Meeting Minutes of Monday, November 14, 2011

Planning Board Attendees:
Richard Deluca, Bernie Campbell, Jeff Puleo, Anthony Losordo, Ken Blanchard, Lou Paradis,

Others: Assistant Town Planner, Margaret Hoffman, Conservation Agent, Patrick Gallivan, Peter Palmieri from Merrill Associates, Jack Sullivan, Brian Murphy, others

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 October 24, 2011.   Tony Losordo made a motion to accept the October 24, 2011 meeting minutes as amended.   Lou Paradis seconded the motion. All others were in favor.

PB07-19C - Linwood Terrace Extension Definitive Subdivision:
This project was permitted by the Planning Board in November of 2007 and would have expired in May 2009. Due to the Permit Extension Act of 2010 the permit was automatically extended to May 21, 2011.   Due to economic conditions the applicant has had difficulty getting started.   The Planning Board received a permit extension request from Grady Consulting, the engineering firm representing the applicant.   Lou Paradis made a motion to accept the extension of the special permit for PB07-19C Linwood Terrace Extension Definitive Subdivision from May 22, 2011 to May 21, 2013. Bernie Campbell seconded the motion. All others were in favor.

PB11-08SP - 2060 Washington Street Prime Infiniti – Minor Plan Modification:
The Planning Board discussed a request from Prime Motor Group for a minor plan modification relating to the removal of the proposed access gate to the rear inventory storage parking area. The Planning Board requested a revised plan for 2060 Washington Street which shows the requested change before they vote on the requested modification.

PB11-06SP - 1775 Washington Street Assisted Living Development:
It is expected that plans for an Assisted Living Development at 1775 Washington Street will be submitted by Kelly Engineering Group soon.   Tony Losordo made a motion to continue the public hearing for PB11-06SP to January 9, 2011 at 7:00 p.m. Ken Blanchard seconded the motion. All others were in favor.

PB12-07SLP – 795 Washington Street, Hanover Garden Center:
Peter Palmieri, the engineer for the applicants spoke about the revisions that were made for the plans for PB12-07SLP – 795 Washington Street.

Assistant Town Planner, Margaret Hoffman distributed a draft of special conditions for this project. She mentioned that the Director of Public Works, Victor Diniak's, biggest concern was about protecting the Town's water supply. The applicant has submitted a Water Quality Compliance Certificate as well a Spill Control Plan to the Department of Public Works.

The Planning Board requested further information on the following items before making a decision on this project.

- Details of the proposed shed, including elevation of the building.
- Details of the cement wall structure around the mulch storage area. They were concerned that eight feet may be too high.
- Details of the fence at the southern property line. They want to know how high that fence is.
- The number of commercial vehicles that can be stored on the site might be limited. If business expands, the applicant may need to come back before the Planning Board.

Route 53 Study Committee:
Dennis Toner, an applicant for the Route 53 Study Committee met briefly with the Planning Board about his interest in joining the Route 53 Study Committee. Tony Losordo made a motion to appoint Dennis Toner as a member at large for the Route 53 Study Committee. Ken Blanchard seconded the motion. All others were in favor.

Interchange Zoning District:
The Planning Board met with Jack Sullivan and Brian Murphy regarding the Interchange Zoning District. A discussion of the Town's current zoning bylaws for this district was discussed.

Lou Paradis made a motion to adjourn the meeting at 9:20 p.m. Ken Blanchard seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Department Secretary