



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, October 26, 2020 – 6:45 pm
Via Zoom

Committee Attendees

MaryAnn Brugnoli, Chairman
Ken Blanchard, Vice Chairman
Meaghan Neville-Dunne
Giuseppe Fornaro
Bernie Campbell
David Traggorth

Absent

Tony Cavallaro

Other Attendees

David Kelly, Kelly Engineering Group
Andy Rose, Centercorp New Hanover LLC
Jansi Chandler, Cardinal Cushing Centers
Jim McLaughlin, 1052 Hanover Street LLC
Joanne Lynn, Applicant

Opening

Chair MaryAnn Brugnoli opened the meeting at 6:45 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from September 28, 2020 with the following changes:

- Board member Giuseppe Fornaro asked if the **Board applicant** needs to do a new parking plan;
- The Board discussed **assigning** a Board member **volunteering** to **join** the Community Preservation Committee. **The Chair MaryAnn Brugnoli volunteered.**

Informal – 1410 & 1422 Washington Street

The Board met with David Kelly of Kelly Engineering Group and Andy Rose of Centercorp New Hanover LLC regarding 1410 & 1422 Washington Street. Mr. Kelly explained one property contains Pearl Vision, and the other Town Fair Tire. The two properties are separate assessor parcels but due to many years of common ownership in the eyes of the law are one parcel now. The Pearl Vision parcel has enough frontage for current zoning requirements but not enough lot area. The Town Fair Tire parcel has more than enough lot area but not enough frontage. Mr. Kelly

and the owner Andy Rose would like to create two paper lots to legally re-separate the properties. Separating the properties will help with financing and lease details in the future. Mr. Kelly explained the draft plan to the Board. If the Board believes the plan is feasible, Mr. Kelly would file a formal application with the Board. The Chair MaryAnn Brugnoli suggested a modification to where the paper street meets the frontage, and Mr. Kelly stated that could be changed. The Chair stated Town Counsel Kevin Feeley has been forwarded the plan for review. Mr. Kelly stated the Hanover Building Commissioner Joe Stack has been consulted, and the proposed plan does meet zoning requirements. Board member Giuseppe Fornaro stated if the Board approved the separation of the parcels, they could be sold separately in the future creating a need for easements for common drive access and other shared items. Andy Rose stated there are no plans to sell either parcel. Mr. Fornaro also asked once separate would both parcels have enough parking. Mr. Kelly stated most likely but also easements for shared parking could be created. Board member David Traggorth asked can septic systems be shared by separate properties. Mr. Rose stated both properties have separate septic systems that have been replaced or upgraded recently. Mr. Rose explained all the renovations and improvements being done to the property including a landscaping plan and repaving the parking area. The Chair stated the Board looks forward to reviewing the formal application when filed. Mr. Kelly and Mr. Rose thanked the Board for their time.

Informal – Kennedy Building/Bethany Apartments

The Board met with Jansi Chandler from Cardinal Cushing Centers regarding a request for minor modification to the parking plan for the Kennedy Building/Bethany Apartments. Ms. Chandler explained to the Board the original parking plan reserved 30 parking spaces in the West parking lot for Bethany Apartment residents in addition to the 37 spaces they have behind the apartment building. Ms. Chandler stated over the course of the last few years it has been noted that only 5 of the 30 reserved parking spaces in the West lot are being used. Cardinal Cushing Center is proposing to move the 30 spaces to the East parking lot and have them be designated as shared spaces. Ms. Chandler also noted that 99 new parking spaces have been added to the grounds of the Cardinal Cushing Center. The proposal has been approved by the Planning Office of Urban Affairs. The Board asked Ms. Chandler to submit a formal letter requesting the modification and will schedule a review of that request for their next meeting on November 9, 2020. Ms. Chandler thanked the Board for their time.

Informal – 1052 Hanover Street

The Board met with Jim McLaughlin regarding 1052 Hanover Street. Mr. McLaughlin explained that in order to complete the previously approved project by the Board an additional 50 x 50 building needs to be constructed which is part of Phase 2. The Board approved the project in June 2012. Mr. McLaughlin explained that Phase 2 of the project included an addition to the existing building and the 50 x 50 building in question. The addition to the existing building was completed in 2018 but the 50 x 50 building was not. The Board noted that in order to begin Phase 2, the project was supposed to be reviewed again by the Planning Board. A building permit was issued by the Building Department in error. Mr. McLaughlin is requesting a site plan approval since the projects special permit was already approved by the Board. Everything is complete for the project except the foundation, 50 x 50 building and waterline. The Board agreed that a limited site plan review hearing would be held on November 23, 2020 with a published hearing notice and notification of all abutters. The applicant will file a formal application with the Planning Department. Mr. McLaughlin thanked the Board for their time.

Update on 285 Circuit Street

The Chair gave an update on a request by the owner of 285 Circuit Street Michael Colomba. Mr. Colomba would like to update the septic system on the property in order to accommodate cooking on the premises. Mr. Colomba owns a restaurant at another location and would like to add a kitchen to make meatballs on the property to send to the restaurant and possibly to distribute other places. The Chair noted that the industrial and light industrial district

does not allow for those uses. The industrial and light industrial district does allow for food to be made on the premises but only to be consumed on the premises, not to be distributed offsite. Mr. Colomba will be consulting with an attorney to look into possibilities, and the question has been forwarded to Town Council Kevin Feely as well.

Special Permit – 646 Main Street – PB-20-13

The Board opened a hearing for 646 Main Street. The applicant is requesting a special permit for a retreat lot. Board member Meaghan Neville-Dunne read the hearing notice into the record. The Chair explained that the property in question has previously been separated to create a retreat lot. The bylaw states that this process can be done only once and only one retreat lot can be created. The Chair spoke with the engineer for the project, and a formal letter requesting a withdrawal has been submitted to the Board. Board member Meaghan Neville-Dunne read the formal letter into the record. The owner of the property Joanne Lynn stated that she would like to inquire if the application fee can be refunded. The Chair stated she will reach out to Financial Director Lincoln Heinemann to locate the application fee funds. Ms. Lynn stated they will further investigate what options they have in order to add an additional dwelling to their property. The Board voted to accept the request for withdrawal without prejudice. The hearing closed at 8:07 PM.

VPUD Moratorium

The Chair stated a list of questions for Town Departments regarding VPUD development impacts would be emailed to the Board by Ann Lee in the coming days.

Other Business

Vice Chair Ken Blanchard stated the Community Preservation Committee has submitted a formal letter to the Board of Selectmen asking that a Town Planner be appointed as soon as possible. Mr. Blanchard suggested the Planning Board draft a similar letter to the Board of Selectmen. The Board agreed this was a good idea, and a letter will be drafted for review at the November 9, 2020 meeting.

The Chair stated the owner of Benjamin Brook Estates will be submitting a letter to the Board requesting an extension for completion of the project. The request will be reviewed and discussed at the November 9, 2020 meeting.

The Chair informed the Board that 179 Union Street will be having a hearing with the Zoning Board of Appeals on November 18, 2020.

After attending the site visit/drone flight at Starland, Board member Meaghan Neville-Dunne expressed concern that the proposed zipline tower is very close to Sullivan Funeral Home. The Board briefly discussed the location of the proposed tower.

Adjournment

The meeting ended and adjourned at 8:26 pm.

Next Meetings

Monday, November 9, 2020

Monday, November 23, 2020