



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – Monday, January 8, 2024 – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Meghan Dunne, Clerk
Bernie Campbell
Kenneth Blanchard

Remote: Melsi Xhengo

Matt Tocchio

Absent:

Dave Traggorth
Tony Cavallaro

Others:

Eve Tapper – Hanover Interim Planner
Mark Raymond
Brandon Li
Andrew Vincent
Mike Murphy
Rich Salvucci
Adam Brodsky
Steve Callahan

Opening

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

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Minutes: The Planning Board reviewed the minutes of 12/4/2023. Chair Member Brugnoli motions to approve 12/4/23 the minutes with the few modifications of date and counsel to counsel.

Roll Call to Approve Amended minutes.

Roll Call Vote:

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES

Bernie Campbell- YES
Kenneth Blanchard-YES

Other Business

*The Board will review/discuss the Lot Release of Nathan Hills Estate (off 45 Broadway).

The Town will need a bond/check in the amount of \$310,183.99. The Board agreed to vote to release Lot #1 on contingent upon receiving the full bond check. Mr. Xhengo will plan on dropping by Planning Office around or after January 18, 2024.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

*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

Vice Chair Fornaro attended a Zoom meeting with VHB, the company that will help create the Town of Hanover's documents/articles to be submitted to State. The group is meeting weekly to get drafts completed. They are hoping their next meeting will be inviting the land owners in to discuss what is happening, so they understand the by-law changes. The Mall, the Interchange District, and P.A. Landers property are 3 identified properties along Route 53.

*The Board will continue to review/discuss about the open planning position. Eve Tapper updated on information: Ann Lee, HR Director has enough applications to put together a committee to start interviewing candidates.

*The Board will review/discuss 1167-1207 Washington Street- Taco Bell Brandon Li is looking for a Minor Modification to the Original Site Plan application of Planning Board case 22-18, They are planning on reducing the size of the building from 2,500 square feet to 2,114 square feet, reduced indoor seating from 48 to 28 seats, adding a double drive through lane. You will have to circle the building twice – once to get into the drive-thru lane and then a second time in the lane itself to get to the window. There is no "extra" lane proposed to allow a car to get out of the drive-thru lane in case of an emergency. The Board asked the Applicant to make additional changes to abide by the Bylaw and add this extra lane. 75 % of all orders are drive thru orders, with 20% of those are 3rd party orders. The 2nd lane is strictly mobile orders, either through the app, or 3rd party pickups. The Board voted to continue the discussion to February 5th.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES

Bernie Campbell- YES
Kenneth Blanchard-YES

Public Hearings – 7:00pm (Public hearings may be heard out of order) –

The Board will continue to hear a public hearing – 2103 Washington Street - (PB #23-14)

The Board will continue a public hearing for a Special Permit and Site Plan Review at 2103 Washington Street. Deb Keller has asked that the board continue their hearing to January 22, 2024 due to peer review not being complete yet.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

The Board will continue to hear a public hearing – 1070 Washington Street - (PB #23-13)

The Board will continue a public hearing for a Modification of a Special Permit and Site Plan Review at 1070 Washington Street. The Applicant proposed making one of the three apartments "affordable" per the Commonwealth's 40B program (Local Action Unit [LAU]) and then all three would count on the Town's Subsidized Housing Inventory (SHI). The Board voted to deny the Applicant's request to further modify Condition #1 in the original 2017 Special Permit and to require that the residential building be vacated and razed.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

*The board will have an informal discussion of 637 Washington Street (Starland). No one present.

*The board will have an informal discussion of Solar Panels per Mr. Thomson letter date Dec 12, 2023. Chair Brugnoli is going to call Mr. Thomson and relay any information to him.

*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: Special permit for unattached, and attached by right,

ADU bylaw amendments – There was a spirited discussion about the newest draft of these amendments. The Chair asked for one change that would include a reference in the bylaw that the ADU must be compliant with all State and Local Building Codes. The Board voted to move forward to Town Meeting with the new draft.

Roll Call Vote:

Mary Ann Brugnoli, Chair- NO
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Chair Brugnoli motioned to close meeting. Roll Call to close meeting:

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair -YES
Meghan Dunne, Clerk- YES
Bernie Campbell- YES
Kenneth Blanchard-YES

Meeting adjourned at 8:11 PM