



## **Hanover Planning Board**

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, February 27, 2023** – 6:45 PM

### **Committee Attendees**

Mary Ann Brugnoli, Chair  
Ken Blanchard  
Bernie Campbell via zoom  
Giuseppe Fornaro  
Meghan Dunne

**Absent:** Tony Cavallaro & D. Traggorth

### **Other Attendees:**

Christine Stickney, Town Planner  
Melsi Xhengo  
Gregg Morse – *via zoom*  
John Marchand – *via zoom*

### **Opening**

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

<b>Roll Call Vote:</b> MaryAnn Brugnoli– Yes	Meghan Dunne – Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell - Yes	

### **Other Business:**

**As-Built Approval – 1095 Washington Street/ First Citizen Bank (PB File #18-21)** Christine explained that the bank is part of the Target Plaza Commercial Condominium and is in the process of the being sold and they need As-Built Approval. Staff has reviewed the file and everything is in good order. Member Fornaro MOTION to grant As-Built Approval second by Member Blanchard (Vote 5:0)

<b>Roll Call Vote:</b> MaryAnn Brugnoli – Yes	Meghan Dunne - Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell – Yes	

**Approval Not Required (ANR) Plan – 103 Center Street/ Xhengo & Robson-Ricciardi (File #23-2)** The Board reviewed the ANR plan prepared by Morse Engineering – Greg Morse was present via zoom – no questions from the Board or public. Member Fornaro MOTION to approve the ANR plan for endorsement, seconded by Member Blanchard (Vote 5:0)

<b>Roll Call Vote:</b> MaryAnn Brugnoli – Yes	Meghan Dunne - Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell – Yes	

**Request for Lot Release/Nathan's Hill Subdivision/Xhengo (PB File # 21-8)** Mr. Xhengo was present at the meeting and also submitted an email dated 2/16/23 requesting Lot #5 & Lot #6 be released from the Covenant. To date the subdivision has had stormwater drainage installed, water line installed and the road is prepared for the installation of the base coat but the asphalt plants are not open and are expected to be in April. Staff provided a report noting the same status and that given it is only 2 out of the total 6 lots should be plenty as surety for the remainder of the subdivision. Member Campbell expressed his concern of no base coat and referenced the conditions of the approval requiring it before any lots could be released and could the matter be continued. Member Campbell added he is concerned we would be setting a precedent. Member Fornaro asked if it is his intention to get the road paved while he would be

building the houses? Member Blanchard noted that when he was with the Fire Department they would never allow house construction until the road had a base coat. Mr. Xhengo said he was aware of that but had hoped given the subdivision had been appealed and the loss time that he could at least try and get something up as model home for the upcoming construction season. The chair recommended Mr. Xhengo return when he has the base coat down and they will take it up. Christine asked about the surety side of it and if the Board was agreeable to allow lots to be retained as surety and when the number is close then require a financial surety and the consensus appeared to be ok with it but will be discussed when he returns. Member Fornaro made a Motion to continue the discussion to 3/27/23 weather dependent, seconded by Member Blanchard (Vote 5:0)

<b>Roll Call Vote:</b> MaryAnn Brugnoli – Yes	Meghan Dunne - Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell – Yes	

**As-Built Approval – 1987 Washington Street/ Cumberland Farms:** Present via zoom was John Marchand for Cumberland Farms. Christine noted this is a continuation of a discussion last fall for As-Built – there had been some items in need of attention on the site and close out with MDOT at the entrance. To date all the work has been accomplished. There was no discussion from the Board or the public. Member Blanchard MOTION to grant As-Built Approval to 1987 Washington Street – Cumberland Farms, seconded by Member Dunne (Vote 5:0)

<b>Roll Call Vote:</b> MaryAnn Brugnoli – Yes	Meghan Dunne - Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell – Yes	

**Other Matters:**

Christine informed the Board we received another minor modification application from Previte's for an addition to the rear of the building in lieu with the prior approval at the dock.

1070 Washington Street – return to the Planning Board at an upcoming meeting in April.

Member Campbell asked about the warrant articles if we are doing at the next meeting and Christine explained that we split the warrant articles over two meeting 3/13 & 3/27

Christine asked the Planning Board if they would give a favorable recommendation for the E-CODE appropriation submitted by Director Lee for Town Meeting. The Chair asked that Christine will be present at the Advisory Meeting on 3/8/23.

Members discussed the status of the Hanover Crossing and the apartments behind.

Member Dunn MOTION to adjourn the meeting, seconded by Member Blanchard (Vote 5:0)

<b>Roll Call Vote:</b> MaryAnn Brugnoli – Yes	Meghan Dunne - Yes
Ken Blanchard – Yes	Giuseppe Fornaro - Yes
Bernie Campbell – Yes	

Meeting adjourned at 7:20PM