



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, October 2, 2023** – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Meghan Dunne, Clerk
Dave Traggorth

Remote:

Absent:

Bernie Campbell
Kenneth Blanchard
Tony Cavallaro

Others:

Eve Tapper – Hanover Interim Planner
Ann Lee -
Joseph Stack (Hanover Building Inspector & CDI))
See Attached List-N/A

Opening

Chair Brugnoli opened the meeting at 6:46 PM and made note the meeting was being recorded.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES

Other Business

* The Board will review/discuss about revising the Family Accessory Apartment section of the Zoning Bylaw

Joe Stack suggest we change the language of the bylaw for accessory dwelling or in law apartment. He would like to add that it does not need to be attached to house. So, it could be for example, a barn already on property converted to in law. He would also suggest removing the words in-law because that limits it to a relative.

Eve Tapper added the suggestion that the owner has to live in one of the dwellings at all time. Also, she shared about other towns she has seen a Special Permit would be needed to turn it into an accessory dwelling. Eve tapper also recommends including verbiage to include, the property cannot be sub divided.

What would the board like to be drafted?

Chair Brugnoli does not want to take family member relationship out of equation, Attached accessory dwelling and the unattached accessory dwelling.

Eve Tapper and Joe Stack will work together to create a preliminary draft by October 1, for the May 2024 Annual Town Meeting.

The Board agreed that short term rentals and Airbnb should be addressed in the accessory dwelling bylaw.

* The Board will review/discuss on crafting a bylaw revision that would allow multi-family housing by-right to comply with the MBTA communities' requirements by Dec 31, 2024

Chair Brugnoli and Ann Lee have reached out to other towns and researched grants for the town. Most surrounding towns are done with their drafts and their grants.

Dave Traggorth is familiar with the Cardinal Cushing property. Used as an example, talk of access to and from the area behind in the 30+ acres behind Starland.

Ann Lee, Joseph Stack, and Member Brugnoli are planning on getting together on the next few Wednesday evenings to get to look at the Maps on GIS. Ann Lee will reserve a room, so the towns maps can be projected and enlarged.

*Invite Callahan and A Brodsky in for an informal meeting for 1070 Washington Street.

Minutes: The Planning Board reviewed the minutes of 9/11/2023. Chair Member Brugnoli motions to approve 8/28/23 the minutes as written. Roll Call to Approve minutes with the addition of the Hanover Crossing decision to be included, Eve passed out the decision with the condition for the property, for all to read. Also, update Chair to Vice Chair for Giuseppe Fornaro.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES

Vice Chair Fornaro motioned to close meeting, seconded by Clerk Dunne.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES

Meeting adjourned at 8:37 PM