



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes – **Monday, April 24, 2023** – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair
Kenneth Blanchard, V- Chair
Bernie Campbell *via zoom*
Meghan Dunne
Giuseppe Fornaro
Dave Traggorth

Absent: Tony Cavallaro,

Other Attendees: Christine Stickney, Town Planner
Ann Lee, CDMI Director

Opening

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

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Yes	Dave Traggorth – Yes

Minutes: The Planning Board reviewed the minutes of 3/27/23. The chair noted a figure was missing under the Webster Street portion of the minutes. Member Dunne motion to approve the minutes as amended, Second by Member Fornaro.

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Yes	Dave Traggorth - Yes

The Planning Board reviewed the minutes of 4/10/23 and they felt items were missing from the minutes. Christine said she would review the video and bring them back to a future meeting.

Other Business: - 1070 Washington Street/ Callahan (PB File #16-19)

Present was Attorney Adam Brodsky and Steve Callahan. Attorney Brodsky made introductions and noted that he had submitted materials for the Planning Board today. He provided some background of what Mr. Callahan has done to date and about the materials from Overtime Realty. As per the conditions, the applicant was to return to provide a status report on the progress of leasing the existing residential structure for a business use. Mr. Callahan noted although there has been interest they had still had not secured a tenant. He also noted that some folks had been referred to Town Hall to ask about their use. Christine and Chair Brugnoli acknowledged they had met with some folks about a dog grooming use and the conversation was positive. Mr. Callahan feels because of the location in the Aquifer Protection Overlay issues as to Title V and what can be discharged may drive some interested parties away from the location. Mr. Callahan wonders if he should come to the Town Hall with interested parties to assist talking to departments. Attorney Brodsky said he is concerned that when they come to Town Hall that if there are issues that perhaps there are creative ways to address some issues and he feels they need to be more active with folks coming to Town Hall. Chair Brugnoli offered to be available to meet with whomever and noted Ann Lee is here every day and can pull other departments if needed to meet as well for anyone in the future so interested parties could have everyone together and urged Mr.

Callahan to contact Ann Lee to set up an appointment. Attorney Brodsky said they would be working harder over the spring/summer to solicit and thanked Chair Brugnoli for extended offer. Christine asked if they are advertising the only the first floor or the whole building and Attorney Brodsky answered both he felt there were alternatives depending on the interested party. Chair Brugnoli asked members for any input and where do we go now. Attorney Brodsky noted it has been six months since the modification of the Special Permit issued on 10/25/22. Member Dunne asked when Mr. Leahy of Overtime Realty was brought on board? Attorney Brodsky six months ago. Member Fornaro Motion to continue the Major Modification Special Permit for another six months to October 25, 2023 to see if they could get an interested party, seconded by member Blanchard

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Yes	Dave Traggorth - Yes

Annual Town Meeting – Article 46 (Medical Health Care Facilities – Section 9 Parking) Chair Brugnoli informed the Board that at the March 27, 2023 PB meeting the voted taken on this article was incorrect and another vote is needed. She expressed her opinion that two spaces are one too many particularly if it going into a mall or retail area. Member Campbell questioned if a special permit is needed for every tenant, given a small space feels and retail is currently low and traffic is way down and these uses are looking for retail areas. Chair Brugnoli noted it goes with the definitions we created Medical Health Care Facilities it is not just retail centers it would be anywhere that is business zone. Different possible areas were discussed by the members. Member Dunne felt she was conflicted on amending. Member Blanchard noted at the public hearing he had wanted the parking reduced and he said we have 23 strip malls in Hanover with plenty of parking. He said the Route 53 corridor is already heavily regulated because of the Aquifer and he feels we would be adding to this with the parking ratio of 2 spaces/exam room – he feels there should be no parking required. Members discussed the additional parking beyond the exam room they also need employees. Member Campbell made a comparison to professional office parking requirements and why is there a higher requirement? Christine noted that she felt the Planning Board is losing site of the article it is for a medical health care facility not being done for any particular site it is in response to a trend and we should be careful about talking about one site. Member Campbell asked if we have any issues with the current medical uses in town? Christine noted that existing uses are grandfathered and no problems. Christine stated this a trend we are seeing with medical uses moving out of the City into the suburbs. We started this last August as a result of trends in neighboring Towns and Planning should be proactive not reactive hence the zoning article. Member Fornaro Motion to recommend that the Planning Board amend Article 46 for 1 space per exam room, seconded by Member Campbell - There was a discussion as to the order of motions (Vote 4:1:0)

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – No
Bernie Campbell – Yes	Dave Traggorth - Abstain

Member Fornaro Motion to recommend to Annual Town Meeting Article 46 as previously amended, seconded by Member Campbell (Vote 4:1:0)

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – No
Bernie Campbell – Yes	Dave Traggorth – Abstain

The report on Article #46 to Town meeting is favorable with an amendment of 1 space per exam, plus employee parking areas and adequate loading and service areas.

Cont. Public Hearing: 283 Columbia Road – Major Modification of Special Permit/Previte's (PB File 23-3)

Present was Attorney Robert Tombari and Architect Jerry Pucillo. The Chair asked if the applicants had received a copy of the draft decision and they acknowledge they had and she asked if they had any questions – Attorney Tombari responded no. Member Fornaro acknowledge he had completed the Mullen requirements in order to participate tonight. Member Fornaro motion to close the public hearing, seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Yes	Dave Traggorth - Yes

Member Dunne Motion to approve the Major Modification of Special Permit PB File #23-3 with conditions, seconded by Member Fornaro

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Abstain	Traggorth - Abstain

Town Meeting Preparation:

Chair Brugnoli stated she has been working on the report with commentary and they still have a few more to go. Bernie Campbell questioned if we would be having a meeting on May 8th and Christine said nothing in the book and we can cancel the meeting. Members discussed the upcoming Town Meeting and the possibility of two nights – a pre-Town meeting is set up in the cafeteria at 6pm.

Member Dunne Motion to adjourn the meeting, seconded by Member Fornaro

Roll Call Vote: MaryAnn Brugnoli– Yes	Giuseppe Fornaro - Yes
Ken Blanchard – Yes	Meaghan Dunne – Yes
Bernie Campbell – Yes	Traggorth -Yes

Meeting Adjourned at 7:30 PM