



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes – Monday, January 23, 2023– 6:45 pm

Committee Attendees

Ken Blanchard Vice-Chair *via zoom*

Meaghan Neville-Dunne

Giuseppe Fornaro *via zoom*

Tony Cavallaro *via Zoom*

David Traggorth

Absent: MaryAnn Brugnoli & Bernie Campbell

Other Attendees

Christine Stickney, Town Planner

Joey Fonseca, Bohler Engineering (zoom)

Jim Curry, Chick-Fil-A

Josh Katzen, Hanover Washington Ltd. Partnership (zoom)

Brandon Li, Kelly Engineering (zoom)

Opening

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

Roll Call Vote: Ken Blanchard – Yes

Tony Cavallaro – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

David Traggorth –Yes

Review of Meeting Minutes: Members made some minor revisions to the 1/9/23 minutes and Member Fornaro Motion to accept the minutes as amended, seconded by Member Dunne

Roll Call Vote: Ken Blanchard – Yes

Tony Cavallaro – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

David Traggorth –Yes

Other Business:

As-Built Approval - Wood Hollow (a/k/a Stable Ridge Definitive Approval)

Christine updated the Board from the last meeting. Chair Brugnoli met with the Director of Public Works and obtained his verbal approval for As-Built and Release of surety. Director Diniak noted it has been submitted for street acceptance at upcoming Town Meeting. Member Fornaro Motion to grant As-Built Approval for the Stable Ridge subdivision, seconded by Member Dunne:

Roll Call Vote: Ken Blanchard – Yes

Tony Cavallaro – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

David Traggorth –Yes

Member Dunne then Motion to release the current surety bond in the amount of \$104,100.00, seconded by Member Fornaro

Roll Call Vote: Ken Blanchard – Yes

Tony Cavallaro – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

David Traggorth –Yes

Continued Public Hearing –Special Permit/Site Plan Review 2,500 SF Fast Food with Drive-thru

1167-1207 Washington Street (Target Plaza) PB 22-18 -The public hearing had been continued from 12/19/22. Christine noted revised plans and correspondence had been submitted. Josh Katzen, President of Hanover Washington Limited Partnership, LLC said the Board was clearly heard about the condition of the plaza and his company took immediate action. Members had been provided with before and after pictures submitted by the applicant. The Target area will now be maintained by the overall management company of the Commercial Condominium similar to the other areas. Mr. Katzen assured the Board it would be frequently inspected and addressed as needed moving forward. Brendon Li of Kelly Engineering, using the site plan addressed the revisions to the plan that came about from the Department comments. Member Fornaro noted the Fire Department request for a swath analysis was provided and the Fire Department has no issues and he asked if it is typical to have the cars shown in

the path and Brendan responded yes. Member Dunne questioned the possibility of a car fire in the que and how it would be handled by the fire department – Member Blanchard responded to the question as well as applicant. Member Fornaro asked about the dumpsters behind Building “B” and Josh Katzen said the tenants are going to maintain but the will be enclosed and cameras will be mounted to prevent illegal dumping – Josh Katzen noted his company maintains five other plazas and the dumpster areas are always an issue. Member Traggorth asked who is responsible for maintenance of the light posts and Josh Katzen responded the Condo association and Member Traggorth noted that one is missing a fixture and they are starting to show their age. Mr. Katzen agreed noting the plaza is close to 15 years old. Christine raised the issue of a painted pedestrian crossing be done at the top of the boulevard island for pedestrians from the Coastal Bank area walking across the main entrance. She also raised the issue of the vehicular movement in the area of the Building B and if the 10 parking spaces east of the proposed building could be eliminated and replaced with a landscaped island to avoid cut through in a parking area and channel traffic more safely. A discussion among all addressed the built parking and the “banked parking” as shown on the plans. Brandon noted eliminating the 10 parking spaces would still have the site compliant as to parking. Member Blanchard asked about further development and the sewer capacity and Josh Katzen responded after this restaurant the plaza is built out as to sewer. Mr. & Mrs. Kennedy of 5 Tower Hill Road participated by zoom but had no comments. Members were asked individually about the site change and parking spaces and all agreed it would improve circulation and the next meeting a set of draft conditions should be prepared by staff. Member Fornaro Motioned to continue the public hearing to 2/13/23 at 7 PM, seconded by Member Dunne:

Roll Call Vote: Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Tony Cavallaro – Yes	David Traggorth –Yes
Meaghan Dunne – Yes	

Continued Public Hearing – Major Modification to Special Permit/Site Plan Review

Chick- Fil - A at 1835 Washington Street PB 22-19 – The public hearing was continued from 1/9/23. The applicant’s engineer Joey Fonseca, shared his screen of the site plan and showed the revisions since the last public hearing as well as a proposed floor plan. He noted currently there are 114 seats and the floor plan has reduced it to 88 seats as required. Jim Curry from Chick-Fil-A added that further internal renovations for the “parallel car pit proposal” will modify the kitchen area even more in the future and further reduce seats. Joey Fonseca noted the driveway has been increased in width to 25’ as requested and provided the Board with an enlarged colored plan showing this and what is to be paved and landscaped. Member Fornaro questioned the green space if shrubbery or loam/seed is to be installed adding the line of sight is important for vehicles. Mr. Curry commented the policy is loam and seed within the site and landscaping at the perimeter of the lot. Member Dunne asked about the existing play area as to its use and will it remain? Mr. Curry noted each franchisee can decide that and this owner will keep it. Christine asked about the employee parking and the signage and Mr. Curry said they would be providing a wayfinding sign plan as well as a landscaped plan as a condition of Occupancy. Member Blanchard asked about what renovations at the drive thru window are happening and Mr. Curry explained short-and long-term renovations but for this application no change to the window operation. Members directed staff to prepare draft conditions for the next meeting. Member Fornaro Motioned to continue the public hearing to 2/13/23 at 7 PM, seconded by Member Dunne:

Roll Call Vote: Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Tony Cavallaro – Yes	David Traggorth –Yes
Meaghan Dunne – Yes	

Other Items:

Christine noted the department received a Special Permit application for 342 Circuit Street scheduled for 2/13/22 re: manufacturing uses. She also asked members if space on the two March meeting schedules could be reserved for the Town Meeting warrant Articles public hearings half on each meeting.

Adjournment

The Chair opened the floor to public comment, seeing and hearing none. Member Fornaro Motion to adjourn the meeting, seconded by Member Dunne:

Roll Call Vote: Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Tony Cavallaro – Yes	David Traggorth –Yes
Meaghan Dunne – Yes	

The Board voted to adjourn at 8:00 pm.

Upcoming Meetings: Monday, February 13th & 27th, 2023