 Washington Street – Briarwood Kennels:

The Board reviewed a draft of the Site Plan and Special Permit Approval for Briarwood Kennels, 1154 Washington Street. Disconnection of the driveway bell will be added to the list of special conditions. In Special Condition number four (4), the height of the fence will be changed from six foot (6') to eight foot (8'). Special Condition number five (5) will be removed.

Tony Losordo made a motion to adjourn the meeting at 10:15 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary