



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, February 24, 2020 – 6:45 pm
Second Floor Hearing Room, Town Hall

Committee Attendees

MaryAnn Brugnoli, Chairman
Richard Deluca, Vice Chairman
Ken Blanchard
Meaghan Neville-Dunne

Absent

Bernie Campbell
Giuseppe Fornaro

Other Attendees

Michele Grenier, Town Planner
John Barry, Hanover resident
Brandon Li, Kelly Engineering Group
Steven Loughlin
Mike Hoban
Rick Grady, Grady Consulting
Gregory Morse, Morse Engineering
Joseph Dilauro, Hanover resident

Opening

Chairman MaryAnn Brugnoli opened the meeting at 6:49pm.

Review of Meeting Minutes

After review of the February 3, 2020 meeting minutes, a motion was made to accept the minutes as written. All were in favor, and the motion passed.

Discussion – Saddle Lane Subdivision PB-03-3C

The Board briefly met with Hanover resident John Barry regarding a request to waive the requirement for and the removal of sidewalks within the subdivision Saddle Lane. Because the sidewalks have some tree root damage and cross slopes that exceed ADA requirements, the residents were considering removing them in

order to advance the road for street acceptance. Mr. Barry informed the Board that the residents of Saddle Lane are withdrawing their request at this time and will be considering how to move forward in the future.

Discussion – Hanover Crossing Wastewater Treatment Plant PB-19-1775

The Board met with representatives of Hanover Crossing regarding a modification of the wastewater treatment plant for the project. Brandon Li of Kelly Engineering Group gave the Board a presentation explaining the modifications. The current building will be replaced with a new building at a different location behind the YMCA. The current sand beds are already at this new location. The square footage of the new building has been reduced from 6400 ft.² to 4000 ft.². The tanks have been re-located from inside the building to outside the building to save space. And the total impervious area (pavement) has been reduced from 15,150 ft.² to 9032 ft.². The sand beds have been enlarged. A natural gas line will be used instead of a propane gas tank. A waterline will be installed instead of a well. And the location of the transformer, generator and infiltration basin has been revised. The plans have been approved by DEP and are currently out for public comment.

Chairman MaryAnn Brugnoli asked that the agreement with the YMCA regarding the easement for water and gas lines be submitted to the Board. Mr. Li confirmed that the gas line will run a gas generator. Board member Meaghan Neville-Dunn asked why these modifications are necessary and why they weren't included in the original permit process. Brandon Li, Steven Loughlin and Mike Hoban all explained that they are minor modification, and the permit process through DEP is lengthy so final plans weren't available during the original permitting process. They also confirmed that the first portion of the project to take place will be constructing the new wastewater treatment plant.

A motion was made to approve all modifications proposed for Hanover Crossing waste water treatment plant case PB 19-1775 with a special condition of CEI concurring with the figures presented by Hanover Crossing and Kelly Engineering. All were in favor, and the motion passed.

ANR Form A – K&G Development – off Tolman & River Roads Map 65 Lot 87

The Board met with Rick Grady of Grady Consulting regarding an ANR for K&G Development Corp. off Tolman & River Roads, Map 65 Lot 87. The applicant wishes to divide Lot 87 into two separate non-buildable parcels to be conveyed to two separate adjoining abutters. A motion was made to endorse the ANR plan as presented. All were in favor, and the motion passed. The Board signed the plans.

Special Permit Public Hearing – 137 & 145 Whiting Street, PB-19-25

The Board re-opened a hearing for 137 & 145 Whiting Street. The applicant is requesting a special permit for a common driveway and retreat lot. Gregory Morse of Morse Engineering updated the Board on the plans. The location of both houses has been moved slightly. They have revised the septic system locations. A screen of evergreens has been added to both sides of the property. They have also added trees where the old house foundation in the front portion of the lot will be removed. And curbs have been added to the portion of the driveway that crosses the intermittent stream.

Chairman MaryAnn Brugnoli asked if the statement from the Hanover Fire Department had been read into the record at the previous hearing. Board member Meaghan Neville-Dunn stated yes it had been. Chairman Brugnoli asked what the names of the abutting streets of the property were. Mr. Morse went through the names of the streets.

Board member Meaghan Neville-Dunn stated that the improvements made to the plans were good. She also asked if concerns about water flow had been addressed. Mr. Morse stated they believe water issues have been addressed. All issues raised with the Hanover Conservation Commission have also been addressed. Meaghan Neville-Dunn asked if some natural vegetation would be left on the lot. Mr. Morse stated yes large sections would be left undisturbed.

Vice Chairman Richard Deluca asked if you can see the house on the retreat lot from Whiting Street. Mr. Morse stated not unless you stopped and looked directly down the driveway. Vice Chairman Deluca explained his concerns with approving the project prior to the date the Board had stated they would re-convene the hearing which was March 9th. Mr. Morse stated the applicant is willing to wait for the approval until the March 9th date. A draft of the Board's decision will be produced to save time after the expected approval on March 9th.

Board member Kenneth Blanchard stated he was pleased that everything was approved through the Hanover Conservation Commission, and the plantings added to the plan look good. He also questioned whether the house across the street is directly across from the new driveway or offset. After some discussion, it was stated that it is offset.

Hanover resident and abutter Joe Dilauro stated he was pleased with the changes to the plans. A motion was made to continue the hearing until March 9th at 7:30 PM. All were in favor and the motion passed.

Other Business

The Board discussed the Hanover Board of Selectmen's draft traffic policy. Board member Meaghan Neville-Dunn stated that a group of residents from the Walnut Hill neighborhood are meeting with the Hanover Board of Selectmen and would like a temporary gate installed at the entrance of their neighborhood across from the Hanover Mall for a two week trial period. Mrs. Neville-Dunn expressed her concern that if a temporary gate is installed, funds may be exhausted and some of the good improvements stated in the draft traffic policy may not come to fruition. Board member Ken Blanchard expressed his concerns with the gate affecting public safety. The Board discussed different ideas to improve the traffic problems within the neighborhood. The Board's discussion and comments will be forwarded to the Hanover Board of Selectmen.

The Board discussed two proposed amendments to the zoning bylaw. The Board is in favor of a one-year moratorium on the Village Planned Unit Development (VPUD). The Board would like this one year timeframe to review the bylaw to possibly modify requirements such as homeowners vs. rentals, number of bedrooms, water consumption issues and more detailed mitigation requirements etc. Board member Meaghan Neville-Dunn submitted a copy of a mitigation schedule from the City of New Rochelle, NY as an example for the Board to review. Chairman MaryAnn Brugnoli stated the Board should meet with a consultant to review the bylaw properly.

The Board briefly discussed the amendment to the zoning bylaw regarding gas stations. Various issues were raised including parking space limitations and requiring an additional employee to sell convenient store products inside gas stations. Various locations within the town were discussed. The Board will be discussing this topic further and would also like to look at the bylaws for convenience store parking space requirements. Issues regarding the Shell station at the end of Woodland Drive were mentioned.

Adjournment

Meeting ended and adjourned at 8:09 pm.

Next Meetings

Monday, March 9, 2020

Monday, March 23, 2020