



Planning Board

October 24th, 2016

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, September 12st, 2016 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Rich Deluca, Anthony Losordo, Meghan Neville-Dunne, Bernie Campbell, and Lou Paradis

Others: Peter Matchak, Town Planner

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

Requested Minor Modification: “Rosa Farm”, 965 Washington Street TPL-16-10:

The applicant Rosa Farm, LLC c/o Phil Consolo, requests a minor modification to the approved outdoor storage permit. The applicant looks to extend the storage area allowing for the storage of products in the front of the building. The Planning Board requested the applicant keep items for storage within three (3') of the building. The Boards also asked for the five (5') walk way be free and clear for pedestrians. Additionally, the Board requested no items be leaned against the wood decretive fence. Bernie Campbell made a motion to approve the requested modifications with conditions set forth. Anthony Losordo seconded the motion. All other voted in favor

Requested Minor Modification: Buttercup Lane, case PB 86-28C:

The applicant Ronald J. Polisen, 150 Breamoor Road, Brocton, MA 02301 requests a modification to the 1986 Planning Board approved 1986 “Buttercup Estates” Definitive Subdivision case PB-86-28C.

Peter Matchak, Town Planner briefed the Planning Board on the history of the subdivision stating, “Buttercup Estates”, a nine (9) lot definitive subdivision, was approved by the Hanover Planning Board in 1986. Lot 9 on the approved plan set was identified as a “non-buildable” lot due to the anticipated roadway extension and construction. Ronald J. Polisen, the original applicant of “Buttercup Estates” and owner of the lot 9, has request to modify the approved 1986 plan to create one additional buildable lot. Lot 9 meets the town of Hanover’s dimensional requirement concerning both land area and roadway frontage. The property is shown as Lot: 32 on Assessors’ Map: 22 and is located on the easterly end of Buttercup Lane.

Jeff Pule, Planning Board Chairman, opened public hearing for the requested modification. The applicant addressed the Board stating he was the original developer and was looking to develop one additional house lot. The applicant had received approval from the Hanover Conservation Commission for the installation of a 1,200 ft. crushed stone driveway in close proximity to the wetlands. The Planning Board

requested Fire Dept. review due to the length of the crushed stone driveway. Furthermore, the Planning Board requested the town planner to research the storm water review policy concerning residential development.

The Board then opened the requested modification up to public comment. Darlene Calcagno, 46 Butter Cup Lane stated the applicant built her current house and flooding occurs in her basement seasonally. James Milligan, 36 Windward Lane and Matthew McGarry, 60 Windward Lane both spoke to the concern of losing back yard privacy. The Board explained the new structure would meet all Hanover regulations concerning the placement of the house on the property.

The Planning Board requested additional information of the application from the Hanover Fire Department and Town Planner. Tony Losordo made a motion to continue the hearing to Nov 14th. Lou Paradis seconded the motion. All other voted in favor

Public Hearing for Site Plan Approval “579 Washington Street”, case TPL-16-16:

Jeff Poleo, Planning Chainman opened the public hearing and Lou Paradis read the public hearing notice into the record. The application of Ken Gainey, 43 Black Horse Lane, Cohasset, MA 02025 requesting an approval under the Hanover Sign By-Law, Section 5.1.1 (Digital Message Boards) proposing the installation of a digital message board for the approved construction of a Dairy Queen Grill and Chill restaurant. The digital message board will be 3’ 8’’ tall and 6’ 9’’ in lengths and will only display digital images in accordance with the Hanover Sign Bylaw. The Planning Board conditioned that the digital board be power off or go dark at the closing time of the restaurant and restarted the following morning. Bernie Campbell made a motion to approve the proposed digital message board with conditions. Rich Deluca seconded the motion. All other voted in favor.

Public Hearing for Site Plan Approval and Special Permit “1070 Washington Street”, case TPL-16-19:

Jeff Poleo, Planning Chainman opened the public hearing and Lou Paradis read the public hearing notice into the record. The Board was presented with an email from Al Loomis the project engineer dated October 24, 2016 requesting a continuance to November 14th. Bernie Campbell made a motion to continue the public hearing to Nov 14th at 7:00 p.m. Rich Deluca seconded the motion. All other voted in favor.

Continuance of Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14:

Jeff Poleo, Planning Chainman opened the public hearing and Lou Paradis read the public hearing notice into the record. The Board was presented with a letter from Richard Grady, Grady Consulting, L.L.C., project engineer dated October 24, 2016 requesting a continuance to first meeting in the new year. Bernie Campbell made a motion to continue the public hearing to January 9 at 7:00 p.m. Rich Deluca seconded the motion. All other voted in favor.

The Planning Board’s next meeting date was set for November 14th, 2016.

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

Respectfully submitted by:

Peter Matchak

Town Planner