



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes – Monday, November 7, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chair
Bernie Campbell
Meaghan Neville-Dunne *via Zoom*

Giuseppe Fornaro
Tony Cavallaro *via Zoom*
David Traggorth

Absent

Ken Blanchard

Other Attendees

Christine Stickney, Town Planner
Alexa Sikoryak, Kimley-Horn
Casey Lieberman, Kimley-Horn
Aaron Hemquist, Target Corporation

Robert Tombari, Tombari Law Group
Gerald Pucillo Jr., Centergreen LLC
Mary Anne Johnson, 320 King Street

Opening

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

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Review of Meeting Minutes

The Board voted to approve the meeting minutes from October 17, 2022 with an amendment to the 1167 Washington Street (Target) MaryAnn Brugnoli noted fourth line - draft decision *would be* provided by staff.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Other Business

The Board discussed various draft warrant articles for zoning bylaw amendments. Town Planner Christine Stickney explained the amendments being proposed including changes to the language for “medical uses” in the Business District and parking requirements, additions to the zoning bylaw definitions and a warrant article to limit the size of an accessory structure. Members at first wanted to continue review of all articles to 11/21/22 meeting – Christine asked if the less complex articles could be voted so we could forward down to the Select Board. Chair Mary Ann Brugnoli suggested they be sent as only place holders and the Board would work on language. The Board did take up the proposed article of Section 5.040 amending six months to 12 months. The Board voted to approve this article.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

The Board did take up the proposed article of Section 13.20 as written amending time frames. The Board voted to approve this article.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

The Board discussed the two articles involving Medical Use Health Care Facilities and the parking ratio. Member Cavallaro suggested for parking using the average count of employees and two (2) patients per exam room. Members concurred with suggestion. The Board will review the remaining proposed warrant articles for consideration at their next meeting.

Continuation - Public Hearing – 1167 Washington Street (Target) – Special Permit & Site Plan Review – PB 22-4

The Board continued with a public hearing for Target Corporation. The applicant is requesting a major modification of an approved Special Permit and Site Plan Review (PB File #08-10) to reconfigure approved parking fields to accommodate the installation of overhead canopies as part of Target’s Drive-up program for customers. The Chair MaryAnn Brugnoli noted a draft decision was provided to the applicants and a letter dated 11/2/22 from Casey Lieberman of Kimley – Horn was in the member’s packets. The Chair asked Aaron Hemquist, Target Corporation about the As-Built Plan from the original Target Store construction as to why it was never completed. Town Planner Christine Stickney noted draft condition #26 speaks to the As-Built. Aaron Hemquist said Target would prefer to comply with condition #26 and Christine Stickney estimated the cash surety to be around \$25,000.00 to \$30,000.00 – Aaron Hemquist said that can be done. Chair MaryAnn Brugnoli asked about the displacement of parking with the new canopies and if all customers could park there or only the customers using the drive-up program adding the loss of these spaces to general customer use that are closest to the main entrance could be problematic. Casey Lieberman showed the main entrance location and the original count of required parking when the store was approved noting in her calculations it was a loss of 2 spaces. Member Giuseppe Fornaro noted the loss of the existing 32 spaces beneath the canopy and the replacement of only 24 shows a different number and in reality the store was built with a dedicated amount of general customer parking this proposal only allows customers using the drive-up program to use these spaces so it a loss of 24 general use parking storewide. Members expressed concerns with the availability/accessibility of overall store parking and how parking will be monitored under the canopies. Member Meaghan Neville-Dunne asked if the applicants had a superimposed rendering of the canopies with the existing Hanover Store architecture – she had been to the site and had concerns as to the aesthetics of the structures to the existing store. Casey Lieberman said they do not have the actual Hanover site rendering but the general renderings sent are what would be constructed. Member Traggorth concurred with his concern with the aesthetics and asked about other MA stores that have constructed – Casey Lieberman said she believed in RI , Easton and Abington canopies were approved but not constructed and wasn’t sure of other locations. Member Cavallaro asked about the material of the canopies – NovaShield – and the durability for New England weather and if it was to be damaged what would Target do replace. Aaron Hemquist commented Target has this material on canopies in Texas and Target would address immediately they want all their stores to have a nice appearance for customers. Member Campbell and Fornaro disagreed with the existing condition of the Hanover Target and the numerous attempts to have it cleaned up by the Town including the last renovation and the remaining storage containers in the parking lot. Chair MaryAnn Brugnoli asked if any other members or the public had comments – none. Member Fornaro, Motion to close the public hearing, seconded by Member Campbell.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Chair MaryAnn Brugnoli asked for a Motion to approve the Major Modification of the Special Permit/Site Plan Review. No members offered a Motion to approve. Member Fornaro offered a Motion to Deny the request for a Major Modification of the Special Permit/Site Plan Review, seconded by Member Campbell.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes

Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – No

The Chair noted concerns with the parking spaces as to numbers, aesthetics of the canopies and other site concerns previously noted and thanked the applicants.

Public Hearing – 283 Columbia Road (Previte's Marketplace) – Major Modification – PB 22-17

The Board opened a public hearing for Previte's Marketplace Inc. The applicant is requesting a major modification of an approved 2018 Special Permit and Site Plan Review (PB File 17-21) to construct a two-story 1,800 SF addition on the rear of the existing building to expand the loading dock area and add office space on the first floor as well as additional office space on the second floor. Map 57 Lots 86 & 87 in a Business District and Water Resource Protection Overlay District. Chair MaryAnn Brugnoli asked Attorney Robert Tombari if had received the draft decision and conditions and he responded yes and noted one dimension was blank and they provided that information. Town Planner Christine Stickney highlighted the section of the Special Conditions.

Member Campbell, Motion to close the public hearing, seconded by Member Fornaro.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Member Campbell, Motion to approve 283 Columbia Road (Previte's Marketplace) – Major Modification – PB 22-17 with conditions, Seconded by member Fornaro

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Continuation - Public Hearing – 334 King Street – Definitive Subdivision – PB 22-8

The Board continued with a public hearing for James Doherty. The applicant is requesting a Definitive Subdivision approval for a three (3) lot subdivision, serviced by a 320' LF proposed roadway including drainage and other roadway appurtenances that will access from King Street at the former #334 King Street lot. Map 67 Lot 11 and Map 68 Lot 10. The property owner/applicant James Doherty had sent an email requesting a 30 day extension which Town Planner, Christine Stickney read into the record. The Board voted to approve a decision deadline of 30 days and the matter was continue to November 21, 2022

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes
Tony Cavallaro – Yes

The Planning Board did not take up the matter for a minor modification for a digital message board at 283 Columbia Road (Previte) it was moved to the 11/21/22 agenda.

The Board voted to accept the 2023 Meeting Schedule

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes
Tony Cavallaro – Yes

Board member David Traggorth asked about the status of the MBTA Multi-family Housing Zoning. Town Planner, Christine Stickney said a very brief presentation was given about a month ago to the Select Board about the updated guidelines and there has been no further activity. Member Traggorth asked whose responsibility is it initiate and Christine responded it is the Chief Elected Officials which she believes is the Select Board they would petition for participation in the program and direct the Planning Board to do the work with assistance from the state with the ultimate result being an identified area to accept by right multifamily housing. Member Fornaro asked what are other Towns doing and Christine noted with the exception of Marshfield our direct community neighbors have not initiated it either. Marshfield Select Board voted not to participate and forgo the available grants.

Adjournment

The Chair opened the floor to public comment, seeing and hearing none. The Board voted to adjourned at 8:20 pm.

Roll Call Vote: MaryAnn Brugnoli – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

Upcoming Meetings

Monday, November 21st, 2022

Monday, December 5th & 19th, 2022