



Planning Board

January 14, 2019

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, January 14, 2019 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, and Justin DeBruin, Director of Community Development and Municipal Inspections

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 October 29, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with a modification. Jeff Puleo moved the motion and Ken Blanchard seconded. All others voted in favor.

ANR Winter Street, Broadway, and Pat Road:

The Board reviewed the submitted plans property located at Winter Street, Broadway and Pat Road. MaryAnn Brugnoli made a motion to approve the ANR. Ken Blanchard moved the motion and Rich seconded. All others voted in favor.

Dana Drive Extension Bond Reduction:

The Board reviewed the memo submitted by Kurt Kelly, Deputy Superintendent of DPW to Victor Diniak, Director of Public Works, stating the amount of money needed to be held in a bond for the remaining of the work to be completed is \$29,270 and that the Board can return \$31,547 of the original \$60,000 bond. MaryAnn Brugnoli made a motion to approve the release of \$31,547 and for the Board to hold \$29,270 from the original bond amount. Jeff Puleo moved the motion and Meghan Neville-Dunne seconded. All others voted in favor.

Cottage/Cluster Committee Update:

Chris Kuschel, MAPC Consultant for Cottage/Cluster Committee, presented to the Board the draft bylaws. Mr. Kuschel explained the goals of the committee including preserving open space as well as increasing affordability through NOAH (naturally occurring affordable housing) principles. Mr. Kuschel

also presented the concepts and dimensions of the draft bylaw including the formula that would be included to calculate the amount of lots allowed and the need for special permits through the Planning Board for increased density. Mr. Kuschel explained the current lot sizes, lot sizes under the new bylaw, and the lot sizes with a special permit for density bonuses. Les Molyneaux presented information regarding senior residents and the Master Plan stating a need for cottage housing and that he felt it should be age restricted. MaryAnn Brugnoli, chairman, said they could further look into age restricted housing. Syd Elliott, raised concerns about this would actually be able to keep Hanover residents here in town. The Board discussed the concept of modular build rather than stick build. Mr. Kuschel explained to the Board that the Cottage/Cluster Group was going to continue to have public meetings to discuss the potential bylaw and continue to amend them and they would be coming back before the Board at a later date to present the revised bylaw.

Public Hearing for Special Permit and Limited Site Plan Approval of 385 King Street (Buckley Associates) Case TPL-18-23

MaryAnn Brugnoli, Chairman, opened the public hearing for 385 King Street. Meaghan Neville-Dunne read into the record the public hearing notice. Edward Cullen, Merrill Engineers and Land Surveyors, presented the need for reduced parking. The Board stated they would like to more formally see the required parking spaces if they needed to be built displayed on the site plan. Mr. Cullen stated they could show the needed parking spaces on a revised site plan and would submit them to the Planning Office. MaryAnn Brugnoli made a motion to close the public hearing and the approve the special permit and limited site plan. Jeff Puleo moved the motion and Ken Blanchard seconded. All others voted in favor.

At 8:45PM Chairman MaryAnn Brugnoli requested a Roll Call Vote of the Board to go into Executive Session in accordance with MGL 30A, Section 21, Subsection 3, to discuss strategy with respect to litigation 1) Winter Street Subdivision appeal from the applicant, as the chair declares open meeting may have detrimental effect on the bargaining or litigating position of the body. The Board will not reconvene in Open Session. Roll Call Vote: Chairman Brugnoli, aye; Vice Chairman Deluca, aye; Member Puleo, aye; Member Blanchard, aye; Member Neville-Dunne, aye; Member Campbell, aye; Member Fornaro, aye. Town Planner, Michaela Shoemaker was also present.

Meeting ended and adjourned at 9:10PM.

Respectfully submitted by: Michaela Shoemaker, Town Planner