



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, March 18, 2024** – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Meghan Dunne, Clerk
Kenneth Blanchard
Bernie Campbell

Other Town Employees:

Ann Lee-Director of CDMI
Eve Tapper – Hanover Interim Planner
Joseph Stack-Building Dept

Absent:

Tony Cavallaro
Dave Traggorth

Others:

Kenneth Morazes
Patrick Coughlin
Rich Salvucci
Tom Raad
Viola Ryerson
Greg Satterwhite
Tom Gorman
Mike Murphy
State Senator John Keenan
Judy Higginbottom
Vanessa O'Connor
Tom Brigs

Committee Remote:

Remote:

Carol Peterson	Jack
Kelly Anne	Cathy
Imani	Mike
Derek	Melissa
Dick	Mary

Opening

Chair Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

Minutes: The Planning Board reviewed the minutes of 3/04/2024. Chair Member Brugnoli motions to approve 3/4/2024 the minutes with a line added to Ocean Honda that the Board approved the 9-month extension till November 24, 2024.

Roll Call to Approve Amended minutes.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

Other Business:

*The Board will continue to review/discuss about the open planning position- Ann Lee is happy to report an offer was extended on Friday March 1, 2024 and the new Town Planning will start April 1, 2024.

*The Board will review/discuss open Affordable Housing Trust Committee Position. The Board will act as a liaison when needed.

Public Hearings – 7:00pm (Public hearings may be heard out of order) –

The Board will hear a public hearing – 53 Broadway - (PB #24-2)

The Board will a public hearing for a Special Permit and Site Plan Review at 53 Broadway to all 42 ground-mounted solar panels for a total of 17 KW.

The Board is looking for photos of what a yard would look like with the ground mounted arrays. The structure is a solid permanent structure. A 4-foot safety chain-link fence will be required by the building department with a 10 foot clearance per Fire Dept. Nathans Estate is now making 53 Broadway a corner lot, so a Variance will be needed from ZBA. Suggested to apply for a Variance from ZBA due to being a corner lot and not meeting 50 feet set back, or they could reduce to below 800 square feet and withdrawal with out prejudice.

Motion to continue the hearing of 53 Broadway till 7 pm on May 13, 2024 planning Board Meeting, with request for certified plot plan and pictures of what the arrays will look like in the 53 Broadway yard.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

A brief delay due to Zoom issues.

7:30 PM Public Hearing –Town Articles submitted for May 6, 2024 Annual Town Meeting

The Board will open a public hearing for Proposed zoning Warrant Articles.

Opening

Chair Brugnoli opened the hearing meeting at 7:30 PM.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne, Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

Proposed Article: Amend Zoning Bylaw Section 6.17.0 by revision that would allow multi-family housing by-right to comply with the MBTA communities' requirements by Dec 31, 2024 Governor Baker signed law into place in 2021. Commuter Rail communities, adjacent communities, adjacent small communities (under 7,000 residents). Hanover is an adjacent community, must identify a parcel of land, on which a minimum of 750 units. Hanover has proposed the Hanover Crossing site.

Resident Viola Ryerson had a few questions about the force 750 units regarding impacts on the schools, water, traffic, and impact on town budget.

Michael Murphy, Interchange District representative, asked if the zoning restrictions will be changed by the new by-law.

Proposed Article: Amend Zoning Bylaw Section 2.100 (Definitions) by adding the following new definitions for: Multi-Family Development, Recreation Uses, Business and/or Professional Office, Bank, Medical Health Care Facilities, Medical Laboratory, Warehouse, Distribution - retail, Distribution-Wholesale/Bulk and Manufacturing facility. Amend Zoning Bylaw Section 6.100, 6.040 to meet the current criteria and purpose.

The Board will be bringing both warrants to the Annual Town Meeting on May 6, 2024.

The Board unanimously wants to endorse the MBTA Communities Acts by Law.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

The Board would like to continue discussion of the ADU bylaw.

A motion to support the ADU By-law at the Annual Town Meeting on May 6, 2024.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

A motion to close the public hearing for Zoning articles that MBTA bylaw and ADU, and approve them both for the Hanover Annual Town meeting on May 6, 2024.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

Other Business:

Chair Brugnoli motioned to close meeting. Roll Call to close meeting:

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meghan Dunne Clerk-YES
Kenneth Blanchard-YES
Bernie Campbell-YES

Meeting adjourned at 8:24 PM