



## **Hanover Planning Board**

550 Hanover Street

Hanover, MA 02339

### **Meeting Minutes**

**Monday, March 9, 2020 – 6:45 pm**

Second Floor Hearing Room, Hanover Town Hall

#### **Committee Attendees**

MaryAnn Brugnoli, Chairman

Richard Deluca, Vice Chairman

Ken Blanchard

Meaghan Neville-Dunne

Giuseppe Fornaro

#### **Absent**

Bernie Campbell

#### **Other Attendees**

Michele Grenier, Town Planner

Gregory Morse, Morse Engineering

Joseph Dilauro, Hanover resident

David Newhall, Merrill Engineering

John Henderson, Hanover resident

Sarah Kelly, Hanover resident

Jay Smith, Hanover resident

David Kelly, Kelly Engineering Group

Scott Rogers, J.K. Holmgren Engineering

#### **Opening**

Chairman MaryAnn Brugnoli opened the meeting at 6:45 pm.

#### **Review of Meeting Minutes**

After review of the February 24, 2020 meeting minutes, the Board proposed the following change:

~~Vice Chairman Deluca explained his concerns with approving the project prior to the March 9<sup>th</sup> date that the Board had previously stated they would re-convene the hearing on.~~

Vice Chairman Deluca explained his concerns with approving the project prior to the date the Board had stated they would continue the hearing which was March 9<sup>th</sup>.

The Board voted to accept the minutes as amended.

### **Re-votes due to Town website failure**

#### ***Hanover Crossing Wastewater Treatment Plant PB-19-1775***

The Board voted to approve all modifications proposed for Hanover Crossing Wastewater Treatment Plant Case PB 19-1775.

#### ***ANR Form A – K&G Development – off Tolman & River Roads Map 65, Lot 87***

The Board voted to endorse the ANR plan as presented.

### ***February 3, 2020 meeting minutes***

After review of the February 3, 2020 meeting minutes, the Board voted to accept the minutes as written.

### **Continuation – Public Hearing for Special Permit – 137 & 145 Whiting Street – Case PB-19-25**

The Board re-opened a public hearing for 137 & 145 Whiting Street, Map 26, Lots 21, 24 and 30. The applicant is requesting a special permit for a common driveway and retreat lot. The Board briefly discussed the continuation of this case from their February 24<sup>th</sup> meeting in order to assure all interested abutters are present for the final approval. Hanover resident and abutter Joe Dilauro stated he was present at the last meeting, and was satisfied with the project. Gregory Morse of Morse Engineering was in attendance representing the applicant. The Board voted to approve a Special Permit for a Retreat lot under Hanover Zoning Bylaw Section 6.030 for case PB-19-25 with the special condition of including all plantings shown on the presented plan. The Board voted to approve a Special Permit for a Common Drive under Hanover Zoning Bylaw Section 5.870 for case PB-19-25 with the special condition of ensuring no headlight glare issues with the abutting homeowners.

### **Public Hearing for Special Permit - 95 Cross Street - Case PB-20-2**

The Board opened a public hearing for 95 Cross Street, Map 70, Lot 4. The applicant is requesting a special permit for a Retreat lot under Zoning Bylaw 6.030. Board member Meaghan Neville-Dunne read the hearing notice into the record. David Newhall of Merrill Engineering made a presentation to the Board. Mr. Newhall stated the property currently consists of 2.7 acres all of which is upland and is within the residential A zoning district. There is currently one single family dwelling and three detached outbuildings on the property. The new retreat lot and separate lot containing the existing structures will meet all the requirements. The new retreat lot will consist of 71,494 ft.<sup>2</sup>. The existing dwelling and three outbuildings will now have a 46,166 ft.<sup>2</sup> lot. Vice Chairman Richard Deluca stated he would like to see the locations of houses abutting the property added to the plans, and to make sure that headlight glare from the driveway will not affect them. Board member Ken Blanchard asked how far back from Cross Street the retreat lot dwelling would be. Mr. Newhall stated roughly 288 feet. Mr. Blanchard stated the location of the nearest fire hydrant should be confirmed as it needs to be within 500 feet of the dwelling. Board member Giuseppe Fornaro asked if any renovations are planned for the existing home and three outbuildings. Mr. Newell stated no definitive plans at this time. Board member Meaghan Neville-Dunne asked where the proposed septic would be. Mr. Newhall stated that has yet to be determined, and a perk test has not been done. Chairman MaryAnn Brugnoli would like to see the septic system added to the plans as well as the Hanover Fire Department's review of the project. Hanover resident John Henderson of 109 Cross Street is concerned about water runoff from the property. In the past, there were large piles of dirt on the property, and he is concerned the elevation of the property has been increased. Mr. Newhall went through all the elevations of the property on the plans, and mentioned some ideas to mitigate water runoff. Chairman MaryAnn Brugnoli stated that CEI should look at the plans regarding water runoff. Hanover resident Sarah Kelly of 111 Cross Street is concerned about how close the new driveway will be to the

