



## **Hanover Planning Board**

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, December 4, 2023** – 6:45 PM

### **Committee Attendees**

Giuseppe Fornaro, Vice-Chair

Meghan Dunne, Clerk

Bernie Campbell

Kenneth Blanchard

Dave Traggorth- (in person 7:12 pm)

**Remote:** Dave Traggorth (till 7:12PM))

### **Absent:**

Tony Cavallaro

Mary Ann Brugnoli, Chair

### **Others:**

Eve Tapper – Hanover Interim Planner

Rich Salvucci

Eric Pilsmaker

### **Opening**

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

#### **Roll Call Vote:**

Giuseppe Fornaro, Vice-Chair -YES

Meghan Dunne, Clerk- YES

Dave Traggorth-YES (remote)

Bernie Campbell- YES

Kenneth Blanchard-YES

**Minutes:** The Planning Board reviewed the minutes of 11/20/2023. Vice-Chair Member Fornaro motions to approve 11/20/23 the minutes with the few modifications. Add \$ to 90,000. Add “his stated opinion” to Mr. Tocchio,

Roll Call to Approve Amended minutes.

#### **Roll Call Vote:**

Giuseppe Fornaro, Vice-Chair -YES

Meghan Dunne, Clerk-YES

Dave Traggorth-YES (remote)

Bernie Campbell- YES

Kenneth Blanchard-YES

## Other Business

\* The Board will continue to review/discuss about the open planning position  
Open Planner Position: Eve Tapper spoke with Ann Lee, HR Director) who is looking for shared/coordinated applications with other towns. She is also reaching out to local colleges that might have recent graduates looking for work. Will also be posted on Mass Planners List Serv (a large group of planners in MA that ask questions and help each other out).

\* The Board will continue to review/discuss on crafting a bylaw revision that would allow multi-family housing by-right to comply with the MBTA communities' requirements by Dec 31, 2024. Eve Tapper gave an update from her conversation with Ann Lee. Working on updating the grant information. VHB scope document has been received by Hanover Town Hall.

\*The Board will continue to review/discuss about revising the Family Accessory Apartment section of the Zoning Bylaw. Eve Tapper summarized what was prepared for the by-law off what was used in Norwell.

The board is suggesting these guidelines:

The accessory structure can be 800 feet.

2 Bedrooms allowed

Should home-based business be allowed in ADU? No commercial uses? Home occupied business allowed in only 1 of the dwellings, either the principal dwelling or the ADU, but not both at the same time.

Mr. Salvucci explained a little how the numbering for a retreat lot, or rear lot was addressed.

No more than one home occupation to be limited to either one of the residents.

Mr. Eric Pilsmaier discussed Airbnb, VRBO, with ADUs, stated he is registered with the department of revenue and pays an excise tax. Member Dunne asked about grandfathering in the owners who have done the right thing. There is currently only a house on Broadway that is entirely being rented out on Airbnb.

Suggestion of Special Permit needed for Airbnb's. Short term rentals need to be looked in future, but not to be part of the current ADU draft bylaw.

Unofficial vote to remove the Short-term rental portion and relocate it to another by-law,

Giuseppe Fornaro, Vice-Chair -YES

Meghan Dunne, Clerk -YES

Dave Traggorth-YES

Bernie Campbell- NO

Kenneth Blanchard-YES

Eve Tapper will gather all the changes, talk with Town Counsel to review, and then present for hopefully January 8 meeting.

Eve Tapper, met with the Affordable Housing Trust chair, Stephen Carroll. He would love to discuss cottage housing, on January 8, 2024.

Eve Tapper will not be at January 8, 2024 meeting.

Eve Tapper has meet with a prospective builder in town and looking to find out what Hanover's policy is on peer review? Can the peer review be done before the hearing opens? Does the Board have to be part of the request?  
Continue with towns process, come to planning board meeting hearing then request the peer review.

Vice Chair Fornaro motioned to close meeting. Roll Call to close meeting:

**Roll Call Vote:**

Giuseppe Fornaro, Vice-Chair -YES

Meghan Dunne, Clerk-YES

Dave Traggorth-YES

Bernie Campbell- YES

Kenneth Blanchard-YES

Meeting adjourned at 8:35 PM