



**Hanover Planning Board**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Monday, January 24, 2022 – 6:45 pm**

**Committee Attendees**

MaryAnn Brugnoli, Chairwoman  
Ken Blanchard, Vice Chairman  
Bernie Campbell

Meaghan Neville-Dunne  
Dave Traggorth  
Tony Cavallaro

**Absent**

Giuseppe Fornaro

**Other Attendees**

Christine Stickney, Town Planner  
David Kelly, Kelly Engineering Group  
Jonie & Jon Shellington, Benjamin Brooks Estates  
Dana Altobello, Merrill Engineering  
Daniel Smith, D.H. Smith & Sons, LLC  
R. Lindsay Wilson, Brown Rudnick LLP  
Ezequiel Sandoval, Cancun Restaurant

Brad McKenzie, McKenzie Engineering Group  
Erik Shoumaker, McKenzie Engineering Group  
Shaun Kelly, Vanasse & Associates Inc.  
Matt Tocchio, 46 Pine Street  
Kathy & Tom Kennedy, 5 Tower Hill Drive  
Patrick Brower, 61 James Road  
Adam Smith, 41 Tower Hill Drive

**Opening**

The 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 January 10, 2022 with the below change:

- Under "Other Business" - ~~Vice Chair Ken Blanchard stated CATRA funds are approved each year at Town Meeting.~~

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

**1410 & 1422 Washington Street – Preliminary Commercial Subdivision – PB 21-18**

The Board continued reviewing a request for preliminary commercial subdivision approval for 1410 & 1422 Washington Street. (Town Fair Tire & Pearl Vision) Town Planner Christine Stickney stated she has confirmed with Town Counsel that the proposed draft decision with conditions is acceptable. David Kelly of Kelly Engineering Group stated the draft decision is acceptable to him; however, he would like to discuss different options for the sidewalk during the definitive application process. Mr. Kelly stated his concern that once the proposed sidewalk terminates at the McDonalds property, it may create a safety issue for pedestrians. The Chair stated the sidewalk can be further discussed during the definitive application process and she would also like to see more substantial landscaping. Board member Bernie Campbell agreed the sidewalk should be further discussed going forward. Board member David Traggorth confirmed the easement language required will be handled during the definitive application process. The Board voted to approve the preliminary plan.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

### **Benjamin Brooks Estates – Modification – TPL 16-11**

The Board continued reviewing a request for a possible modification for Benjamin Brooks Estates. Town Planner Christine Stickney stated that since the last discussion regarding Benjamin Brooks Estates in December, the retaining wall in question has been inspected by Associate Engineer Nicholas Shaw of CEI. The wall was found “structurally adequate based on visual observations and conversations with the stakeholders and can be considered an “approved equal”. However, CEI was “unable to validate subsurface conditions of the wall” and recommended Merrill Engineering provide a letter certifying how the wall was constructed. Merrill Engineering submitted a letter to the Board dated January 21, 2022 describing the construction of the wall in detail and an inspection that took place on December 11, 2018. The Chair questioned whether the wall has been modified since the referenced inspection in 2018. Dana Altobello from Merrill Engineering explained the inspection that took place and stated he does not believe the wall has been modified. The Chair suggested a structural engineer should inspect the wall and certify the wall is sufficient. The Chair also stated in order to ensure future street acceptance by the Town, the finished subdivision must match the as built plan approved by the Board. Daniel Smith of D.H. Smith & Sons LLC stated that since the wall is already built, it may be challenging to get a structural engineer willing to certify it. Board member David Traggorth confirmed with Mr. Smith that the wall is no higher than four feet. Given that, Mr. Traggorth believes a civil engineer can certify the wall. Jonie & Jon Shellington of Benjamin Brooks Estates stated their willingness to get everything done correctly. Mr. Altobello stated he will make arrangements for the civil engineer. After discussion, the Board voted to approve a minor modification for the change in wall material to natural stones instead of manufactured concrete blocks and the shift of the road 1.75 feet to the west condition on a letter from a civil engineer certifying the wall. **Roll Call Vote:** MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Neville-Dunne – Yes

Dave Traggorth – Yes

Tony Cavallaro – Yes

### **Public Hearing – 1202 Washington Street (Cancun) – PB 21-21**

The Board opened a public hearing for 1202 Washington Street LLC. The applicant is requesting a Special Permit and Site Plan Review to alter the existing structure (formerly Squires) exterior elevations and construct a new 1,710 SF addition to the existing building along with installation of 1,404 outdoor patio area, for a new restaurant known as Cancun. Board member Meaghan Neville-Dunne read the hearing notice into the record. The Chair noted all documents submitted with the application as well as overdue taxes reported from the Collector’s Office. Attorney R. Lindsay Wilson of Brown Rudnick LLP represents the owner of Cancun Restaurant Ezequiel Sandoval and introduced the team of engineers, architects and traffic analysts working on the project. Mr. Sandoval has operated the Cancun Restaurant in Kington since 2006, and this would be his second location. Erik Shoumaker of McKenzie Engineering reviewed the proposed plan with the Board including existing and proposed conditions of the building, elevations, drainage and parking. It was noted by Mr. Wilson that an agreement is being developed with KAM Appliance to utilize their parking area during the evening dinner rush hours. The design and colors of the proposed building were shared with the Board, and it was confirmed the bright exterior colors of the Kingston location are not being proposed for Hanover.