property line of her home and water runoff associated. Mr. Newhall stated roughly 50 feet, and Chairman MaryAnn Brugnoli suggested keeping any existing vegetation in that area. Hanover resident Jay Smith of 526 Center Street gave some history of the property and the previous uses of the three outbuildings. Mr. Smith stated that the property was previously very noisy with construction vehicles, and he is concerned that the existing home and three outbuildings not be used for that purpose in the future. Chairman Brugnoli stated any new permits will not allow commercial use in the residential district. The Board would like further information including the opinion of the Hanover Fire Department, perk test results, septic plans, CEI recommendation and abutting homes added to the plans. The Board voted to continue the hearing to April 13, 2020 at 7 PM.

#### **Public Hearing for Hanover Crossing – 1775 Washington Street – PB-19-10**

The Board opened a public hearing under Massachusetts General Laws (MGL), Chapter 41 Sections 81-W for the purpose of hearing a Form C Rescission to rescind Hanover Mall Drive. Board member Meaghan Neville-Dunne read the public hearing notice into the record. David Kelly of Kelly Engineering Group appeared before the Board of behalf of Hanover Crossing. Mr. Kelly explained the paper road is approximately 700 feet from the YMCA into the mall property toward the current movie theatre, and rescinding it is a formality. Vice Chairman Deluca stated that giving a new street name to one of the main entrances into the property may help with GPS directions to the new Hanover Crossing. The Board voted to approve the rescission of Hanover Mall Drive.

#### **ANR – Winter Street – Map 76, Lot 18**

The Board voted to endorse the ANR plan as presented. The Board signed the plans.

#### **Continuation - Public Hearing – Gray's Place – PB-19-21**

The Board re-opened a public hearing for Gray's Place, Harbor One Bank. The applicant is seeking approval of a Definitive Plan for 2 residential lots under Subdivision regulations, Sections III (B). Scott Rogers of J.K. Holmgren Engineering appeared before the Board, and gave an update on the project since the Board had last reviewed it in December. All the plantings requested by the Board have been added. The DPW has reviewed water services for both lots and all requirements requested by Hanover DPW Deputy Superintendent Neil Merritt have been met. The project has received approval from the Hanover Conservation Commission for Lot 1. Lot 2 is still pending review. Both lots will share a common driveway. The Board expressed concerns with approving the project without abutters accurately knowing when the hearing was taking place. The first hearing was on December 9, 2019 and was continued to January 27, 2020. However, there was no Planning Board meeting on January 27th. Given the long lapse in discussing the project, the Board would like it to be re-advertised to ensure that abutters are aware of the proceedings. The Board also expressed concerns about the accuracy of the original abutters list. The Board voted to continue the hearing to April 13, 2020 at 7pm and re-advertise in the paper.

#### **Other Business**

The Board expressed great concern over the way the hearing was handled this evening. Chairman MaryAnn Brugnoli would like all past agendas included in the meeting binders in the future for quick reference. Board member Giuseppe Fornaro would like the binder to be re-organized for easier use. And the Board made note of errors in the hearing notices that were unacceptable. The Board briefly discussed various parcels in town that may be sold and/or developed for new businesses.

### **Adjournment**

The meeting ended and adjourned at 8:21 pm.

### **Next Meetings**

Monday, March 23, 2020

Monday, April 13, 2020

Monday, April 27, 2020

Monday, May 18, 2020