

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

**Meeting Minutes of Monday, May 16, 2011**

**Planning Board Attendees:**

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

**Others:** Margaret Hoffman, Assistant Town Planner, Conservation Agent, Patrick Gallivan, David Kelly, Paul Marabito, Steve Levangie, Ed Callahan, Steve Vassa, Andy Longo, John Damiano, Jean Murphy, others

Richard Deluca, Planning Board Chairman called the meeting to order at 6:30 p.m.

**Informal Discussion with Ed Callahan from the Hanover Mall:**

David Kelly, from Kelly Engineering, showed sketches of possible expansion at the Hanover Mall. Walmart would like to expand the size of its store and parking area. They would like to expand including a full grocery store. Trader Joe's may expand into the space occupied by Panera Bread. Panera Bread may expand and move to a free standing building with a drive through. Dick's Sporting Goods has expressed interest in moving into the space occupied by Circuit City. The existing Circuit City building would be demolished and replaced with a new building.

Following the discussion with Hanover Mall representatives, Chairman Richard Deluca excused himself from the rest of the meeting, and Tony Losordo was acting Chairman for the remainder of the meeting.

**Informal Discussion regarding Winter Street Property:**

Paul Ricciardi spoke about possible development of property off of Winter Street. Planning Board files show that the lot was created in 1988 through the ANR process. There is a notation on the plan that it is not a buildable lot. Assistant Town Planner, Margaret Hoffman, will do more research on this property.

**1775 Washington Street – Assisted Living Development:**

Kelly Engineering submitted a letter to Planning Board on May 13, 2011, requesting that the public hearing on 1775 Washington Street be continued to a meeting in July 2011.

Jeff Puleo made a motion to continue the public hearing on 1775 Washington Street – Assisted Living Development to Monday, July 25, 2011 at 7:00 p.m.

### **Planning Board Meeting Minutes:**

The Planning Board reviewed meeting minutes of April 4, 2011 and May 2 & May 3, 2011. Bernie Campbell made a motion to approve the Planning Board Meeting minutes of April 4, 2011. Tony Losordo seconded the motion. Lou Paradis abstained from voting since he was not in attendance at this meeting. All others were in favor.

Jeff Puleo made a motion to approve the Planning Board Meeting minutes of May 2 & May 3, 2011. Bernie Campbell seconded the motion. Lou Paradis abstained from voting since he was absent from this meeting. All others were in favor.

### **2035 Washington Street – Prime Infiniti/Mercedes Benz:**

The Planning Board received a letter dated May 12, 2011 from Matt McGovern of Prime Infiniti/Mercedes Benz requesting that the Board allow them to withdraw their application for a Special Permit and Site Plan Review for 2035 Washington Street without prejudice.

Bernie Campbell made a motion to accept the withdrawal on 2035 Washington Street without prejudice. Meghan Neville-Dunne seconded the motion. All others were in favor.

### **1154 Washington Street – Briarwood Kennels:**

Margaret Hoffman provided a draft copy of a site plan and special permit decision for Briarwood Kennels at 1154 Washington Street. She asked that Planning Board members review the list of Special Conditions. It was discussed that the Board of Selectmen, not the Planning Board is responsible for noise control. The Planning Board is requesting that the owner of the kennels build an eight foot fence at the top of the driveway to decrease the amount of noise caused by dogs barking. The Planning Board would also like to request that the bell on the driveway be turned off after business hours. Margaret will revise a draft of the decision for the Planning Board to review at their next meeting.

### **Public Hearing - 59 Old Webster Street:**

Meghan Neville-Dunne read the public hearing notice for 59 Old Webster Street into the record. Terry McGovern from Stenback and Taylor Engineers reviewed proposed site plans for 59 Old Webster Street. The applicant, Steve Levangie is proposing using this site for his electrical contracting business.

Most employee vehicles can be parked in the garage bays in the building. This will decrease the number of necessary parking spaces. A large amount of office space is required to store documents and plans. No electrical work is done on-site. Electrical work is completed at client sites.

Some filling would be required on this site. There would not be a lot of septic use since there would only be a small number of employees on site. The applicant did not provide a landscape plan from a registered architect.

Margaret Hoffman said she was waiting for comments from Dave Nyman, the consultant doing the technical review of the site plan for this project. The applicant mentioned that the Fire Department requested a sprinkler system be installed in the building. Margaret Hoffman read an e-mail which contained comments on the plan from Richard Deluca, Planning Board Chairman.

Patrick Gallivan said his biggest concern would be keeping the septic away from the wetlands. He will need to review Dave Nyman's stormwater management comments. The applicant's notice of intent will be heard by the Conservation Commission on June 1, 2011.

Margaret said there was a comment from Dave Nyman about the location of the dumpster on the site plan. She said that dumpsters are not considered structures.

The Planning Board mentioned concerns about the appearance of the building. The applicant said he would show color pallets to the Planning Board.

It was discussed that the Training room on the site plan would be used for training small groups of employees.

Tony Losordo mentioned that the catch basins should be monitored during the construction period.

Jeff Puleo made a motion to continue the hearing on 59 Old Webster Street to Monday, June 20, 2011 at 7:00 p.m. Meaghan Neville-Dunne seconded the motion. All others were in favor.

#### **Public Hearing – 1027 Main Street:**

Meaghan Neville-Dunne read the hearing notice for 1027 Main Street into the record. She also read an e-mail with comments on this application from Victor Diniak, Director of Public Works into the record.

Paul Marabito from Ross Engineering said he is proposing to build a retreat lot on Main Street. This property has two burial structures. Two areas of wetlands have been identified. A stone wall exits on the property. Two ANR plans were submitted for this property in 1961. He will be filing with the Conservation Commission and the Board of Health. Margaret said she had received a memo from Brandon Moss, Town Counsel, that the proposed plan could create more non-conformances.

Margaret Hoffman said she had spoken with Town Counsel about the proposed retreat lot. The lot that is being created would need to meet the Town's dimensional requirements for lot size and frontage.

Margaret said that Paul Marabito should check with the Historic Commission about the stone wall and barns on the property. Concerns about the leeching field and parking also exist. Bernie Campbell made a motion to continue the hearing for 1027 Main Street to June 20, 2011 at 7:15 p.m.

#### **371 Water Street – Extension on Special Permit:**

The Special Permit for a retreat lot at 371 Water Street expires on June 1, 2011. The lot is under agreement for sale, and the prospective owners will be constructing a single family residence on the lot. Jeff Puleo made a motion to extend the special permit for a retreat lot on 371 Winter Street until June 1, 2013. Bernie Campbell seconded the motion. All others were in favor.

**29 Riverside Drive:**

The Planning Board reviewed an ANR for 29 Riverside Drive. This was a land swap between neighbors to make room for a swimming pool. Jeff Puleo made a motion to approve the ANR for 29 Riverside Drive. Meaghan Neville-Dunne seconded the motion. All others were in favor.

**Meeting with Elms:**

The Planning Board met with residents at the Elms to discuss outstanding projects. It was mentioned by Elms residents that there is an issue with one of the septic systems. A resident mentioned that an article had passed recently at Cohasset Town Meeting regarding financing for septic systems. The Elms asked if the Town of Hanover has such a program.

Elms residents are also concerned about the completion of roads within their complex.

Andy Longo, from the Elms Condo Association, introduced Steve Vassa who is expected to buy the note from the bank on the remaining 6 unsold units.

Jeff Puleo made a motion to adjourn the meeting at 9:30 p.m. Lou Paradis seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary