



**Planning Board**

**March 12, 2018**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, March 12, 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, Meaghan Neville-Dunne, Giuseppe Fornaro

Others: Peter Matchak, Consulting Planner

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

**Hanover Mall Management Informal Update:**

Lloyd Sova, representing PECO, the owners of Hanover Crossing briefed the Planning Board on the redevelopment plans surrounding the Hanover Mall. Mr. Sova stated the updated plans call for a 560,000 sq. ft. retail and entertainment center. Thus a reduction of 240,000 sq. ft. from the current mall foot print. The redevelopment plans call for the introduction of an entertainment facility creating a new 21<sup>st</sup> century anchor tenant. PECO Reality has entered into talks with the Hanover Company for the development of 290 unit rental housing which will be sited in the area of the existing cinema. The schedule for the development plans will begin in January of 2020. Currently PECO is completing the waste water treatment plant while testing for expansion capacity. The planned retail and commercial development and multifamily development will total \$250,000,000.00 creating a long term viability investment into the community's tax base. The residential portion is not part of the TIF agreement.

David Hall representing the Hanover Company and Director of the Boston Office addressed the Board siting the company's interest in the community. The 290 units will be a mixture of 1, 2, and 3 bedroom units while earmarking 10% of the total units as affordable in relation to Dept. of Community Development guidelines. The buildings are proposed to respect classic New England architecture creating community character and housing options.

David Kelly, of Kelly Engineering, addressed the Board concerning the permitting avenues using the existing Village Planned Unit Development (VPUD) and the Planned Shopping Center in correlation with each other to develop a vibrant mixed use center. Mr. Kelly stated the development proposal will begin the permitting process in the coming months.

Together as a Board the members stated the community is excited for the development creating a place where residents can shop, entertain, and reside. However, the Planning Board made clear the water,

school age children, and traffic were major concerns of the Board moving forward and shall be addressed in the permitting stages of the development.

**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 March 7, 2018.

Ken Blanchard made a motion to continue the public hearing for Planning Board case TPL-17-2 to April 9, 2018. Richard Deluca seconded the motion. All others voted in favor.

**Continuance of Public Hearing for Special Permit Approval 1082 Broadway Retreat Lot TPL-18-4:**

At 7:00 p.m. the Planning board reopened the public hearing for case TPL-18-4 requesting a retreat lot at 1082 Broadway.

The applicant's engineer, Jeff Hassett of Morse Engineering, presented a revised plan holding a revision date of 3/8/2018 to the Board including a letter addressed to the Board dated March 7, 2018. The Board held a site visit on March 9<sup>th</sup> and 10<sup>th</sup> to walk the site. At the previous Planning Board meeting abutters expressed a concern of pooling water and a clay pipe which helped drain the properties to the east of the locus. After further inspection of the storm water the concern the abutter expressed will be reviewed by the Hanover Conservation Commission and Zoning Enforcement Officer.

After reviewing the revised plans Jeff Puleo made a motion to close and approve the application for a special permit for a retreat lot for the property of 1082 Washington Street, case TPL-18-4 with conditions. Maryann Brugnoli moved the motions. All Board members voted in favor.

**Public Hearing for Special Permits Site Plan Approval 135 Webster Street (South Shore Conservatory of Music) Case TPL-18-6:**

At 7:45 the Planning Board opened the public hearing of case TPL-18-5 the application of South Shore Conservatory of Music, requesting Special Permits and Site Plan Approval. Maryann Brugnoli read the public hearing notice into the record.

Deborah Keller, of Merrill Engineering, representing the applicant presented the redevelopment site plan and Development Impact Statement dated February 2, 2018 to the Planning Board. The proposed development looks to renovate the existing building and construct a performing arts center totaling 14,388 sq. ft. to include classroom / studio space, office and reception areas, and a performing arts center. Exterior work will include the implementation of a storm water management's controls, landscaping, parking, and utility service upgrades.

Architect Jerry Seilent, presented the architectural details of the exterior of the building updating a 1970 modern structure.

The Planning Board together stated the community of Hanover would be lucky to have a great addition with the community.

Rich Deluca made a motion to continue the public hearing until April 9<sup>th</sup>, 2018 at 7:00 p.m. Maryann Brugnoli seconded the motion. All others voted in favor.

**Public Hearing for Special Permit Approval for 803 Washington Street (J and N Reality Trust)**  
**Case TPL-18-7:**

At 8:15 p.m. the Planning Board opened the public hearing of case TPL-18-7 the application of J and N Reality Trust, 803 Washington Street requesting Special Permits to alter a non-residential structure located on a pre-existing nonconforming. Maryann Brugnoli read the public hearing notice into the record.

The applicant's Attorney Brendon Bowes of Malloy and Sullivan, Lawyers Professional Corporation presented the application of J and N Reality Trust looking to alter the existing structure at 803 Washington Street to develop two eves within the existing roof line to develop a second bedroom in the existing housing unit. The Board was presented with architectural and structural drawings of the alteration. There is now a proposed change to the existing footprint. Anthony Marino, Acting Town Manager and Health Agent stated the existing septic system is adequate for the one additional bedroom.

Paul Hutchins, 795 Washington Street and 139 Hearthstone Way sited concerns with a growing family in the housing unit along Route 53, expansion of a preexisting use.

Jeff Puleo made a motion to close and approve the application of J and N Reality Trust, Case TPL-18-7, 803 Washington Street. Maryann Brugnoli seconded the motion. All others voted in favor.

Maryann Brugnoli made a motion to close the meeting. Meaghan Neville-Dunne moved the motion and Ken Blanchard seconded. All others voted in favor.

**The meeting was adjourned at 9:30 p.m.**

Respectfully submitted by:

Peter Matchak, Consulting Town Planner