



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, December 21, 2020 – 6:45 pm
Via Zoom

Committee Attendees

Ken Blanchard, Vice Chairman
Meaghan Neville-Dunne
Giuseppe Fornaro

Bernie Campbell
Tony Cavallaro

Absent

MaryAnn Brugnoli, Chairman

David Traggorth

Other Attendees

Victor Chen, 456 Columbia Road
Jeff Eklund, Commercial Realty Advisors, Inc.
Dillon Bocash, Bocash Brothers Landscaping

Paul Mahoney, Hajjar Management Co. Inc.
Dana Altobello, Merrill Engineering
Walter Zaverucha, Applicant

Opening

Vice Chairman Ken Blanchard opened the meeting at 6:46 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from December 7, 2020 as written.

Informals

456 Columbia Road

The Board met with Victor Chen regarding uses allowed for the property at 456 Columbia Road. Mr. Chen would like to convert the first floor of the building into a 7/11 convenience store, and the second floor will remain office space. The Vice Chairman informed Mr. Chen retail stores are allowed in the district, and the project will require a site plan review application with the Planning Board. Board member Giuseppe Fornaro directed Mr. Chen to verify adequate parking on the site. Mr. Chen thanked the Board, and will file an application once a plan is complete and the 7/11 franchise availability is verified.

1078 Hanover Street

The Board met with Jeff Eklund of Commercial Realty Advisors Inc. regarding future development at 1078 Hanover Street for a landscaping business. Mr. Eklund explained his client, Dillon Bocash of Bocash Brothers Landscaping, is interested in purchasing the property. The Vice Chairman stated a special permit from the Planning Board will be required and listed the applicable bylaw sections 6.130, 6.130 A, 6.420, 6.510 A and 6.510 B. The Vice Chairman also mentioned the importance of covering stockpiles. Board member Giuseppe Fornaro suggested Mr. Eklund and Mr. Bocash contact any residential abutters to let them know about the project. Board member Meaghan Neville-Dunne

stated the age of the existing home needs to be confirmed with the Hanover Historical Commission. Mr. Eklund stated the home is in poor condition and the interior is down to studs but the Historical Commission will be contacted. Mr. Eklund explained the draft plan and stated changes would be made prior to submittal with the application. The required Planning Board application will be forwarded to Mr. Eklund.

Tractor Supply – 409 Columbia Road - Minor Modification

The Board met with Paul Mahoney of Hajjar Management Co. Inc. regarding a minor modification to special permit TPL-15-8 for repaving the Tractor Supply parking lot at 409 Columbia Road. Mr. Mahoney explained the repaving plan submitted will include the addition of granite curbed islands with landscaping and signage to direct traffic. The Board reviewed the list of proposed plantings. The Board briefly discussed ensuring the first granite curbed island is well marked for motorists. The Board voted to approve the minor modification. The decision will be written and forwarded to Mr. Mahoney.

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

The Board re-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. Dana Altobello of Merrill Engineering explained the final set of plans submitted. All requirements have been met. The Board voted to approve the special permit and site plan review.

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 parking expansion with associated site grading and storm water management for Starland Holdings LLC. Board member Meaghan Neville-Dunne read a request for continuance submitted by Merrill Engineering on behalf of the applicant. Dana Altobello of Merrill Engineering explained the applicant is researching attractions to replace the zipline previously proposed. The Board voted to continue the hearing to Monday, February 22, 2021 at 7 pm. The Board directed Mr. Altobello to make the applicant aware the Board would like the case resolved at the next hearing without additional continuances.

Town Planner Position

The Board discussed the Town Planner position. The Board of Selectmen has yet to vote to approve the funding for the Town Planner position for fiscal year 2022.

VPUD Moratorium

The Board discussed the VPUD moratorium. The Vice Chairman stated the Town Manager is proposing a consultant be hired to study the issues with the VPUD bylaw and submit recommendation to the Town. Board member Giuseppe Fornaro stated the Board already received a quote for consultant services, and it was determined to be too costly. Mr. Fornaro stated the Board moved forward with gathering information, and it seems to close to next Town Meeting to change plans now. The Board discussed the benefits and drawbacks of hiring a consultant. The Vice Chairman stated the moratorium may need to be extended for another year at next Town Meeting to allow time for consultant review.

Adjournment

The meeting ended and adjourned at 8:32 pm.

Next Meetings

Monday, January 11, 2021

Monday, January 25, 2021

Monday, February 8, 2021

Monday, February 22, 2021