



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes – Monday, January 9, 2023– 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chair
Ken Blanchard
Bernie Campbell

Meaghan Neville-Dunne
Giuseppe Fornaro
Tony Cavallaro *via Zoom*
David Traggorth

Other Attendees

Christine Stickney, Town Planner
Betsy Malamut, NSRWA
Joey Fonseca, Bohler Engineering

Jim Currie, Chick-Fil-A
Robert Celiberti (zoom)
Brandon Li, Kelly Engineering (zoom)

Opening

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

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

Tony Cavallaro - Yes

David Traggorth –Yes

Presentation (NSRWA) Indian Head River Restoration:

A PowerPoint presentation was given by Betsy Malamut, Indian Head River Restoration Coordinator from the North & South Rivers Watershed Association (NSRWA). Ms. Malamut provided a historical, flood control and environmental explanation of the importance of dams along the Indian Head River. NSRWA has a proposal underway to have the State St / Cross St (aka Indian Head) dam and Ludden's Ford (aka Elm St aka Curtis Crossing) dam removed on the Indian Head River and they have been discussing it with various stakeholders in the Towns of Hanover, Hanson and Pembroke. She explained the process necessary for the removal and the projected time schedule of the feasibility Study. Chair Brugnoli asked where in MA are there dams still supporting hydropower? Ms. Malamut was unable to answer but agreed to find out. Member Campbell asked about how data was collected for the fish populations and what happens to the areas behind the dams once removed as to habitat and vegetation. Ms. Malamut explained how the river regenerates itself as to vegetation and the fish and any crustaceous habitat over time will adapt to the environmental change. Member Dunne asked about the fireworks and factory pond clean-up and if that dam is removed wouldn't that contamination move downstream. Ms. Malamut explained that the dam is proposed to be removed before the clean-up is to be completed and the dam feasibility study will look more in depth to that issue. Members thanks Ms. Malamut for her presentation.

Discussion – 416 Columbia Road/Dunkin Remodel

Christine noted the use was allowed by Special Permit in 1997 with a driveway thru window and later by minor modification a speaker system for ordering. The remodeling is both the inside and exterior of the building. Changes to the menu display and height bar are proposed within the drive thru. The changes are minor in nature however the operation of the existing facility has been problematic as to the waiting car que extending out into Columbia Rd/Rte. 53. In addition, large Dunkin Tractor trailers are parking on the street shoulder and unloading products and walking into the site – a serious public safety issue. A staff report was provided outlining the issues. Present for the meeting was Mr. Luis Bettencourt, on behalf of Dunkin, Paul Rebello the general contractor and an associate of Poyant Signs all involved in the project. It was explained the remodel is an "Next Gen" proposal designed to expedite the process and provide improved efficiency. Chair Brugnoli asked about improvements at the rear of the building near the residential neighborhood. Mr. Bettencourt noted a new menu board and speaker, height Bar and a change out of materials at the rear side of the building – nothing that should impact the neighbors. Member Dunne noted her experience when you park in the parking spaces and the que is long you can not back out until there is a gap or someone allows you. Mr. Bettencourt was unaware of problems with the que and the unloading issue on Route 53 he

Request for As-Built Approval and Release of Surety – Wood Hollow Way (Stable Ridge)

Town Planner, Christine Stickney noted that she had heard from all departments with exception of Public Works as to the As-Built same as last month and she reached out once again. Chair Brugnoli said she would go speak to the Director of Public Works as to the matter. Member Fornaro motion to continue the matter to 1/23/23, seconded by Member Blanchard

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

Tony Cavallaro - Yes

David Traggorth –Yes

Request for As-Built Approval and Release of Surety – Benchmark Assisted Living

Brandon Li of Kelly Engineering attended via zoom. Members were provided with a staff report detailing the changes to the site and that the approval was a VPUD approval that did not require the applicant to seek approval for modifications and it also waived the parking and other site requirements. Since all departments were satisfied and staff has reviewed the files and plans, the Planning Board made the following motions: Member Fornaro Motion for Approval of the As-Built plans and issuance of an As-Built Certificate, seconded by Member Blanchard,

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

Tony Cavallaro - Yes

David Traggorth –Yes

Member Campbell motion to release to Callahan (General Contractor) the cash As-Built surety of \$30,000.00, seconded by Member Fornaro

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

Tony Cavallaro - Yes

David Traggorth –Yes

Member Blanchard motion to release the remain peer review funds of \$ 652.76, seconded by Member Fornaro

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Giuseppe Fornaro - Yes

Tony Cavallaro - Yes

David Traggorth –Yes

The Town Planner updated the Board about Gray's Place and that she has to continue again Sconset Landing due to office workload. Christine also informed the Board that the Town applied for the MBTA Multi-family Zoning.

Adjournment

The Chair opened the floor to public comment, seeing and hearing none. The Board voted to adjourn at 8:25 pm.

Upcoming Meetings: Monday, January 23rd, 2023 and February 9th, 2023