Board member Tony Cavallaro suggested a sidewalk with lighting be considered to connect the parking area with the extended parking proposed at KAM Appliance. Town Planner Christine Stickney informed the Board that although the portion of Pine Street that intersected with Route 53 has been blocked off and use discontinued, she does not believe the required process was completed, and the Town still owns the layout of that portion of Pine Street. Ms. Stickney will bring the issue to the attention of Town Counsel. Board member David Traggorth agreed that a sidewalk and lighting should be added to connect the overflow parking area. Mr. Traggorth also suggested having outdoor heaters and lighting on the proposed patio area and reducing the size of the parking spaces if possible to accommodate more parking. The Chair noted Section 9 of the Zoning Bylaw details parking requirements. Vice Chair Ken Blanchard asked if any form of entertainment is being planned. Mr. Sandoval stated prior to Covid there was occasional karaoke at the Kingston location but in general it was just family dining. Mr. Sandoval is not opposed to light entertainment if the Hanover location supports it. The Chair would like to see additional landscaping added to the plan. Brad McKenzie of McKenzie Engineering stated some of the landscaping needs to be approved through MassDOT.

Shaun Kelly of Vanasse & Associates Inc. gave the Board a traffic study presentation. Mr. Kelly explained the existing curb cuts will be closed and all traffic directed to the light which is a service level C and more than adequate to handle the expected traffic. Mr. Kelly stated the car counts for the light were taken pre-Covid. Ms. Stickney confirmed with Mr. Kelly that all legs of the traffic signal were looked at and left turn lanes during peak time. Mr. Kelly stated yes and explained. Board member David Traggorth asked if the sidewalk would be continued in the closed curb cut areas. Mr. McKenzie stated yes. A brief discussed

was had regarding arrangements for sidewalks. Mr. Traggorth asked that it be confirmed that the button for the pedestrian crosswalk is functional. Ms. Stickney confirmed a full traffic report will be submitted to the Board.

The Chair opened the floor to public comments. Matt Tocchio of 46 Pine Street asked if the fence and landscaping separating the subject property from Pine Street will remain. Mr. Shoumaker stated a 10-foot retaining wall will be added to border the parking area and the existing fence/landscaping will remain were possible. Mr. Tocchio would like the trees that are going to be removed marked, so the abutters can see them. Mr. Shoumaker stated the trees will be identified. Mr. Tocchio stated he believes Target paid for the fence and landscaping during the construction of the Target project and he would like additional landscaping and buffer to protect Pine Street and Tower Hill Road from the new restaurant. The Chair stated perhaps the Board will schedule a site visit to walk the property line. Kathy & Tom Kennedy of 5 Tower Hill Drive would like as much of the fence and landscaping that borders their property to remain in place. Mrs. Kennedy is in favor of the project; however, want to ensure the privacy of their property is protected. Mrs. Kennedy would also like the time for pedestrian crossing of Route 53 extended as it's challenging to cross within the current traffic signal time. Mrs. Kennedy asked that the Board and applicant keep them included in all meetings regarding the project. Mr. Wilson gave the Kennedys his contact information and stated he is more than happy to speak with them to ensure they are satisfied with the final project proposal. Patrick Brower of 61 James Road confirmed that Pine Street will not be reopened to Route 53, and he would like all requested landscaping needs addressed to ensure adequate buffer for residents. Adam Smith of 41 Tower Hill Road agrees that the landscaping and buffer to protect the adjacent neighborhood should be a priority.

Ms. Stickney confirmed the proposed capacity is 138 seats inclusive of the outdoor patio. Mr. McKenzie stated they will be in contact with CEI to address all the issues noted in CEI's peer review of the project. The Board stated if a site visit is scheduled, it will be a public meeting and posted on the Town's website. The Board voted to continue the hearing to Monday, February 28, 2022 at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

#### **Administrative**

The Board briefly discussed surety for Gray's Place. The Town Planner Christine Stickney stated a performance bond will be used but the Hanover DPW staff has not had the time to review the figures yet. The Board agreed CEI review can be used if needed.

The Board discussed a liquor license for Ryan Amusements at Hanover Crossing. Ms. Stickney gave the Board a brief background on the issues and changes that have been made to the license application. After discussion, the Board agreed to offer a favorable recommendation the Select Board who is the license granting authority.

#### **Adjournment**

The Board voted to adjourned at 8:33 pm.

#### **Upcoming Meetings**

Monday, February 14 & 28, 2022

Monday, March 14 & 28, 2022