



## **Hanover Planning Board**

550 Hanover Street, Hanover, MA 02339

**Meeting Minutes - Monday, February 8, 2021 – 6:45 pm - Via Zoom**

### **Committee Attendees**

MaryAnn Brugnoli, Chairman  
Ken Blanchard, Vice Chairman  
Meaghan Neville-Dunne  
Giuseppe Fornaro

Bernie Campbell  
Tony Cavallaro  
David Traggorth

### **Other Attendees**

Christine Stickney, Town Planner  
Ann Lee, Interim Director CD & MI/Assistant TM  
Daniel Smith, Branch Survey Inc.  
Jeff Eklund, Commercial Realty Advisors, Inc.  
Dillon Bocash, Bocash Brothers Landscaping  
James Gallant, 23 Broadway  
Gregory Wood, 27 River Road

### **Opening**

Chairman MaryAnn Brugnoli opened the meeting at 6:49 pm and made note the meeting was being recorded. The Chair introduced the new Town Planner Christine Stickney to the Board.

### **Review of Meeting Minutes**

The Board voted to approve the meeting minutes from January 11, 2021 as written.

### **Informals**

#### ***1078 Hanover Street***

The Board had an informal discussion regarding future development at 1078 Hanover Street for a landscaping business. Town Planner Christine Stickney explained her initial comments on the project. Daniel Smith of Branch Survey Inc. explained the draft plan for the property and addressed Ms. Stickney's comments. The plan proposes a 60 foot by 80 foot building for storage and office space. Mr. Smith noted the odd shaped lot, and application will be requesting a waiver for reduced parking spaces. The storm water system is being designed and the septic plans will be filed with the Hanover Board of Health. The Chair stated that no storage of building materials is allowed outside such as pavers, loam, sand, gravel, mulch etc. All building materials must be stored inside. Dillon Bocash of Bocash Brothers Landscaping agreed that only vehicles such as trucks, plows and salters will be stored outside in the rear of the property. Ms. Stickney confirmed the proposed building will be one (1) story, the curb cut will need to be Mass DOT approved and any reduction in entrance radius must be reviewed and approved by the Hanover Fire Department. Board members Bernie Campbell, Ken Blanchard and Meaghan Neville-Dunne reiterated that no outside storage of building materials will be allowed on the site. Board member Tony Cavallaro asked what buffer is being planned between the new building and adjacent residential property. Mr. Bocash stated he has spoken with the nearest residential abutter who is pleased with the property clean up. A fence and landscaping buffer will be proposed for the Board's review. The special permit / site plan review applications will be submitted in the next few weeks.

### **Flood Plain Bylaw**

The Board reviewed and discussed proposed changes to the flood plain bylaw necessary as part of the Cape Cod Watershed mapping update to ensure Hanover's continued participation in the National Flood Insurance Program (NFIP). Ann Lee explained the bylaw changes are across all municipalities and required by the State to keep Towns up-to-date. Ms. Stickney stated the changes ensure all Towns are working off the same maps, and the Planning Office will be working on getting the current flood maps available online for residents. The changes will need to be approved at Annual Town Meeting. Board member Tony Cavallaro stated he will be interested in reviewing the map changes. The Chair opened the floor to comments. James Gallant of 23 Broadway stated his homeowner's insurance policy has been cancelled due to the home being too close to Third Herring Brook, and he will have to find new insurance. Board member David Traggorth stated the FEMA website allows you to input your address and it then overlays the flood zones. An effort should be made to make residents aware of the website. The Planning Board will hold a public hearing for the flood zone bylaw changes, as well as the VPUD bylaw moratorium, on Monday, March 8<sup>th</sup> at 7 pm. After the hearing, the Board will decide on their recommendations to be presented at Annual Town Meeting.

### **VPUD Moratorium**

The Chair stated she believes the Board of Selectmen will support the warrant article to extend the VPUD moratorium at Annual Town Meeting.

### **Water Usage / Mitigation**

The Board briefly discussed water usage / mitigation. After consulting with Town Counsel, the Board believes their goals can be met by enacting new policies associated with the Board's project review requirements.

### **Other Business**

The Board had a brief discussion with Gregory Wood of 27 River Road regarding the recent accumulation of stripped cars at the adjacent property 456 Columbia Road. The Chair assured Mr. Wood the issue would be brought to the Building Commissioner Joe Stack's attention, and the cars would be removed.

The Board briefly discussed a proposed residential subdivision called Oakland Estates. The Chair and Ms. Stickney have met with the project engineer to carefully review all possible issues. The Board discussed the entry way of the project and traffic/safety concern in the neighborhood surrounding the property. The Board will open a hearing for the project on Monday, February 22<sup>nd</sup>.

The Chair informed the Board that a representative for McGee Toyota has expressed interest in constructing a sports dome and also outdoor fields on the land behind McGee Toyota. The dome would need a ZBA variance for height and would also only be allowed to stand 180 days each year unless a sprinkler system was installed. The Chair will keep the Board informed of any additional information.

The Chair informed the Board that the Planning Office was contacted by Brian Murphy regarding the 20.3 acre parcel of land in the Interchange District behind Jersey Mike's. Mr. Murphy is proposing a zoning bylaw change to allow the parcel to be developed into two hundred (200) multi-family housing with a retail component. Mr. Murphy is considering a warrant article at the 2022 Annual Town Meeting for the zoning bylaw change. The Chair suggested Mr. Murphy contact the Town Manager Joe Colangelo regarding the possibility of forming a committee to study the issues with a zoning bylaw change for the parcel. The Chair will keep the Board informed of any additional information.

### **Adjournment**

The meeting ended and adjourned at 8:03 pm.

### **Next Meetings**

Monday, February 22, 2021 - Monday, March 8, 2021 - Monday, March 22, 2021