



Planning Board

October 29, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, October 29, 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, and Giuseppe Fornaro

Missing: Bernie Campbell

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 September 10, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Rich Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

283 Columbia Road “Conway Realty” Discussion:

Greg Morse, Morse Engineering, explained the current business and the need for the business to construct a self-storage building. The building would have heat and water but no employees and the building would be built on the pavement currently existing. The applicant would need to ask for a waiver of 15 parking spaces. The Board reviewed the plans and stated the applicant would need to show that the 15 spaces could be configured on the site if needed. Greg Morse explained the applicant would propose drainage improvements and would apply under limited site plan for the 10 bay 10’ wide x 24’ deep self-storage building. The Board asked whether an 18 wheeler truck could maneuver the site and Greg Morse responded he would need to look into that for the site and would follow up with the Board.

Minor Modification: 2053 Washington Street “Merchants Row”:

Deb Keller, Merrill Engineers and Land Surveyors, presented the revised plans to the Board. She stated the Building C drive thru was removed and parking was added surrounding the building but the square footage is the same and parking was increased by 18 spaces. Deb Keller also stated there are 4 dumpsters being added and 2 compactors by the wastewater treatment plant so the retaining wall was increased. The parking spaces have gone from 338 to 359 but they are still below their maximum lot coverage. The applicant is working with DEP on the wastewater treatment plant to raise the absorption field and raise the grade slightly there will be no outer change for drainage. MaryAnn Brugnoli made a motion to

approve the minor modification to site plan Assessors Map 5 Lot 13,18, & 75, 2054, 2055, 2057 Washington Street Hanover, Massachusetts. Jeff Puleo 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. MaryAnn made a motion to approve the revised site plan for landscaping plans, titled Site Development Plans for existing McDonald’s Drive Thru dated October 26, 2018. Ken Blanchard moved the motion and Rich Deluca 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 mitigation figures for trees and sidewalks. The Board stated they would need to collect the mitigation prior to issuance of a building permit and would need to put it as a special condition in the decision. Mark McSharry, the applicant, stated he would like to discuss the figures submitted by DPW as he felt they seemed high and would try to come to an agreement with DPW. MaryAnn Brugnoli asked if there was a motion to approve the Winter Street Subdivision with mitigations for trees and sidewalks. Rich Deluca made a motion to approve and Ken Blanchard seconded. Ken Blanchard and Rich Deluca voted in favor. Meaghan Neville-Dunne, Jeff Puleo, and MaryAnn Brugnoli opposed the motion. The motion failed due to M.G.L. Chapter 40A Section 81L requires a plan certified or endorsed by a planning board bearing an endorsement signed by a majority of the members of a planning board.

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. The Board reviewed the site plan and special permit application. MaryAnn Brugnoli made a motion to approve site plan entitled “SRC Medical Inc, Definitive Site Plan 263 Winter Street Assessors Map 68 Lot 52, Hanover, Massachusetts” dated October 4, 2018. Ken Blanchard moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

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

The meeting was adjourned at 8:08 p.m.

Respectfully submitted by: Michaela Shoemaker, Town Planner