



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, April 25, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Bernie Campbell

Giuseppe Fornaro
Meaghan Neville-Dunne
David Traggorth

Absent

Tony Cavallaro

Other Attendees

Christine Stickney, Town Planner
Irene Coleman, Planning Admin.
Kathy Kennedy, 5 Tower Hill Drive

Opening

The Chair MaryAnn Brugnoli opened the meeting at 6:50 PM and made note the meeting was being recorded.

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

Review of Meeting Minutes

The Board voted to approve the meeting minutes from April 11, 2022 as written.

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

The Board voted to approve the executive sessions minutes from March 28, 2022 with written corrections.

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

Other Business

The Board discussed the As Built review for 1835 Washington Street (Chick-fil-A). The Town Planner Christine Stickney stated the letter expected from Chick-fil-A stating their intention to remove eight (8) seats has not yet been received. The Board agreed to continue the As Built review to their May 9th, 2022 meeting.

The Board discussed the Annual Town Meeting Warrant Articles. The Board voted to recommend the approval of **Article 19 – Amend / Eliminate Zoning Bylaw 6.11 – VPUD** as written in the warrant. **Roll Call Vote:** MaryAnn Brugnoli – Yes
Ken Blanchard - Yes

Bernie Campbell - Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
David Traggorth – Yes

The Board voted to recommend the approval of **Article 16 - Amend Zoning Bylaws - Name Change from Board of Selectmen to Select Board** as written in the warrant.

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

Town Planner Christine Stickney notified the Board that the Planner Office will be emptied this week for the installation of new ceiling tiles, new flooring and fresh paint. Staff will continue to work in alternative location at Town Hall and remotely until the work is completed on or about May 9th.

Continuation - Public Hearing – 1202 Washington Street (Cancun) – PB 21-21

The Board continued with a public hearing for 1202 Washington Street LLC. The applicant is requesting a Special Permit and Site Plan Review to alter the existing structure (formerly Squires) exterior elevations and construct a new 1,710 SF addition to the existing building along with installation of 1,404 outdoor patio area, for a new restaurant known as Cancun. The applicant's Attorney has submitted a request for a withdrawal without prejudice. Board member Meaghan Neville-Dunne read the request into the record. The applicant noted financial constraints and required permitting that make the project not feasible at this time. Town Planner Christine Stickney noted the many issues with the property including limited parking on the site, the existing building not meeting required setbacks and its location in the Aquifer Protection Zone which requires stormwater improvements. The property is also zoned Commercial and under zoning today, restaurants require a Special Permit; however, Squires has grandfathered status for the restaurant use that will expire in August 2022 due to abandonment. The applicant requested three (3) continuances during the hearing process and made an unsuccessful attempt to obtain an agreement for additional parking with the adjacent property. Ms. Stickney stated the applicant proposed razing the entire building and re-building on the existing foundation with a simple building permit; however, this would still require a Special Permit from the Board and possibility Site Plan Review or Limited Site Plan Review. Ms. Stickney noted staff contacted Town Counsel for review of the issues as the Town and Board were in favor of the project. Ms. Stickney stated the applicant could have remodeled the exterior and interior of the existing building with a building permit, with no expansion of the use and opened the restaurant with the existing site conditions which are still grandfathered. The Board discussed the increased cost of construction materials and creating regulation that protect the community while still allowing for development that is financially feasible. Board member Meaghan Neville-Dunne asked if any extensions of the abandonment of grandfathered uses are being given to restaurants due to Covid. Ms. Stickney stated the building permits for the use have to be in place prior to expiration to receive any extensions. Vice Chair Ken Blanchard asked if the applicant could raze the building with one wall left up and re-build without the need for Board approval. Ms. Stickney stated the structure is non-conforming as it does not meet the setbacks, and the Town's Bylaws require a Special Permit for alteration of non-conforming structures. Ms. Stickney also noted that in a meeting with the applicant and Town Departments prior to the filing of the application, the lack of parking issue was discussed. The Chair opened the floor to public comment. Kathy Kennedy of 5 Tower Hill Drive expressed disappointed that the applicant has withdrawn and was in favor of the project. The Board is hopeful for the opportunity to assist the applicant in opening a Cancun restaurant in Hanover at another location. Staff will forward that message to the applicant.

The Board voted to accept the request for withdrawal without prejudice. **Roll Call Vote:** MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Bernie Campbell - Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
David Traggorth – Yes

Housing Production Plan

The Board discussed the draft Housing Production Plan submitted to the Board by the Hanover Affordable Housing Trust. The Board needs to adopt the plan, so it may be forwarded to the Select Board for review prior to submittal to the State. The Board has concerns with the “responsible parties” listed in the Housing Strategies section of the plan. The Chair MaryAnn Brugnoli reviewed each section that listed the responsible party as the Planning Board or Planning Staff and noted the staffing resources aren’t available for implementation. The Chair stated the section regarding VPUD Bylaw revisions may not be necessary pending the possible approval of Warrant Article 19 at Annual Town meeting which will rescind the VPUD Bylaw. The Board also discussed the new MBTA Communities requirements which will overlap any cluster housing bylaw. It was also noted that the figures in the plan do not reflect the 2020 Census numbers which have not yet been released. Board member Giuseppe Fornaro would prefer to wait for the new census numbers and MBTA Communities requirements, so the plan submitted isn’t outdated so quickly. Town Planner Christine Stickney noted the MBTA Communities requirements do not include an affordable component. Board member Bernie Campbell stated the projection figures of housing units created aren’t feasible in the Town of Hanover. The Board discussed the various housing strategies listed and what would be required to implement them including spot zoning, Local Initiative Programs, inclusionary zoning and staff resources. Ms. Stickney noted the State requires certain items be included in the plan submitted so the Affordable Housing Trust is following the State guidelines. The Chair is unwilling to endorse the plan in its current draft given the staffing resources required. Mr. Campbell agreed. Board member David Traggorth does not want to create a problem for the Town given the State requires the plan and questioned the implications of having no plan in place. Mr. Traggorth stated he is in favor of creating affordable housing for all ages and asked if the Select Board would consider giving the Planning Board the staffing resources to implement the plan as drafted. Ms. Stickney will contact the Trust with the Board’s questions including staffing resources, implications of no plan in place and possible amendments to the draft plan and suggested the Board select a few strategies they are in favor of implementing if given the required staffing resources.

Mr. Traggorth made a motion that the Board approve the following statement: *“The Planning Board supports the creation of affordable housing in the Town of Hanover and the critically important work of the Affordable Housing Trust. We would like the Trust and the Select Board to recognize there is a mismatch between the Planning Board staffing resources available and what is required in the draft Housing Production Plan. However, in response to Section 5.2 - Zoning Strategy of the draft plan, we as a Board agree our priority should be the creations of a new bylaw that recognizing affordability for all ages groups.”*

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

Other Business

The Board briefly discussed the possibility of residential development of 176 King Street which is currently on the market. Town Planner Christine Stickney reviewed the numerous issues with the property for the Board.

The Board briefly discussed the pending historical district designation for the Four Corners area, incoming tenants for Hanover Crossing, the expansion of Alba restaurant and the new addition to 965 Washington Street.

The Chair opened the floor to public comment, seeing and hearing none.

Adjournment

The Board voted to adjourn at 8:28 pm.

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

Upcoming Meetings

Monday, May 9th & 23rd, 2022
Monday, June 13th & 27th, 2022