The following minutes are from the Hanover Planning Board meeting held on Monday, July 16, 2018 in the second floor hearing room of Hanover Town Hall.

Planning Board Attendees:
Present: Jeff Puleo, Maryann Brugnoli, Richard Deluca, Ken Blanchard, Bernie Campbell, Giuseppe Fornaro

Absent: Meaghan Neville-Dunne

MaryAnn Brugnoli called the meeting to order at 6:45PM in the second floor hearing room at Town Hall, Hanover, Massachusetts.

The Board discussed the memo from Acting Town Planner that was presented to the Board of Selectmen in regards to the Planning Board subcommittee for the Cottage/Cluster Zoning group currently referred to as the Hanover Housing Group. Jeff Puleo and Ken Blanchard volunteered to be the Planning Board members of the subcommittee with MaryAnn Brugnoli and Rich Deluca as the backups. The Board discussed how the previous town planner, Andy Port, had looked into this.

The Board reviewed the minutes from the May 21st. MaryAnn Brugnoli made a motion to accept the minutes with amendments, Jeff Puleo moved the motion. Rich Deluca seconded and all others voted in favor.

Continuance of Public Hearing for Special Permit and Site Plan Approval 283 Columbia Road (Previte's) Case TPL-17-2:
The Planning Board was presented with a request for continuance from the applicant's attorney Scott Golding of Drohan Tocchio and Morgan, addressed to Michaela Shoemaker, Associate Planner dated and filed with the Hanover Town Clerk on July 16, 2018.
MaryAnn Brugnoli made a motion to continue the public hearing for Planning Board case TPL-17-2 to July 30, 2018. Richard Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

Discussion of the Master Plan:

The Planning Board discussed the Master Plan presented to the Board at the June 25th meeting. The Board discussed Complete Streets and Jeff Puleo asked how the town would utilize that grant. Michaela Shoemaker, Acting Town Planner, said that the Board of Selectmen had been given a presentation about the Complete Streets Plan with the recommendation that a Complete Streets Committee be put into place to oversee which projects get chosen. Giuseppe Fornaro asked how the Town will implement the Master

Plan. Carol Mattes stated the Master Plan Committee recommends a Master Plan Implementation Committee. MaryAnn Brugnoli asked how does that get created and does the Board of Selectmen know. Carol responded that Emmanuel Dockter, Chairmen of the Board of Selectmen, was also the Chair of the Master Plan Committee. Ken Blanchard stated he was not a proponent of commercial zoning on 139 in the center of Town as we already have 29 retail locations with 19 vacancies. Joan Port-Farwell said that if St. Mary's were ever to be rezoned it could be commercial. Rich Deluca asked if we can make it so future Planning Board applicants need to state whether their applicant is in line with the Master Plan.

MaryAnn Brugnoli made a motion to adopt the 2018 Master Plan as written. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

Stable Ridge Estates Minor Modification Extension:

The Board discussed the extension from August 11, 2018 to August 11, 2019 and the Board stated they would like to see the trees planted this fall so they can be up for at least six months prior to completion of work. MaryAnn Brugnoli made a motion to approve the extension with the modification for tree plantings. Bernie Campbell moved the motion and Rich Deluca seconded. All others voted in favor.

MaryAnn Brugnoli made a motion to close the meeting. Jeff Puleo moved the motion and Rich Deluca seconded. All others voted in favor.

The meeting was adjourned at 8:18 p.m.
Respectfully submitted by:
Michaela Shoemaker, Acting Town Planner