



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, December 6, 2021 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro
Bernie Campbell

Meaghan Neville-Dunne
Dave Traggorth
Tony Cavallaro

Other Attendees

Christine Stickney, Town Planner
Victor Diniak, Director of Public Works
Neal Merritt, Deputy Superintendent, Water
Operations

Joseph Polsinello, 65 East Street
Darren Grady, Grady Consulting, LLC

Opening

The Chair MaryAnn Brugnoli 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 November 15, 2021 with the below change:

- The Board asked that the proposed schedule be forwarded to the Town Manager's office ~~for approval and~~ to avoid conflicting with Select Board meeting.

Hanover Water Supply Quantity / Quality

The Board met with Director of Public Works Victor Diniak and Deputy Superintendent of Water Operations Neal Merritt to discuss the Town's current water supply quantity and quality and how it will impact any possible future development. Mr. Diniak explained Water Operations can only pump 1.38 million gallons per day under the State permit required by the Water Management Act. Mr. Diniak stated once Hanover Crossing is completed the Town will be at the limit. Mr. Diniak explained how the department has worked diligently to eliminate water leaks, enforce summer water bans for lawns/landscaping and create a tiered billing system all to discourage excessive water use. A bylaw was also passed that prohibits new irrigation sprinkler systems from being connected to the Town's water supply. Mr. Merritt noted water leaks have been reduced significantly. Mr. Diniak noted two locations that could possible support additional wells; however, the cost of construction, piping and treatment of the water must be considered as well as the State may not allow it.

The Board mentioned the remaining large parcels in Hanover and questioned how they can help. Mr. Diniak stated the Board could support bylaw changes that require developers to find alternative water sources and conserve water. The Board discussed with Town Planner Christine Stickney and Mr. Diniak what authority the Board currently has to reject project proposals because of water resources. Ms. Stickney stated a subdivision cannot be denied if it meets the current Subdivision Rules and Regulations, and it's questionable what the Board can add to the subdivision regulations to restrict water usage such as irrigation and swimming pools. Ms. Stickney also noted that water resource limits are the jurisdiction of the Public Works Department. Board member David Traggorth asked what the biggest offender of wasting water. Mr. Diniak stated outside watering of lawns and landscaping put tremendous pressure on the water supply each summer. Mr. Traggorth stated he believes more condensed;

apartment style developments would require less water than traditional single-family homes as well as require less pipes/infrastructure. Mr. Diniak noted apartments have less water usage than single family residences. Mr. Traggorth asked who the largest user of water in the Town. Mr. Diniak stated the YMCA is the largest. Board member Tony Cavallaro asked if private wells reduce the water available to the Town wells. Mr. Diniak said not necessarily depending on the location of the private well and the draw down.

The Board asked if Mr. Diniak could offer any projections on how much future growth the Town could support. Mr. Diniak stated that each project needs to be reviewed and would have its own water usage projections, but Mr. Diniak reminded the Board that the Town will already be at their water limit once Hanover Crossing is complete. Ms. Stickney stated the Board could amend the Subdivision Rules and Regulations and Zoning Bylaw to require applicants to submit an estimated water usage analysis and when issuing decision have conditions as well that they return when a new use occupies the building or property. The Board briefly spoke about possible equipment failures at well locations or the event of a drought. Ms. Stickney questioned if the water resources are so limited instead of just targeting multifamily development perhaps a single-family residential building moratorium should be considered. The Board discussed modifying the Zoning Bylaws to control water usage. Joseph Polsinello of 65 East Street suggested data for water needed for fire protection may give the Board more authority to limit new projects due to public safety concerns. The Board thanked Mr. Diniak and Mr. Merritt for their discussion and time.

285 Circuit Street

The Board met with Darren Grady of Grady Consulting LLC to review a request for as-built approval for 285 Circuit Street. Mr. Grady reviewed the status of the property with the Board and stated that some pavement is being removed to comply with the 70% lot coverage maximum. Approximately 2,000 square feet of pavement is slated for removal. The Board voted to grant as-built approval with the condition that the As-Built Certificate will be held until the additional pavement is removed from the site.

Subdivision Rules and Regulations

The Board discussed possible amendments to the subdivision rules and regulations especially as it relates to sidewalks and tree species / placement requirements. Due to the early discussion with Mr. Diniak and Mr. Merritt, the Board again asked what authority they have to deny a proposed subdivision based on lack of water resources. Town Planner Christine Stickney stated the Board has no authority to deny a proposed subdivision if it meets all the requirements of the current Subdivision Rules and Regulations. It is the Department of Public Works who needs to forward their comments that water is not available under their jurisdiction and to put the developer on notice. Ms. Stickney added the Board can require calculation for water efficiency at time of application that would be reviewed by the DPW as part of the process. The Board discussed requiring mitigation when reviewing requested waivers. Mr. Stickney noted the Board must vote yes or no on requested waivers and cannot add requirements such as mitigation. The Board discussed tree location requirements for subdivisions. Ms. Stickney noted requiring an easement for street trees would be an agreement with the homeowners and could lead to enforcement issues. The Board discussed widening the right of way, placing trees behind the sidewalks, requiring certain tree species and ensuring access for emergency service vehicles when street trees become large. Ms. Stickney reviewed all the sections of the Subdivision Rules and Regulations where changes will be proposed. The Board agreed to advertise a public hearing for January 10, 2022 to received public input on proposed changes. A final staff draft version will be presented at the next meeting.

Administrative

The Board voted to accept the proposed meeting schedule for 2022.

Other Business

The Board briefly discussed the list of tenants confirmed for Hanover Crossing.

Adjournment

The Board voted to adjourned at 8:45 pm.

Upcoming Meetings 2021

Monday, December 20, 2021

Monday, January 10 & 24, 2022

Monday, February 14 & 28, 2022