



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

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

Committee Attendees

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|------------------------------|-----------------------|
| MaryAnn Brugnoli, Chairman | Bernie Campbell |
| Ken Blanchard, Vice Chairman | Meaghan Neville-Dunne |
| Giuseppe Fornaro | Tony Cavallaro |
| David Traggorth | |

Other Attendees

Christine Stickney, Town Planner
Ann Lee, Director CD & MI/Assistant TM
Steven Guard, Guard Law LLC
James McCadden, Tiles By Perfection

Opening

Chairman MaryAnn Brugnoli opened the meeting at 6:45 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from February 22, 2021 with the below additions:

- Mr. Dawley stated **his only obligation is to seed the area; however**, he is open to other ideas for the entrance area that are reasonably within the current financial expectation and asked Ms. Adams to send him any suggestions or estimates.
- Board member Giuseppe Fornaro confirmed all granite slabs will be stored inside with no outside storage, **and no chemicals can be used due to the property being in the Aquifer Protection Zone.**

Other Business

The Board briefly discussed an upcoming informal meeting with the Hanover Affordable Housing Trust on April 12, 2021.

The Board briefly discussed the upcoming hearing for Stable Ridge Estates on March 22, 2021. The Board is concerned regarding possible future sidewalk damage from tree roots. The Chair will contact the Director of Public Works Victor Diniak prior to the hearing.

Continuation - Special Permit – 191 / 195 Columbia Road – PB-21-1

The Board continued with a public hearing for 191-195 Columbia Road. The applicant, James McCadden, is requesting a special permit under Bylaw Section 6.130 A for the manufacturing of granite counter tops in the back room of a proposed retail tile shop in the Business District. The Board reviewed the draft decision with Steven Guard of Guard Law LLC and the applicant James McCadden of Tiles By Perfection. Town Planner Christine Stickney noted some standard language included will be labeled “not applicable” such as the “pre-construction meeting”. Ms. Stickney also noted an updated plan for the property will be submitted showing the location of the dumpster which will be screened from the street. The Board discussed two locations for the dumpster with Mr. Guard. Mr. Guard

noted that cosmetic improvements are planned for the front of the building. The Board voted to grant the special permit and closed the hearing at 7:06 pm.

Bylaw Amendments

The Board opened a Public Hearing relative to proposed amendments and additions to the Zoning Bylaw for the Town of Hanover, said amendments having been submitted to the Board of Selectmen for inclusion as Articles on the Warrant for consideration and action at the Annual Town Meeting on Monday, May 3, 2021 at 7:30 p.m. The Chair read the three (3) articles into the record.

- **Proposed Article: Amendment of Zoning Bylaw 6.11.50 (M) Village Planned Unit Development:** *This Article, submitted by the Planning Board, proposes the extension of the temporary moratorium approved at Annual Town Meeting 2020 (Article 19) for an additional year until Annual Town Meeting 2022.*

The Chair briefly explained the history of the VPUD Moratorium. The Board collected information from the School, Fire, Police and Public Works Departments regarding possible impacts of future VPUD developments. A consultant was not hired due to lack of funding; however, the cost of a consultant to research the VPUD has been included in next year's budget to be approved at Annual Town Meeting. Given this, the Board would like to extend the moratorium for another year so a thorough review can be completed. The Board voted for a favorable recommendation of this Article at Annual Town Meeting.

- **Proposed Article: Amendment of Zoning Bylaws Section 3.120 A-1 (Location of Districts/Flood Plain Overlay District Map).** *This Article, submitted by the Planning Board, Zoning Board of Appeals & CDMI Director, would amend the Zoning Bylaws relative to the Flood Plain Overlay District Map amending the existing bylaw and referencing a revised Flood Insurance Rate Maps (FIRM) dated 7/6/2021.*
- **Proposed Article: Amendment of Zoning Bylaws Section 6.700 (Flood Plain District):** *This Article, submitted by the Planning Board, Zoning Board of Appeals & CDMI Director, would amend the Zoning Bylaws relative to the Flood Plain District by adding with additional language to the existing bylaw and referencing a revised Flood Insurance Rate Maps (FIRM) dated 7/6/2021.*

Town Planner Christine Stickney explained the changes required to ensure Hanover's continued participation in the National Flood Insurance Program (NFIP) which the Town joined in 1982. Ms. Stickney listed the seven (7) areas in Hanover affected by the map changes. Cushing Brook, Drinkwater River, Iron Mine Brook, Shingle Mill Brook, Third Herring Brook, Torrey Brook and Longwater Brook. Board member Giuseppe Fornaro asked if the updated maps are available on the Town's website now. Ms. Stickney stated they are being added by Steve Ryerson but she is not sure if completed yet. The Board discussed how often the map updates affect Hanover, and Ms. Stickney stated less often than coastal communities. The Board voted for a favorable recommendation of the two (2) flood plain articles at Annual Town Meeting.

Other Business

The Board discussed and scheduled an upcoming ANR for April 12, 2021.

The Board discussed the new in person and Zoom hybrid format for future meetings which will start in April.

The Board discussed the upcoming candidate night.

The Board discussed the newly enacted housing choice legislation in Massachusetts. Ms. Stickney will forward information to the Board regarding this.

Adjournment

The meeting ended and adjourned at 7:32 pm.

Next Meetings

Monday, March 22, 2021 - Monday, April 12, 2021 - Monday, April 26, 2021