



## **Hanover Planning Board**

550 Hanover Street, Hanover, MA 02339

**Meeting Minutes - Monday, February 22, 2021 – 6:45 pm - Via Zoom**

### **Committee Attendees**

MaryAnn Brugnoli, Chairman  
Ken Blanchard, Vice Chairman  
Giuseppe Fornaro  
David Traggorth

### **Absent**

Bernie Campbell  
Meaghan Neville-Dunne  
Tony Cavallaro

### **Other Attendees**

Christine Stickney, Town Planner  
Ann Lee, Interim Director CD & MI/Assistant TM  
Jack Dawley, Northland Residential Corporation  
Jennifer Adams, 5 Wood Hollow Way  
Kevin Moore, 10 Wood Hollow Way  
Dana Altobello, Merrill Engineering  
Frank Teixeira, Starland Holding LLC  
Steven Guard, Guard Law LLC  
James McCadden, Tiles By Perfection  
Al Loomis, McKenzie Engineering  
Jeff Puleo, 40 Oakland Avenue  
Dan Bradford, 64 Oakland Avenue  
Stephen Heney, 287 Washington Street  
Stephanie Canale, 48 Oakland Avenue

### **Opening**

Chairman 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 February 8, 2021 with the below addition:

- The Chair informed the Board that the Planning Office was contacted by Brian Murphy regarding the 20.3 acre parcel of land **in the Interchange District** behind Jersey Mike's.

### **Informals**

#### ***Wood Hollow Way***

The Board met with Jack Dawley of Northland Residential Corporation regarding a potential modification for Stables Estates a/k/a Wood Hollow Way. Mr. Dawley explained a list of required tasks has been created by the Hanover DPW in order to prepare Wood Hollow Way for street acceptance at Annual Town Meeting. The current sidewalk terminates in the cul-de-sac and crosses over multiple driveways. Mr. Dawley stated that due to the steep incline of two driveways, the portion of the sidewalk that crosses said driveways is not ADA compliant. The Hanover DPW has suggested the sections of sidewalk that connect these driveways be removed to eliminate the noncompliance. Mr. Dawley stated an approved modification will be needed to remove the sidewalk sections or a waiver of the ADA requirement. Town Planner Christine Stickney suggested a request for a modification be filed

and a hearing be held. The Chair MaryAnn Brugnoli opened the floor to public comment. Jennifer Adams of 5 Wood Hollow Way asked if the list of required tasks will be completed in time for Town Meeting and street acceptance. Mr. Dawley stated he believes so. Ms. Adams would also like the entrance of the subdivision improved since the grass has died due to lack of water, and the residents would prefer a landscaping plan with plantings and bushes in that area. Ms. Adams stated the residents are more than happy to assist with watering the area, compromising on plans and assisting in any way to get the street accepted. Ms. Adams is disappointed some things weren't done correctly the first time around. Mr. Dawley stated his only obligation is to seed the area; however, he is open to other ideas for the entrance area that are reasonably within the current financial expectation and asked Ms. Adams to send him any suggestions or estimates. The Chair brought to Mr. Dawley's attention that the trees are planted between the sidewalk and street which is not correct. Mr. Dawley stated there is no plan to move the trees. Ms. Stickney stated it would be best to compromise regarding the trees so the street can be accepted at Town Meeting. Kevin Moore of 10 Wood Hollow Way stated that moving the trees will require relocation of the sidewalk also. Mr. Moore is against that proposal and the disruption it will cause. Ms. Stickney asked if the trees and sidewalk are within the street layout. Mr. Dawley stated a prior as built was done, and a second as built is being done now. Mr. Dawley is confident the trees and sidewalk are within the road layout. The Chair stated if the trees are not moved, any decision from the Board will clearly state the Town is not responsible for repairs to sidewalks damaged by tree roots. Mr. Dawley will file the necessary application for the modification.

