



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, November 23, 2020 – 6:45 pm
Via Zoom

Committee Attendees

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

Other Attendees

Ann Lee, Interim Director CD & MI/Assistant Town Manager
Darren Grady, Grady Consulting LLC
Members of the Hanover Zoning Board of Appeals

Opening

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

Review of Meeting Minutes

The Board voted to approve the meeting minutes from November 9, 2020 with the below change:

~~Mr. Altobello reviewed the existing and proposed fire alarm systems with Vice Chairman Ken Blanchard.~~
Vice Chairman Ken Blanchard asked Mr. Altobello and Mr. Zaverucha how they plan to address the concerns of the Hanover Fire Department listed in the letter submitted by Captain Freeman. Mr. Zaverucha and Mr. Altobello will be meeting with the Hanover Fire Department to discuss all outstanding issues prior to the next hearing.

Other Business

The Chair updated the Board on the VPUD Moratorium. Along with the Building Commissioner Joe Stack, the Chair has reviewed possible properties for VPUD development. The Chair will also meet with the Conservation Agent to review each property. The Board members will be meeting with their assigned Town departments prior to the next meeting. The Chair also stated the Town Clerk confirmed the Massachusetts Attorney General has accepted the Board's VPUD Moratorium article.

The Board discussed the draft letter to the Board of Selectmen regarding the vacant Town Planner position. The Chair stated the Town Manager Joe Colangelo prefers the status "unfunded" for the Town Planner position versus "vacant". The Board briefly discussed the difference. Interim Director of Municipal Inspections Ann Lee confirmed with the Board the Town Planner position is unfunded for fiscal year 2021. Board member Giuseppe Fornaro stated

he is doing some research to determine what level of staffing surrounding towns have for their Planning Departments. A draft letter will be reviewed at the Board's next meeting.

Site Plan Review – 1052 Hanover Street – PB-20-15

The Board opened a public hearing for 1052 Hanover Street Map 52 Lot 47. The applicant, 1052 Hanover Street LLC, is requesting a limited site plan review in order to complete a project by constructing a 50 by 50 foot building previously approved by the Planning Board. Board member Meaghan Neville-Dunne read the hearing notice into the record as well as a letter from the Hanover Fire Department regarding the project. Darren Grady of Grady Consulting LLC explained the proposed 50 by 50 foot building to the Board. The building was part of phase 2 of the previously approved project, and there have been no alterations to the plan since approval. The Board voted to approve the site plan for the 50 by 50 foot building as well as the additional parking. The Board voted to close the hearing at 7:10 pm.

Continuation – 579/637 Washington Street Special Permit & Site Plan Review – Case PB-20-7

The Planning Board re-opened a public hearing for the purpose of a special permit and site plan review for a proposed zipline and parking expansion with associated site grading and storm water management for Starland Holdings LLC. Board member Meaghan Neville-Dunne read into the record a letter from Attorney Steven Guard withdrawing the zipline portion of the project and requesting a continuance for the site plan review to the Board's next scheduled meeting. Mrs. Neville-Dunne also read into the record a letter from Jeff Morrill of Planet Subaru objecting to the proposed zipline tower.

The Hanover Zoning Board of Appeals joined the meeting at 7:15 pm and opened their hearing for Starland Holdings LLC, 637 Washington Street, Map 39, Lot 10, Business District. The applicant is requesting a variance under Section 7.110 maximum height for structures in order to construct a 135 foot zipline tower. The applicant has submitted a letter requesting to withdraw without prejudice the application for a variance. The Zoning Board voted to accept the request for withdrawal without prejudice. The Zoning Board voted to close the hearing at 7:16 pm.

The Planning Board voted to accept the request to withdraw the zipline portion of the project and voted to continue the site plan review and parking expansion with associated site grading and storm water management to Monday, December 21st at 7:00 pm.

Other Business

The Board reviewed the agenda for their December 7th meeting. The Board agreed that the Chair would contact Mr. Victor Chin regarding an informal meeting request to make him aware the meeting is unnecessary. The property at 456 Columbia Road is not zoned for his intended purpose.

The Board briefly discussed 285 Circuit Street and the owners plan to add a kitchen to make meatballs on the property to send to his restaurant and possibly to distribute other places. The Chair again noted that the industrial and light industrial district does not allow for those uses. Mr. Colomba will be consulting with an attorney, and the Chair expects the Board to receive something in the near future.

The Board discussed and scheduled meetings for January 11th and January 25th 2020.

Adjournment

The meeting ended and adjourned at 7:40 pm.

Next Meetings

Monday, December 7, 2020 - Monday, December 21, 2020 - Monday, January 11, 2021 - Monday, January 25, 2021