



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, November 6, 2023** – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Meghan Dunne, Clerk
Bernie Campbell
Kenneth Blanchard
Dave Traggorth

Remote: Jon Ruseni

Matt Tocchio

Absent:

Tony Cavallaro

Others:

Eve Tapper – Hanover Interim Planner
Joseph Stack- Building Dept/Commissioner
Rich Salvucci
Brian Murphy

Opening

Chair Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Other Business

Family Accessory Dwellings:

* The Board will continue to review/discuss about revising the Family Accessory Apartment section of the Zoning Bylaw. Board members were asked to read/preview Marshfield, Norwell, and Pembroke's current policies on Accessory Dwellings.

*Board Members please print out above mentioned towns bylaws, highlight what you want included in the draft of a proposed Hanover bylaw and email it to Eve Tapper on or before November 20th. Eve will then compile all the information from the Board members and will create a draft for the December 4th meeting. The Board substantially agreed that the following concepts should be included in the draft:

*Unit does not need to be rented to a family member, but the owner needs to live on property.

- *Freestanding unit would need a special permit and site plan review.
- *Units within the existing house or attached to it would be allowed by right
- *No short-term rentals

MBTA Community:

Ann Lee applied for a grant and the Town of Hanover received one. VHB is the firm we will be working with. (VHB.com)

Brian Murphy, Duxbury resident is wondering what properties have been identified or considered for this new bylaw.

Chair member Brugnoli stated no properties have been considered yet, because they have not worked with an engineer yet. We have only started to look at GIS so far.

Solar Panels:

Letter from Mr. Thompson from last month and 342 Circuit Street decision that allowed solar panels. Per Mr. Stacks position, solar panels are a separate structure on the ground. They must conform to certain setbacks, ect. Over 200 feet, a building permit is needed. They need to: not be over leaching area due to sinking and settling, 20 feet from the sides, can not be free standing in the front yard. The fire department needs to be able to access them from height. There could be 200-300 rooftop sets currently in town. Discussion of not allowing ground panels on unbuildable privately-owned lots was brought up. See article about Duxbury that Rich Salvucci suggested to board.

Open Planner Position: Eve Tapper: gave update. Resumes are coming into office. Not enough to put together a panel to start interview process. Eves contract will be coming up soon, but she will be able to extend as long as mutually agreed upon. Mr. Jon Ruseni (by remote) will reach out to Ann Lee to get some info on the job. Dave Traggorth asked about sharing resources with another town. Suggested calling Rockland and see if going in and splitting costs might be more beneficial, open the pool and able to spend more money combined.

1st Baptist Church –80 Webster Street. Chapter 91 Waterway Permit Application to allow restoration of a dock. Hanover Conservation has issued a cease and desist order. The unpermitted dock should be removed.

Gray's Place Lot Release:

CEI said the checklist was complete. Photos of the road and area are included in the area. Letter stating stormwater controls have been installed per the plans from Feb 2023. All utilities, draining and paving have been completed. Recently the retaining wall was finished. Street plantings and hydroseeding have been completed as well.

Approval of the Release of Lot 1 of Gray's Place. Chair Brugnoli asked the Board if anyone had any objections to the lot release. No one responded.

Mary Ann Brugnoli, Chair-YES
 Giuseppe Fornaro, Vice-Chair -YES
 Meghan Dunne, Clerk-YES
 Dave Traggorth-YES
 Bernie Campbell- YES
 Kenneth Blanchard-YES

**Public Hearings – 7:00pm (Public hearings may be heard out of order) –
1070 Washington Street - (PB #23-13)**

The Board will open a public hearing for a Modification of a Special Permit and Site Plan Review at 1070 Washington Street.

Public Hearing was opened. All material is read in. The hearing was asked to be continued due to family emergency for the owner of property per Chair Brugnoli's request. Roll Call to open public hearing and continue to November 20, 2023.

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Other Business (continued)

Hanover Crossings: Discussion Spot zoning. Member Campbell will write a letter to Ann Lee and Eve Tapper about parking and allowing mixed-use. He does not want to hold up businesses or prevent them from wanting to come into the shopping zone district.

Chair Brugnoli will ask Town Council about exempting one large entity, or one large parcel, or number of parcels from special permitted medical use.

Matt Tocchio (remotely)– 1070 Washington Street- Concerns about non-conforming lot, and extension and postponements made. When can the town stick to the terms of what was voted on? TIF (for retail and stores) that was approved in and then what is allowed. We allowed the apartments. We allowed the company to come in and how can we keep catering to them. For example, we allowed them for these businesses and now we are allowing medical use.

Chair Brugnoli will contact Ed Callahan for an update on Hanover Crossing and hat they have planned and what their long-term proposal is, for the November 20 meeting.

Chair Brugnoli motioned to close meeting, seconded by member Blanchard. Roll Call to close meeting:

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk-YES
Dave Traggorth-YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Meeting adjourned at 8:37 PM