#### **Hearing Continuation – 579/637 Washington Street Special Permit & Site Plan Review – Case PB-20-7**

The Board re-opened a public hearing for the purpose of a special permit and site plan review for a proposed parking expansion with associated site grading and storm water management for Starland Holdings LLC. Dana Altobello of Merrill Engineering explained the previously proposed zipline has been replaced with a 30 foot tall drop tower. The attraction would be placed between the main building and go carts and would have an 8 ½ foot by 13 foot foundation. The Chair MaryAnn Brugnoli asked if the parking expansion is still being requested. Mr. Altobello stated yes, and the parking would be constructed when needed. Frank Teixeira of Starland Holdings LLC stated currently the additional parking is not needed, and the estimated cost of 2 million is not a realistic expenditure at this time. Mr. Teixeira believes it will be two to three years before the additional parking can be considered. Vice Chairman Ken Blanchard stated the Board may want to hold a new hearing and re-notify abutters since the plans do not include parking or a zipline anymore. Board member Giuseppe Fornaro stated the parking lot seems fairly full recently, and mentioned the Hanover Fire Department's past complaints regarding crowded parking conditions limiting their access to the property during emergencies. Mr. Fornaro asked if the bushes previously requested by the Board have been planted on the left side of the main building. Mr. Teixeira stated he plans to plant the bushes in April, and currently the area has been fenced off to prohibit parking. Mr. Teixeira also stated they have been diligent in addressing parking issues, and more than half the parking lot is regularly empty at this point. Board member David Traggorth agrees with Mr. Blanchard that the abutters should be notified again and a new hearing opened. Mr. Traggorth does not believe the addition of the drop tower will increase traffic enough to create more parking issues and thinks the Town and Starland should engage in a thorough review of the best locations for additional parking keeping in mind future plans and conserving as much of the wooded areas as possible. Town Planner Christine Stickney suggested a new application be filed, advertised, abutters notified and new hearing opened for the drop tower. The Vice Chair agreed and stated new parking should not be included in the new filing. The Board discussed the time frame for the new hearing and agreed to Monday, March 22<sup>nd</sup> if advertising deadlines are met. The Board voted to close the hearing at 7:54 pm.

#### **Hearing - Special Permit – 191 / 195 Columbia Road – PB-21-1**

The Board opened a public hearing for 191-195 Columbia Road. The applicant, James McCadden, is requesting a special permit under Bylaw Section 6.130 A for the manufacturing of granite counter tops in the back room of a proposed retail tile shop in the Business District. The Chair MaryAnn Brugnoli read the hearing notice into the record as well as a letter from Hanover Fire Department Captain Fred Freeman. The Chair confirmed that all overdue taxes have been paid. Steven Guard of Guard Law LLC explained the project which will consist of a retail

showroom for tile and granite, and a back room for granite counter top fabrication. Mr. Guard confirmed that all granite counter top fabrication will take place indoors keeping noise at a minimum and explained the dust capturing equipment that will be used. The exterior of the building will remain largely unchanged. James McCadden of Tiles by Perfection stated he has been in business for 30 years, and this would be his second location. Mr. McCadden stated he sells to contractors and the general public. Board member Giuseppe Fornaro confirmed all granite slabs will be stored inside with no outside storage, and no chemicals can be used due to the property being in the Aquifer Protection Zone. Board member David Traggorth asked how long the delivery truck will be on site. Mr. McCadden stated deliveries general take about 10 minutes, are in the morning and are managed by a flatbed truck with an A-frame. No tractor trailers. The hours of operation are expected to be 7 AM to 6 PM for granite fabrication and 10 AM to 6 PM for the retail space Monday through Saturday. Mr. McCadden stated he may open for retail sales only on Sundays. The Board voted to continue the hearing to Monday, March 8<sup>th</sup> at 7 pm so a decision may be drafted for discussion. The Board's draft decision will be forwarded to Mr. Guard for his prior review.

