



Hanover Planning Board

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Monday, February 3, 2020 – 6:45 pm

Second Floor Hearing Room, Town Hall

Committee Attendees

Richard Deluca, Vice Chairman

Ken Blanchard

Meaghan Neville-Dunne

Giuseppe Fornaro

Absent

MaryAnn Brugnoli, Chairman

Bernie Campbell

Other Attendees

Ann Lee, Assistant Town Manager / HR Director

Robert Clark, Powerhouse Funding Corp.

Gregory Morse, Morse Engineering

Multiple Hanover residents including:

George & Noreen Cataldo

Suniti Nimbkar

Joseph Dilauro

Opening

Vice Chairman Richard Deluca opened the meeting at 6:47 pm.

Review of Meeting Minutes

After review of the January 13, 2020 meeting minutes, the Board proposed the following changes/additions:

- addition, February 24, 2020 meeting date.

The Board voted to approve the minutes as so amended.

Other Business

The Board reviewed and discussed amendments to an Annual Town Meeting warrant article regarding a moratorium on the VPUD by-law with Ann Lee, Assistant Town Manager. The Board voted to approve the warrant article language.

Public Hearing for Sign Permit, 439 Columbia Road, PB-19-24

The Board opened a hearing for 439 Columbia Road. The applicant, Robert Clark, is seeking a sign permit for a digital message board. Board member Meaghan Neville-Dunne read the hearing notice into the record. Mr. Clark stated that the existing sign will remain the same size. A portion of the existing sign will be turned into an electronic LED message board. Mr. Clark also noted that a nice garden has been added around the base of the sign. Board member Giuseppe Fornaro asked Mr. Clark if he owns the building. Mr. Clark replied yes for the past 20 years. Mr. Fornaro reminded Mr. Clark to read the bylaws and please follow the rules regarding electronic LED signs. Board member Meaghan Neville-Dunne asked Mr. Clark if mostly text would be displayed on the sign. Mr. Clark replied yes. Vice Chairman Richard Deluca asked Mr. Clark if the current sign conforms to the bylaw. Mr. Clark stated that he believes it does. Mr. Deluca asked Mr. Clark to confirm this with the building department and to also follow all brightness and timing rules. After discussion regarding hours of sign operation, the Board agreed to approve the sign permit with the special condition that the electronic portion of the sign will only function from 5 AM to 10 PM daily. The Board voted to close the hearing and approve the sign permit with the special condition of the hours of operation noted above.

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

The Board opened a hearing for 137 & 145 Whiting Street. The applicant, Melsi Xhengo, is seeking a special permit for a retreat lot and a common drive for two new homes. Board member Meaghan Neville-Dunne read the public hearing notice into the record. Mrs. Neville-Dunn also read into the record a letter from Fred Freeman, Captain of the Hanover Fire Department. The Hanover Fire Department's only request is that the culvert for the driveway be engineered to carry the weight of their heaviest apparatus, which is 80,000 pounds.

Gregory Morse, of Morse Engineering Inc., gave a presentation on behalf of the applicant. The property currently has two single-family homes that have fallen into disrepair. The applicant proposes to construct two new homes on the property with one common driveway. One home will be closer to the street, with the other home set behind in a retreat lot. A culvert will be constructed for the 18 foot wide common driveway to transverse an intermittent stream.

Board member Giuseppe Fornaro asked when the applicant would be meeting with the Hanover Conservation Commission. Mr. Morse stated that the conservation meeting was this week. Mr. Fornaro asked whether perk tests had been done for the septic. Mr. Morse replied that perk tests had been completed and passed. Mr. Fornaro suggested that instead of replanting the forward portion of

the lot with grass, it would be nice to add trees as a buffer to the street. Mr. Morse said that they would consider that option.

Board member Meaghan Neville-Dunne stated that she would like to hear what the Hanover Conservation Commission decides regarding the project.

Board member Ken Blanchard asked Mr. Morse if they had gotten any feedback yet from the Hanover Conservation Commission regarding any problematic issues. Mr. Morse stated none so far. The proposed project reduces the current environmental impact. The new project will remove existing structures from within the 100 foot wetland buffer and will also remove existing failed septic from the buffer zone. Mr. Blanchard also asked what was directly across the street from the lots. Mr. Morse stated that a single-family home is located there.

Vice Chairman Richard Deluca asked Mr. Morse if trees could be added along the side lots lines to improve privacy and was roof water runoff adequately addressed. Mr. Morse stated that they are open to adding trees to the plan. Roof water runoff has been addressed with downspout dry wells and land grading. The Hanover Conservation Commission has a storm water plan for the project. Mr. Deluca also asked if a second driveway could be added at a later date if the two property owners wanted separate driveways. Mr. Morse stated that a second driveway could be added.

Vice Chairman Richard Deluca opened the floor to comments from residents in attendance. George Cataldo of 15 Homestead Lane expressed his concerns that water runoff would come onto his property. Mr. Morse stated that the land grading will direct the water runoff in the opposite direction of Mr. Cataldo's property. Mr. Cataldo also stated that he liked the idea of trees along the property line for privacy.

Joe Dilauro of 47 Homestead Lane expressed his concern regarding water runoff as well. Mr. Morse stated that all land grading will be carefully managed to avoid water problems.

Suniti Nimbkar of 111 Whiting Street also expressed her concern regarding water runoff onto her property. Mr. Morse explained that dry wells would be installed for downspouts and that a retention area to the right of the driveway would be installed to deal with water. The retention area will be 6 foot wide by 3 feet deep with a guard rail. Mr. Morse stated that they may be able to increase the size of the retention area. Ms. Nimbkar stated that she is pleased that the property will be cleaned up and also asked how the invasive plants would be removed from the property. Mr. Morse stated that they would be cut by hand and then the stems sprayed. Ms. Nimbkar also expressed her support for trees along the side property lines for privacy and asked what style the homes would be. Mr. Morse stated that has yet to be determined. Noreen Cataldo of 15 Homestead Lane asked what size the homes will be. Vice Chairman Richard Deluca stated that the Board cannot dictate the size or style of the homes to be built.

Vice Chairman Richard Deluca stated that the Board would like to hear the results of the meeting with the Hanover Conservation Commission. He would also like to have some trees added to the plan. The Board voted to continue the hearing to March 2nd at 7 pm.

Other Business

The Board had a brief discussion regarding items to be discussed at the February 24, 2020 meeting.

Adjournment

Meeting ended and adjourned at 8:09 pm.

Next Meetings

Monday, February 24, 2020

Monday, March 9, 2020

Monday, March 23, 2020