



Planning Board

July 30, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, July 30, 2018 in the second floor hearing room of Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, MaryAnn Brugnoli, Richard Deluca, Ken Blanchard, Meaghan Neville-Dunne, and Bernie Campbell

Absent: Giuseppe Fornaro

Others: Michaela Shoemaker, Town Planner,

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

The Board reviewed the July 16, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with amendments. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

The Board discussed the Hanover Zoning Bylaws and that they can start to consider any needed or necessary changes for the 2019 Town Meeting. The Board discussed cottage zoning and the need to preserve open space.

Continuance of Public Hearing for Special Permit and Site Plan 283 Columbia Road "Previte's" Case TPL-17-21:

Maryann Brugnoli re-opened the public hearing for 283 Columbia Road. Jim Burke, DeCelle-Burke-Sala & Associates, Jeff Tocchio, Drohan Tocchio & Morgan, and Kathleen Keene, VHB, represented the applicant. Jeff Tocchio stated that Previte's had needed to get conservation commission approval as well as an ENF from the state which they have now received. Jim Burke stated through the ENF process which asks applicants to maximize the site they discovered the possibility for an additional 9 spaces bringing the total parking spaces up to 179 and that Kathy Keene would be presenting the traffic analysis and ENF process to the Board. Jim Burke also stated that CEI, the Town's stormwater management consultant, was concerned about ponding water in the wetlands and that additional water volume wasn't increased to that so they have changed the drive and septic system to be shorter and wider. The Board asked where the runoff will go and Jim Burke showed on the map. Kathy Keene presented the traffic analysis stating

there would be an addition of 130 trips in the evening and 160 trips on Saturday at peak hour. They consolidated site driveways and shifted them as far away as possible from the intersection. She explained that the drive closest to the intersection would be right in and right out and there is full emergency circulation from both roads. Previte's are proposing better signal timing. In addition they are working with MassDOT on the signal detection that is broken so they will be fixing that to make it is the same as the lights on 139 for phase timing to improve traffic flow. Kathy Keene stated they conducted an ENF for MEPA and there were no corrections or changes but they would continue to work with MassDOT. The Board asked about the turn lanes. Kathy Keene stated the Columbia entrance near the lights is a right turn only, the entrance further down is a left and right turn and they are updating the broken signal to help with any queuing on Broadway. The Board asked what the recommendations are which Kathy stated were that red and yellow lights were substandard with an additional 1 second yellow and they will have pedestrian time changes. The Board asked about a left turn lane at the lights. Kathy Keene stated that the 2015 traffic report didn't mention that as a recommendation but they can review it with MassDOT. Kathy Keene stated that fixing the light signal will help alleviate the backup that occurs and having a working signal will help traffic on both roads. The Board asked if signs could be added saying do not enter which Kathy said they could add. Caleb Estabrook said that the pedestrian signals works for one way but not the other and that the crosswalk has no stripping. Kathy Keene said the signal improvements will also impact pedestrian signals and they can review the stripping and who would do that. Les Molyneaux asked the Board to look at Table 7 for the peak hour trips and that most people during peak period will come out to Broadway. The light changes every 3 minutes and a car would leave every 1 minute so they need a turn lane on Broadway and who does that, who presents it to the State, and gets it for review. Kathy Keene said they could work through that but usually it would be MassDOT who funds it. Les Molyneaux said that the report states DEL is over 120 seconds but how much greater. Kathy Keene said the software doesn't tell them that but it's very conservative on its estimated times. Jeff Tocchio said ultimately MassDOT will take a look at the whole site and request certain things and those pieces all get brought up by them and that including the left lane isn't possible due to lack of room without eminent domain which takes years. MassDOT will continue to look at the process but that they got through the ENF process with no comments or changes so that is really a thumbs up from MassDOT. Peter Johnson said that due to traffic they try to avoid it but if they could walk there or make the pedestrian signal better that would help. Caleb Estabrook asked if they could make a do not block at entrance sign. Kathy Keene said any signage like that facing the road would be reviewed by MassDOT. The Board asked about landscape and design. Jeff Tocchio presented the plans from a previous meeting that the intent is to wrap the property in landscaping exclusive of the curb cuts and that they can present a list of plants. The Board said they would be worried about site lines due to plantings. Jeff Tocchio said they can commit to site line triangles and pull back any plantings for site lines. The Board asked about the architecture. Peter Johnson, Historical Commission Chairman, stated the goal of the Historical Commission was to ensure that the building be saved and that they are fine with the architecture and the design is fine. Jeff Tocchio said the applicant wanted the barn to be the emphasis and not have the rest of the building compete with it. The Board asked that all mechanical equipment including HVAC on the roof be blocked by something and not be visible from either road. Jeff Tocchio said they can speak with the architect about roof tops and peaks and provide an updated architecture plan and they will shield the HVAC. Jeff Tocchio said they will make it so that all mechanical structures will be screened from public view. The Board said they will expect CEI comments and updated landscaping, architecture plans and the addition of a sign by the Columbia entrance with a do not enter sign facing the property. MaryAnn made a motion to close the public hearing. Bernie Campbell moved the motion and Jeff Puleo seconded. All others voted in favor.

MaryAnn Brugnoli made a motion to adjourn the meeting. Bernie Campbell moved the motion and Jeff Puleo seconded. All others voted in favor.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:

Michaela Shoemaker, Town Planner