



## **Planning Board Minutes**

**October 28, 2019**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, October 28, 2019, in the Hanover High School Media Center.

**Board Members Present:** MaryAnn Brugnoli – Chair, Richard Deluca – Vice Chair, Ken Blanchard, Jeff Puleo, Giuseppe Fornaro – Associate, and Bernie Campbell – Associate

**Absent Board Members:** Meaghan Neville-Dunne

**Others Present:** Justin DeBruin, Community Development Director, Michèle Grenier, Town Planner, and Ruth Potter, Executive Assistant

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### **Called to Order at 6:50 p.m. by Chairman Brugnoli**

The Board voted and approved meeting minutes of October 7, 2019, as written.

### **1775 Washington Street, Hanover Crossing**

Mr. David Kelly opened the discussion by going over the agenda for the meeting. He then went over the changes to the plan since the plans and documents were originally filed with the planning board in May. The changes include 196 land banked parking spaces, the relocation of the maintenance building from Norwell to Hanover, a sidewalk between Route 53 and Market Basket, revisions to the drainage recharge systems to reduce stormwater temperature to Third Herring Brook, water system revisions, as well as a new traffic signal with a formal left turn proposed. Mr. Kelly is hoping to get a final “clean” letter from CEI in full approval of changes for conservation issues.

Mr. Jeffrey Dirk, traffic engineer from VAI, explained that Market Basket will be the primary traffic generator and it makes sense to have the new signal installed at the entrance near it. He also explained that with the installation of this new signal a more efficient movement of traffic will be made possible. Five foot bike lanes will be included as well as signalized pedestrian crossing. There will be room for a future sidewalk.

Mr. Ben LaFrance, landscape architect from Hawk Design, reiterated goals of the commercial landscape including 431 trees that exceeds Hanover Zoning Bylaws. He also clarified that trees will still be planted near the land banked parking spots in case those areas are ever turned into parking spots. The vice chair asked about wind resistant trees, specifically if any Bradford pear trees would be planted, Mr. LaFrance

said there would be no Bradford pear trees. Mr. LaFrance described the multi-use “central green” area of the commercial landscaping. He passed around a sample of the artificial turf that would be used there. This turf is softer than sport field turf, will stay cooler especially if a silica sand infill is used, doesn’t require water or nutrients, and will stand up to heavy foot traffic. He did not know the lifetime of the turf. He also talked about the courtyard area which will serve as an outdoor dining area as well as an entry for surrounding businesses.

Mr. David Hall of Hanover Company discussed the residential landscaping which will include mature trees, bocce, ping pong, dog runs, and outdoor seating areas. Eighty percent of the trees will be evergreen.

Mr. LaFrance discussed the commercial lighting. The light fixtures for the parking lot will be taller and brighter whereas the pedestrian fixtures will be shorter with a softer light. Other lighting will include festive “bistro style” lights in the courtyard area. Mr. LaFrance stated there will be no light spill off of the property.

Mr. Hall explained that while the lighting fixtures for the residential portion of the project won’t be the exact same, they are similar.

The Chairman then started discussing water meters. She stated that Victor Diniak, the head of Public Works has informed the Board that there are no possible new well sites in Hanover and that conserving water is necessary. The water meters Mr. Diniak has requested from PREP will help detect leaks and conserve water. The Chairman discussed setting a precedent and possibly writing a bylaw that the Planning Board will ask future developers to help purchase water meters.

Mr. Llyod Sova of PREP informed the Board that he wanted to discuss mitigation as a whole before agreeing to the water meters. Mr. Hall stated he was open to the idea.

Mr. Kelly discussed the special permits and waivers being requested. The Chairman stated that the Planning Board will be voting on these at the next mall meeting.

Mr. Sova went over the estimated mitigation list from PREP including \$200,000 to mill & overlay Mill Street, \$225,000 to mill & overlay and provide sidewalk on public portion of Hanover Mall Drive, \$75,000 for pedestrian improvements at the intersection of Mill and Hanover Mall Drive, \$500,000 for the signal at Route 53 & Hanover Crossing entrance (next to Buffalo Wild Wings), \$100,00 contribution to Walnut Hill Neighborhood, \$150,000 for an Emergency Vehicle Preemption annual fee contribution, \$400,000 Affordable Housing Trust contribution, \$700,000 for Water Loop, \$100,000 for engineering for the items already listed, \$400,000 for a Police Service Agreement, and \$100,000 for Peterson Dam Removal for a total of \$2,950,000. He stated that if the MassWorks grant comes through, it would cover \$1.3 million.

Mr. Justin DeBruin stated that mitigation should include the money for the Affordable Housing Trust (AHT) as the new apartments will reduce the SHI number. Board member Campbell proposed tabling talk of AHT contribution.

Mr. Sova stated PREP has no obligation to pay AHT, but he said he would and he is sticking to it. He said \$400,000 is already too much and he will not be negotiating with AHT. Mr. Sova also stated that PREP is doing a lot for meters, but they would be willing to pay for 500 meters over a 5 year period. Board member Campbell said that the efficient water features the apartments will be built with benefits the town and also the owner and again recommended tabling the discussion.

Mr. Sova asked for 5 minutes to speak privately. He came back with the offer: if the Massworks grant passes, PREP will pay for 600 meters, if the grant does not pass, PREP will pay for 300 meters. The Vice Chair stated that it will cost \$85 million to build the apartments; \$350,000 for water meters is pennies in comparison.

Mr. DeBruin reminded the board that the AHT will be meeting this coming Wednesday. He also communicated that the Town Manager asked for the Board to hold off on voting on mitigation amounts. The Chairman suggested holding off until next meeting. She then opened up the meeting to the public in attendance.

A few residents expressed concern about water meters, urging the planning board to not back down on the issue. One resident wondered why PREP is only being expected to do this. The Chairman reiterated that it is the Planning Board's intention to set a precedent and possibly amend a bylaw to make this a requirement.

The Chairman asked Board members to vote on whether or not to wait on voting on the amount of water meters until the next meeting. All Board members voted yes, except Mr. Giuseppe Fornaro who voted not to wait. The Chairman voiced the intention to vote on special permits and waivers at the next full meeting.

Meeting ended and adjourned at 9:30 PM.

Respectfully submitted by: Ruth Potter, Executive Assistant