



Planning Board

December 17, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, December 17, 2018 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,

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 September 24, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Rich Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

The Board reviewed the October 15, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Rich Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

ANR Main Street:

The Board reviewed the submitted plans for a three lot ANR for property located at 259 and 279 Main Street. Currently there is a house and a barn located on the properties. MaryAnn Brugnoli made a motion to approve the ANR. Rich Deluca moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

Benjamin Brook Estates (Laurel Lane) Subdivision Lot Release:

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 Planning Board to release the lots in the subdivision. MaryAnn Brugnoli made a motion to approve the release of the lots and the applicant will submit a financial guarantee/security to the town in the amount of \$231,680.40. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

Cottage/Cluster Committee Update:

Michaela Shoemaker, Town Planner, updated the Board about the cottage/cluster zoning committee and presented the Board with the draft cottage/cluster development. The Board reviewed the draft presentation as submitted.

Public Hearing for Special Permit and Minor Modification of 1207 Washington Street (Near Target Property) Case TPL-18-21:

MaryAnn Brugnoli, Chairman, opened the public hearing for 1207 Washington Street. Meaghan Neville-Dunne read into the record the public hearing notice. The Board reviewed the letter of support for the special permit requests and the Development Impact Statement from Kelly Engineering. Brandon Li, Kelly Engineering Group, presented the site plan consisting of a 2,920 SF bank with a two lane drive thru. Mr. Li explained the landscaping plan as well as the parking plan for the site which calls for a net reduction of 13 spaces and a reduction of 80SF of impervious material. Mr. Li stated stormwater has been done on the site and the new proposed use is less impact on traffic, sewer, and water than the previously approved restaurant use. The Board asked about parking and lighting which the applicant explained the parking area would be sold with the building if it were to ever be sold and the lighting would be down facing. Ken Blanchard read in to the record the letter of support from abutter Weymouth Street Trust and the letter from Hanover Water Departments asking for a water quality compliance certificate application. MaryAnn Brugnoli made a motion to close the hearing. Ken Blanchard moved the motion and Rich Deluca seconded. All others voted in favor. MaryAnn Brugnoli made a motion to approve the plan. Ken Blanchard moved the motion and Rich Deluca seconded. All others voted in favor.

At 8:35PM 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 9:02PM.

Respectfully submitted by: Michaela Shoemaker, Town Planner