



**Hanover Planning Board**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Monday, November 9, 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**

Jon & Joan Shellington, Applicant  
Dana Altobello, Merrill Engineering  
Walter Zaverucha, Applicant

**Opening**

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

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from October 26, 2020 as written.

**Other Business**

The Board discussed and scheduled meetings for December 7<sup>th</sup> and December 14<sup>th</sup> 2020.

**Request for Extension – Benjamin Brook Estates**

The Board met with Jon and Joan Shellington and Dana Altobello of Merrill Engineering regarding a request for extension to complete Benjamin Brook Estates. Board member Meaghan Neville-Dunne read the formal request letter into the record. Mr. Shellington explained the various delays including a lengthy delay with Columbia Gas. The Board voted to approve the request for an extension to November 2022.

**Site Plan Review – 342 Circuit Street – PB-20-14**

The Board opened a public hearing for 342 Circuit Street. The applicant is requesting site plan review for the construction of nine contractor bays with associated parking, loading and stormwater management system. Board member Meaghan Neville-Dunne read the hearing notice and a letter from the Hanover Fire Department into the record. Dana Altobello with Merrill Engineering explained to the Board the location/description of the property and the existing buildings. A number of the buildings have been damaged by fire and the applicant wishes to rebuild

them. Mr. Altobello reviewed the plans and stormwater management system with the Board. CEI has reviewed the project and their recommendations have been satisfied. The Hanover Conservation Commission has voted to approve an order of conditions for the project. Mr. Altobello and the applicant Walter Zaverucha will be working with the Hanover Fire Department regarding the amount of pavement on the property. Board member Giuseppe Fornaro questioned what types of businesses would utilize the contractor bays. Mr. Zaverucha stated small contractor businesses such as plumbers, electricians, carpenters, landscapers etc. Mr. Zaverucha stated that limited work would be done in the contractor bays, mostly being utilized for storage/prep work or small office space. Mr. Zaverucha stated no auto repair businesses. Mr. Fornaro asked what the hours of operation would be and is increased traffic expected. Mr. Zaverucha stated that typically people would show up early in the morning and be gone for most of the day on job sites. Mr. Altobello explained the lighting plan for the property. Mr. Zaverucha stated there are some existing pole lights operated by the electric company. Mr. Altobello explained all floor drains would be connected to a 2000 gallon tight tank. Board member David Traggorth reviewed the building roof angles considering rain and snow runoff with Mr. Altobello. Board member Tony Cavallaro discussed the lighting plan with Mr. Altobello to ensure it would not be adversely affecting nearby residential homes. Mr. Altobello stated that all lighting will be downward facing. Mr. Zaverucha stated a few lights would most likely be left on overnight for security but would also be downward facing. Mr. Altobello reviewed the CEI recommendations with the Board. 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. The Board voted to continue the hearing to Monday, December 7, 2020 at 7 p.m.

#### **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. The Board briefly discussed the height of the proposed zipline tower. The Chair requested all plans be sent to the Hanover Zoning Board for their review. Board member Meaghan Neville-Dunne read a letter from the project engineer requesting a continuance to Monday, November 23, 2020 to accommodate a joint meeting with the Hanover Zoning Board of Appeals. The Board voted to accept the request and continue the hearing to Monday, November 23, 2020.

#### **VPUD Moratorium**

The Board briefly discussed the VPUD moratorium. The Board would like the project completed by December 15<sup>th</sup>.

#### **Other Business**

The Board briefly discussed the proposed formal letter to the Board of Selectmen asking that a Town Planner be appointed as soon as possible. A letter will be drafted for review at the November 23, 2020 meeting.

#### **Adjournment**

The meeting ended and adjourned at 7:55 pm.

#### **Next Meetings**

Monday, November 23, 2020

Monday, December 7, 2020

Monday, December 14, 2020