



## PLANNING BOARD

JUNE 22, 2015 – 6:45 PM

## TOWN OF HANOVER

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The following minutes are from the meeting of the Hanover Planning Board meeting held on Monday, June 22, 2015 in Hanover Town Hall.

### **Planning Board Attendees:**

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Lance Mortland, Bernie Campbell, Tony Losordo and Meaghan Neville-Dunne.

Others: Town Planner Peter Matchak and Associate Town Planner Heather Lamplough

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

### **Review Minutes from Planning Board Meeting held on June 1, 2015:**

The Board reviewed the meeting minutes from June 1, 2015. Lou Paradis made a motion to accept the meeting minutes as amended from June 1, 2015. Ken Blanchard seconded the motion. All others voted in favor.

### **Hanover Automotive and Tire, 1434 Washington Street:**

Robert Tombari of Tombari Law Group, representing Hanover Automotive & Tire, Inc., presented a preliminary site plan to the Board requesting limited site plan review - Section 10.400 of the Hanover Bylaws. Mr. Tombari stated that they would be applying to use nine (9) existing parking spaces to sell cars from. There would be no construction or changes to the site in order to sell cars from these parking spots. Tony Losordo made a motion to grant limited site plan review for 1434 Washington Street for the proposed site work, reducing the application fee to \$500 and a \$1,000 consultant review fund. Lou Paradis seconded the motion. All other voted in favor.

### **Informal Discussion- Dana Drive Extension:**

Greg Morse, from Morse Engineering presented the proposed project to the Board. Property owner Albert Lorusso, 50 Dana Drive, is interested in subdividing his lot to add one additional buildable lot. Due to Hanover Zoning, you cannot have a retreat lot off of a cul-de-sac, and there is presently no way to have 80ft of frontage on Dana Drive for the proposed additional lot. The property owner would need to extend Dana Drive for there to be enough frontage for the new lot. In order to make the project economically feasible, the property owner would be looking for relief from the Planning Board for the extension of Dana Drive, so that the road could be built to a lesser standard than normal subdivision standards. The extension would be a private road, and therefore the property owner would not be asking the town to

accept the road as a public way. The proposed extension off of Dana Drive would be approximately 400ft, making the total length of the roadway 1000ft, which is the permitted length of a subdivision road. If the property owner would be required to build the road extension to full subdivision standards, he would need to create three additional lots to make the project economically feasible. The Board raised questions about the proposed 18ft width of the roadway, and whether or not it would be wide enough to fit an emergency vehicle, and where the closest fire hydrant would be located. Rich Deluca requested that the Town Planner, Peter Matchak research similar cases. This was just an informal discussion with the property owner, and therefore no decisions were rendered.

**Public Hearing for 1222 Hanover Street – TPL-15-6:**

The Board opened the public hearing for 1222 Hanover Street. Lou Paradis read the public hearing notice into the record. Richard Deluca recused himself from the hearing/voting. Town Planner, Peter Matchak explained to the Board that the Zoning Board of Appeals has already approved an application for Special Permits from Zoning Bylaw Section 4.110 A.1 and 4.110 A.2 Pre-Existing Non-Conforming Uses and a variance from Zoning Bylaw Section 7, Table 1: Dimensional Regulations, Front Setbacks within a Business District, and Site Plan Approval Section 10.000, for this project at 1222 Hanover Street. This Planning Board application was necessitated due to the change in final grade on the site. Halim Choubah, of Choubah Engineering, on behalf of his client, Savon Hatem, LLC presented the proposed project to the Board. The applicant is proposing site improvements and modifications which include the construction of a new 2,5500 sq. ft., convenience store and a drive up window, four dispensing gasoline pumps covered by a steel overhead canopy. The applicant proposes to replace the existing underground storage tanks and fuel lines with double-walled fiberglass tanks and lines and new concrete containment pads. The site is located at 1222 Hanover Street and is further identified as Lot 003 on Assessor's Map 44. The site lies in the Business Zoning District. Janice Berardi, of 45 Pine Island Road, voiced concerns about the hours of operation of the gas station as already approved by the Zoning Board of Appeals, and raised questions about the effect this project will have on her neighborhood's water table. Ken Blanchard made a motion to close the public hearing and to approve the Special Permit for Section 7.660 Change in Final Grade for 1222 Hanover Street TPL-15-6 as found on the plan entitled "Proposed Modifications at 1222 Hanover Street, Hanover, MA" with the latest revision date of May 14, 2015. Bernie Campbell seconded the motion. Tony Losordo opposed the motion. All others voted in favor.

**Requested Lost Releases for Stable Ridge Estates – TPL-14-15:**

Greg Young from Northland Residential requested the release of lots at Stable Ridge Estates, case TPL-14-15. Stable Ridge Estates is an approved fourteen lot subdivision. He stated that they would be willing to offer the town a bond in the amount of \$260,000 for the release of two lots (Lot 2 and Lot 3). He stated that the biggest outstanding item to be completed is the granite curbing, which will be installed before the Planning Board's next scheduled meeting on July 13<sup>th</sup>, 2015. If the full amount of the bond (\$350,000) would be requested, then he stated that they would like to request the release of three lots (Lots 2, 3 and 4). Lance Mortland motioned to release lots 2, 3 and 4 at Stable Ridge Estates, with the understanding that a bond amount of no greater than \$350,000 and no less than \$325,000, to be determined by Victor Diniak, Director of the DPW, will be delivered to the Town of Hanover before the lots will be released. Ken Blanchard seconded the motion. Tony Losordo opposed the motion. All others voted in favor.

**Public Hearing for 357 Columbia Road – TPL-15-2:**

John F. King of CIREES, Inc. on behalf of the Hanover Development Company, LLC has requested a continuance of the public hearing for Case TPL-15-2, 357 Columbia Road to the next scheduled meeting. Lou Paradis made a motion to continue the hearing to July 13, 2015 at 7:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

The next Planning Board Meeting is scheduled for Monday, July 13, 2015.

Bernie Campbell made a motion to adjourn the meeting at 9:00 p.m. Lance Mortland seconded the motion. All others voted in favor.

**The meeting was adjourned at 9:00 p.m.**

Respectfully submitted by:

Heather Lamplough

Associate Planner