



Planning Board

October 15, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, October 15, 2018 in the second floor hearing room of Hanover Town Hall.

Planning Board Attendees:

Present: MaryAnn Brugnoli, Richard Deluca, Jeff Puleo, Ken Blanchard, Meaghan Neville-Dunne, Bernie Campbell, Giuseppe Fornaro

Others: Michaela Shoemaker, Town Planner,

MaryAnn Brugnoli called the meeting to order at 6:45PM in the second floor hearing room at Town Hall, Hanover, Massachusetts.

The Board reviewed the August 13, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Meaghan Neville-Dunne moved the motion and Ken Blanchard seconded. All others voted in favor. The Board reviewed the August 27, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Rich Deluca moved the motion and Ken Blanchard seconded. All others voted in favor.

Revised Plans for Limited Site Plan and Special Permit 1392 Washington Street “McDonalds” case TPL-18-17:

The Board reviewed the landscape plans submitted. The Board requested that the applicant add in additional island with identical plantings adjacent to the one currently shown on the plan. MaryAnn made a motion to continue the public hearing for the applicant to add the additional plantings. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

Minor Modification: 405 Washington Street “Cardinal Cushing Centers” TPL-18-11

The Board reviewed the revised plans eliminating the rip rap slope and letters submitted by the Towns Stormwater Management Engineer, Comprehensive Environmental Inc. (CEI), stating they had reviewed the revised plans. MaryAnn Brugnoli made a motion to approve the minor modification for the revised plans. Bernie Campbell moved the motion and Ken Blanchard seconded. All others voted in favor.

Public Hearing 267 Broadway “Abbey Knoll Photography” case TPL-18-18:

MaryAnn Brugnoli, Chairman, re-opened the public hearing for 267 Broadway “Abbey Knoll Photography”. The applicant requested to withdraw their application. MaryAnn made a motion to accept

the withdrawal without prejudice. Rich Deluca moved the motion and Ken Blanchard seconded. All others voted in favor.

Public Hearing for Definitive Subdivision “Winter Street Subdivision” Case TPL-18-12:

MaryAnn Brugnoli, Chairman, re-opened the public hearing for Winter Street Subdivision. The Board reviewed the letter submitted by Neal Merritt, Deputy Superintendent of Public Works – Water Operations, and stated the applicant will need to address the Department of Public Works (DPW) issues. Al Loomis, McKenzie Engineering, stated that is something they would need to work through Title V issues with water and Board of Health to satisfy the requirements of Board of Health and DPW. Al Loomis presented revised plans to the Board. The Board reviewed the plans. Kim Bush, 24 Birch Drive, said she was speaking on behalf of Kristina DeWitt at 298 Winter Street who was concerned about cars leaving the property and their lights shining into her home. Mark McSharry, the applicant, stated he could add shrubbery across the street. Steve Boutin, 441 Winter Street, stated the issue still remains that about the dust and something needs to be done moving forward. Al Loomis stated they have to file a National Pollutant Discharge Elimination System (NPDES) permit and that would include a dust control process. Mary Griffiths, 312 Winter Street, read the purpose of the Industrial District from the Hanover Zoning Bylaws and inquired about frontage. Al Loomis explained they are creating a roadway for frontage. Bob Schuler, 59 Birch Drive, stated there have been a lot of changes and that the dirt, dust and contaminants are worse. Pat Schuler, 59 Birch Drive, asked if 18 wheelers will be able to turn out of the property. Al Loomis explained that the site is not set up to accommodate 18 wheelers. Mary Griffiths asked about times for the business. The Board stated they will work with the applicant and could make that a special condition. The Board stated they had a number of special conditions they needed to look into before rendering a decision. MaryAnn Brugnoli made a motion to close the public hearing. Bernie Campbell moved the motion and Rich Deluca seconded. All others voted in favor.

Public Hearing for Special Permit and Site Plan Approval 263 Winter Street (SRC Medical, Inc.) Case TPL-18-15:

MaryAnn Brugnoli, Planning Chairman, re-opened the public hearing for 263 Winter Street. Dana Altobello of Merrill Engineers and Land Surveyors discussed the revised plans and the fire departments comments. Dana Altobello also showed where the 142 parking locations could be configured on the site if needed. The Board reviewed the comments from the town’s stormwater management engineer, Comprehensive Environmental Inc. (CEI). MaryAnn Brugnoli made a motion to to close the public hearing and to approve the Site Plan and Special Permit for 263 Winter Street with the conditions stated in CEI’s letter that the final design of the constructed wetland and its associated sediment forebay are both based on subsurface data collected in the same location as the proposed BMP. The applicant will have test pits performed after erosion controls are installed on the site. And the the subsurface data and final constructed wetland design will be reviewed by the Conservation Commission review consultant. Notice shall be given so a representative from the Town can be present for the test pits. And that the applicant shall have the planting plan approved by the Conservation Commission. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

MaryAnn Brugnoli made a motion to adjourn the meeting. Meaghan Neville-Dunne moved the motion and Rich Deluca seconded. All others voted in favor.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted by: Michaela Shoemaker, Town Planner