### **Hearing - Definitive Subdivision Review – Oakland Estates – PB 20-18**

The Board opened a public hearing for the application of 32 Oakland Avenue LLC. The applicant requests definitive subdivision review under Section III B of the Hanover Planning Board Rules and Regulations for the creation of nine (9) residential lots to be known as Oakland Estates. The Chair MaryAnn Brugnoli read the hearing notice into the record. The Chair also read into the record a letter from Hanover Fire Department Captain Fred Freeman and a letter submitted by property abutters. The Chair made note of all other case documents including two review letters from CEI. The Chair explained the rules of the hearing, and all questions will go through the Chair. Board member David Traggorth recused himself due to his pending status as a Board member for Cardinal Cushing which owns a portion of the land in the proposed subdivision. Al Loomis of McKenzie Engineering went through some details of the project including elevations of existing land, soil testing done for septic systems, location of wetlands, storm water management systems including retention basins and the location of the entrance road. Mr. Loomis stated calculation have been done for 2 to 100 year storms. Mr. Loomis plans to submit a response to the review letters from CEI, and he explained the reasons for the requested waiver for road slope at the proposed entrance. A swept path analysis was completed for fire and emergency apparatus and is within acceptable limits. The Hanover Conservation Commission will open a public hearing for this project on February 24<sup>th</sup>. Mr. Loomis explained applications have been filed simultaneously with Planning and Conservation so input can be received from both Boards in order to minimize revisions of the plans. Mr. Loomis confirmed for Vice Chair Ken Blanchard that additional waivers may be included on future revised plans. The Vice Chair stated the importance of the CEI review letters and a response to them. Mr. Loomis stated he is working on the response and asked for permission to directly contact CEI. The Chair granted Mr. Loomis permission. The Vice Chair asked if the finished road will be a private or public way. Mr. Loomis stated the goal is for the street to be accepted at Town Meeting and be a public way; however, the storm water system will be maintained through homeowner association funds. Board member Giuseppe Fornaro shared pictures submitted by Mr. Loomis of storm water retention basins at an existing development which are similar to what is being proposed for this project. Mr. Loomis explained how the retention basins become mini wetlands within the development and are planted with natural wetland vegetation. Mr. Fornaro asked if some lots will be able to keep existing trees or will clear cutting need to take place. Mr. Loomis stated they will keep as many trees as possible but some lots need extensive grade change which will require tree removal. It was noted that this application only seeks approval for the creation of the road and lots, and each lots (with the exception of 1, 2, 3) will require individually approval from the Conservation Commission once a house is being proposed. Conservation posts will be place on each lot to mark all no disturb areas.

The Chair opened the floor to public comments. Jeff Puleo of 40 Oakland Avenue stated he is opposed to the project and believes the land is not buildable. Mr. Puleo believes the complex engineering needed to squeeze 9 lots on the site is excessive, and the project will adversely affect the wetlands. Mr. Puleo also stated with the proposed grade changes all trees will need to be removed and will destroy the beauty of the area and wildlife habitat. Mr. Loomis stated the engineering for the development is standard and similar to the existing development Xhengo Lane. Mr.

Loomis explained the proposed storm water basins are designed for standing water and to minimize wetland impact, and the only waiver to the 35 foot no disturb is for the entrance roadway. Mr. Puleo asked for clarification on the large circular drain in the cul-de-sac. Mr. Loomis explained the large manhole drain is required to comply with the recharge requirements of the storm water management system, and he explained the flow of water in the system.

Dan Bradford of 64 Oakland Avenue stated he is disappointed the applicant/developer did not reach out to abutters for their input prior to development of the plans and submittal to the Town especially considering the neighborhood is historic. The Chair stated the Board has never had a requirement that applicants consult property abutters prior to a hearing. Mr. Bradford stated that roughly 50% of each proposed lot is wetlands and is far from ideal for home locations. Mr. Bradford believes the proposed grade changes will require clear cutting of the trees and thinks the number of proposed lots should be reduced. Mr. Bradford stated that just because you can do something, doesn't mean you should. Mr. Bradford also questioned the accuracy of the swept path analysis for fire/emergency apparatus especially during winter months with large amounts of snow. Mr. Loomis stated the swept path analysis was completed for the whole subdivision, and he believes it is acceptable. Mr. Bradford believes with accumulated snow, the turns will not work. Mr. Bradford questioned the development timeline including tree removal, grade changes, temporary storm water protections, trucking schedules and he restated his opposition to the project. Mr. Loomis stated the engineering and plans are typical nowadays, and a similar project was developed in Norwell. The EPA will require a temporary storm water basin during construction.

Stephen Heney of 287 Washington Street stated he is concerned with the entrance road and believes it will create dangerous traffic situations. Stephanie Canale of 48 Oakland Avenue stated when snow is piled at the corner of Oakland Avenue and Barstow Avenue it takes the road down to one lane. Ms. Canale does not believe a fire truck will make the turn with the snow. Mr. Puleo stated he has witnessed box trucks not make the turn and would like a fire truck test run.

The Board voted to continue the hearing to Monday, March 22<sup>nd</sup> at 7 pm.

### **Other Business**

The Chair updated the Board on the property located at 965 Washington Street. (formerly Rosa Farms) The property has been purchased and is being converted into a kitchen cabinet, bathroom vanity etc. showroom. The open land to the right of the building may be leased to grow and sell organic produce.

### **Adjournment**

The meeting ended and adjourned at 10:12 pm.

### **Next Meetings**

Monday, March 8, 2021

Monday, March 22, 2021