



## PLANNING BOARD

NOVEMBER 9, 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, November 9, 2015 in Hanover Town Hall.

### **Planning Board Attendees:**

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

Others: Town Planner, Peter Matchak

Rich 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.

### **River Path Subdivision Bond Release and Consultant Review Refund:**

Phil Johnson, the applicant and developer of River Path Subdivision PB06-15C case, has recently completed road work with the installation of top coat for the two roadways approved subdivision in 2006. Currently, the Planning Board holds \$65,988.73 dollars including the cumulated interest for the completion of the approved roadway. The applicant, Phil Johnson has requested the return of subdivision bond. Tony Losordo, made a motion to release \$45,988.73 of the subdivision bond. Ken Blanchard seconded the motion. All others voted in favor. The Planning Board will hold the remaining \$20,000.00 until the roadway has been accepted by the Town of Hanover at Annual Town Meeting. Additionally, the applicant has requested the release of the escrow consultant review fund for the River Path subdivision. Tony Losordo, made a motion to release the remaining consultant review funds held in escrow with a balance of \$5,805.82. Ken Blanchard seconded the motion. All others voted in favor

### **Requested Limited Site Plan Approval: 35 Hanover Street:**

B and M Electric, requests a Limited Site Plan approval process under the Hanover Zoning Bylaw Section 10.400 for the development of an addition building (48' x 24') on the property of 35 Hanover Street for storage purposes. Bernie Campbell made a motion to approve the requested Limited Site Plan approval process for 35 Hanover Street, reducing the application fee to \$1,000.00 and the consultant review escrow account to \$4,000.00. Tony Losordo seconded the motion. All others voted in favor.

**Public Hearing for Limited Site Plan Approval I and Special Permit: 409 Columbia case TPL-15-8:**

Rich Deluca opened the public meeting concerning the application of Hajjar Management, 30 Adams Street, Milton, MA 02186 for the property of 409 Columbia Road, Hanover, MA 02339. Lou Paradis read the public hearing into the record. Peter Palmieri of Merrill Associates acting as the agent of the applicant presented the proposed site plan to the Board. The proposed business, Tractor Supply Co. is proposing to lease the front 29,000 sq. ft. of the 389 Columbia Road the Building 19 / Sullivan Lumber site for retail use. Additionally, the application requests an Outdoor Storage Special Permit under S++++-ection 5.610 for the creation of four (4) outdoor storage and display areas. The first outdoor storage display area will be 15,000 sq. ft. located in the rear corner of the property and will be surrounded with a chain linked fence primary used for storage of goods. The second outdoor storage and display area will be 3,000 sq. ft. primary used for tractor display. The Third and fourth display outdoor storage and display area will be used for sidewalk displays. Furthermore, the applicant proposes the creation of a 30' wide driveway connection between 357 Columbia Road and 409 Columbia Road. The proposed site plan additionally calls for the removal for the existing gate house, while restriping a portion of the rear parking lot. Paul Mahoney of Hajjar Management spoke to the Board concerning Tractor Supply Co. Kirt Fordyce, 60 Broad Oak Way asked about the hours of operation. Paul Mahoney stated he believed Tractor Supply Co. would be open for 8 a.m. to 8 p.m. Rich Deluca, Planning Board Chairman, asked about dumpster location. The applicant stated all dumpster would be covered with solid wood fencing. Rich Deluca made a motion to close the public hearing and approve the application of Hajjar Management, for the property identified as 409 Columbia road as presented. Bernie Campbell moved the motion. Tony Losordo seconded the motion. All others voted in favor

**Christopher McGoldrick, UMASS Amherst LARP student presentation:**

Christopher McGoldrick, a UMASS Landscape and Regional Planning student working with Planning Office gave a presentation concerning his ongoing research on the Fireworks Zoning Districts.

The next Planning Board Meeting is to be determined.

Tony Losordo made a motion to adjourn the meeting at 8:30 p.m. Lou Paradis seconded the motion. All others voted in favor.

**The meeting was adjourned at 8:30 p.m.**

Respectfully submitted by:  
Peter Matchak  
Town Planner