



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, January 13, 2020 – 6:45 pm
First Floor Hearing Room, Town Hall

Committee Attendees

Richard Deluca, Vice Chairman
Ken Blanchard
Bernie Campbell
Meaghan Neville-Dunne
Giuseppe Fornaro

Absent

MaryAnn Brugnoli, Chairman

Other Attendees

Michèle Grenier, Town Planner
Bradley Lemont, Merrill Engineers & Surveyors
David Kelly, Kelly Engineering Group
Eric Gardner, Benchmark Senior Living

Opening

Vice Chairman Richard Deluca opened the meeting at 6:47 pm

Review of Meeting Minutes

After review of the January 6, 2020 meeting minutes, the Board proposed the following changes/additions:

- change “three emergency calls” to “two emergency calls”
- addition to clarify location “at Starland AKA University Sports Center.”
- addition “The Board requested a letter from the Fire Chief Jeffrey Blanchard detailing parking issues at Starland.”

The Board approved the minutes as so amended.

ANR Plan – 58 & 78 Oakland Avenue, PB-19-24

Bradley Lemont from Merrill Engineers & Land Surveyors appeared before the Board to present an Approval Not Required (ANR) Plan for 58 & 78 Oakland Avenue. A 3-acre parcel of 58 Oakland Avenue will be taken and added to 78 Oakland Avenue. The plan allows the owners of 78 Oakland Avenue to maintain a vegetated

buffer between their home and any future development of the lot behind them. The proposal does not violate any zoning requirements and no additional permits are requested. Board member Giuseppe Fornaro asked Mr. Lemont to explain the plans presented in more detail, and Mr. Lemont answered his questions. The Board voted to endorse the ANR Plan for 58 & 78 Oakland Avenue PB-19-24. Each board member signed the plans.

Continuance of Public Hearing for Special Permit, 1143 Washington Street, PB-19-19

Vice Chairman Richard Deluca re-opened the public hearing for 1143 Washington Street. David Kelly of Kelly Engineering Group and Eric Gardner of Benchmark Senior Living appeared again before the Board regarding a special permit for a senior and assisted living center proposed at 1143 Washington Street. A few outstanding topics were discussed. David Kelly stated that Hanover Fire Chief Jeffrey Blanchard has no objection to the placement of signage prohibiting left turns from the main entrance/exit; however, he does object to totally eliminating the entrance. The Board reviewed a letter from Chief Blanchard stating this position. Mr. Kelly stated that Benchmark Senior Living agrees to a Special Condition requiring the contribution to the Town of \$14,000 per year over a 5 year period towards the replacement of 200 water meters as requested by the Hanover DPW.

The Board had a general discussion with Mr. Kelly regarding the no left turn signage at the main entrance/exit including the advantages, disadvantages and issues enforcing the signage. Board member Giuseppe Fornaro asked about the process regarding ambulance calls to the facility. Eric Gardner of Benchmark Senior Living stated that a private ambulance company would handle scheduled transports of patients and that the Hanover Fire Department's ambulance would only be utilized for 911 calls. Board member Giuseppe Fornaro stated that a discussion with the Town Manager to possibly utilize Hanover's ambulance more often may be beneficial. Board Member Meaghan Neville-Dunne asked if medical staff such as a Register Nurse or Nurse Practitioner will be on-site 24 hours a day. Mr. Gardner stated that regulations don't require it but medical staff is on call 24 hours a day, and in the future may be on-site for portion of the day.

The Board reviewed the "Special Conditions" on the draft special permit. During this review, general discussions were had regarding truck traffic during construction, possible construction start date and hours of construction. The process of requesting an exception to work on Sundays was discussed. Town Planner Michèle Grenier stated the building inspector is the deciding authority for such requests. Board Member Giuseppe Fornaro asked if the Board received a letter from the Hanover Police Department regarding it's position on no left turn signage at the main entrance/exit. Ms. Grenier stated only a verbal position was received, and Chief Walter Sweeney is not opposed to the signage.

The Board voted to close the public hearing for 1143 Washington Street which encompasses addresses between 1075 and 1131, 1165, 1167, 1207 and 1143.

Vice Chairman Richard Deluca requested a Roll Call Vote for the following:

Special Permit: Section 6.11.0 Village Planned Unit Development (VPUD)

Richard Deluca, yes

Ken Blanchard, yes

Giuseppe Fornaro, yes

Bernie Campbell, yes

Meaghan Neville-Dunne, yes

Special Permit: amendment to permit #PB08-10SP dated March 31, 2008

Richard Deluca, yes
Ken Blanchard, yes
Giuseppe Fornaro, yes
Bernie Campbell, yes
Meaghan Neville-Dunne, yes

Site Plan Review Approval: Section 10, HZB

Richard Deluca, yes
Ken Blanchard, yes
Giuseppe Fornaro, yes
Bernie Campbell, yes
Meaghan Neville-Dunne, yes

Waiver from Section 6.11.30 A, HZB

Richard Deluca, yes
Ken Blanchard, yes
Giuseppe Fornaro, yes
Bernie Campbell, yes
Meaghan Neville-Dunne, yes

Waiver from Section 6.11.30 B, HZB

Richard Deluca, yes
Ken Blanchard, yes
Giuseppe Fornaro, yes
Bernie Campbell, yes
Meaghan Neville-Dunne, yes

Waiver per Section 4.420, HZB

Richard Deluca, yes
Ken Blanchard, yes
Giuseppe Fornaro, yes
Bernie Campbell, yes
Meaghan Neville-Dunne, yes

The Board approved the comprehensive special permit for 1143 Washington Street PB-19-19. The Board signed the decision.

Other Business

The Board had a discussion regarding the Village Planned Unit Development (VPUD) bylaw and its possible overuse. The Board discussed its original intent and the possibility of modifying the bylaw. Any changes to the bylaw would have to be approved at Town Meeting. Due to the January 27, 2020 deadline for warrant article

submittal, the Board discussed drafting a placeholder article to allow them time to review the bylaw in detail. The Board voted to draft an Annual Town Meeting Warrant article to propose amendments to the VPUD bylaw.

The Board reviewed a letter submitted by Hanover Fire Chief Jeffrey Blanchard regarding parking issues at Starland University Sports Center and briefly discussed the issue.

Adjournment

Meeting ended and adjourned at 8:10 pm.

Next Meetings

Monday, February 3, 2020

Monday, February 24, 2020

Monday, March 9, 2020

Monday, March 23, 2020