



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, April 27, 2020 – 6:45 pm
Via Zoom

Committee Attendees

MaryAnn Brugnoli, Chairman
Richard Deluca, Vice Chairman
Ken Blanchard
Meaghan Neville-Dunne
Giuseppe Fornaro
Bernie Campbell

Other Attendees

Dana Altobello, Merrill Engineering
JP Wing, Resident & Abutter
Ann Lee, Interim Director CD & MI/Assistant Town Mgr.
Gerald & Tricia Shea, Resident & Abutter
Irene Coleman, Administrative Assistant

Opening

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

Review of Meeting Minutes

The Board voted to approve the meeting minutes from April 21, 2020 with the following amendments:

- The newly ~~create~~ created Lot 2 will meet all zoning requirements.
- Septic plans have been submitted to the ~~Board~~ Planning Board.
- The Vice Chair Rich Deluca clarified that the Board's decision for this hearing affects the retreat lot, and the in-law apartment ~~will be a separate decision~~ should be discussed with the Building Inspector.
- ~~The~~ The Board discussed the lack of funding in the 2020-2021 budget for a Town Planner position.

Other Business

The Board decided on future meeting dates of May 11 and May 26, 2020.

The Board briefly discussed Warrant Article 43 to amend the Zoning Bylaw regarding gas/service stations, and agreed to continue visiting gas/service stations within Hanover to determine their parking lot capacities.

Public Hearing – Special Permit & Site Plan Review for 579 & 637 Washington Street – Case PB-20-7

The Board opened a public hearing at 7:00 pm for the purpose of a special permit and site plan review for a proposed zipline and parking expansion with associated site grading and storm water management for Starland Holdings LLC. Board member Meaghan Neville-Dunne read the hearing notice and comments via email submitted by DPW Superintendent Victor Diniak into the record. Dana Altobello of Merrill Engineering is representing the applicant and gave the Board an overview of the project. The subject property consists of 34.7 acres total, of which 26.2 are upland and 8.6 are wetland. The property currently consists of a large sports complex, assorted amusements and a Dairy Queen restaurant as well as associated parking lots. The applicant would like to construct a 650 foot long zipline and add 236 new parking spaces which include 6 ADA spaces. There will be access to the new parking area from the rear parking area of the sports complex as well as the parking area of Dairy Queen. The applicant will also be constructing solar canopies in the rear of the existing sports complex as well as the new parking area. A previously approved 3000 square-foot addition will be added to the small building in the middle of the sports complex. A new fire lane to improve access during an emergency will also be added. Mr. Altobello explained the storm water management plan as well as the benefits of the new parking area for the community and traffic flow/safety. The proposed solar canopies will reduce required utilities for the facility. The proposed zipline would bring residents from surrounding towns to the site which in turn would benefit other Hanover businesses.

Vice Chair Rich Deluca stated his concern that the digital sign for the sports complex is changing messages/graphics to quickly and is in violation of the bylaw. The Vice Chair would like it corrected as early as tomorrow. Mr. Altobello will relay the message to the applicant. The Vice Chair noted the plans indicate future amusement rides and inquired what kind of rides are being considered. Mr. Altobello stated the applicant would like to add additional rides to encourage people to visit the facility during the warmer months when the sports complex is being utilized less. Mr. Altobello was unsure of what rides are being considered. The Vice Chair asked if the zipline will run in two directions. Mr. Altobello stated the zip line will move in both directions, riders being pulled backwards to the 130 foot tower and a controlled decent back to the loading area. The Vice Chair asked if the 130 foot zipline tower would be visible to abutters. Mr. Altobello believes it will be mostly concealed by large trees. The Vice Chair expressed concerns with the height of the structure, and stated perhaps it should be subject to the same conditions as cell towers including a balloon test. Mr. Altobello stated the tower will be 75 to 100 feet from the nearest lot line. Mr. Altobello also explained the origins of the additional parking being the Town's concerns with the currently insufficient parking and problems with emergency vehicles accessing the site. A side walk will be installed along the access roads to the new parking area. The Vice Chair stated visitors regularly park on an area of grass on the left side of the sports complex which they should not be, and possibly a guardrail should be installed to prohibit this.

Board member Ken Blanchard asked if the back parking lot is regularly chained off. Mr. Altobello stated it's usually opened although the applicant does try to encourage patrons to enter the sports complex from the front. Mr. Blanchard mentioned the DPW Superintendent Victor Diniak not being able to spot check the sites basins due to the chain on the back lot. Board member Meaghan Neville-Dunne stated she was able to park in the rear lot during a recent visit to the facility. Mr. Blanchard stated his expectation that the rear lot be accessible and fully utilized, especially during busier times in order to alleviate parking issues and allow free access by emergency vehicles. Mr. Blanchard asked for assurances from Starland that if approved, the

additional parking lot will be built and is not just a plan for a much later date. Mr. Altobello stated the intention is to build the additional parking. Mr. Blanchard stated his agreement with the Vice Chair regarding the digital sign.

The Chair MaryAnn Brugnoli suggested the Board require the parking lot be built prior to the zipline.

Board member Meaghan Neville-Dunne agrees with the Chair that the parking lot be built prior to the zipline. Mrs. Neville-Dunne expressed concern at how many attractions could fit within the available space and also had questions regarding ADA parking spots for the physical therapy center on site. Mrs. Neville-Dunne would like to see more police details during large events.

Board member Giuseppe Fornaro stated his agreement with the Vice Chair regarding the digital sign and with the Chair's proposal that parking be built prior to the zipline. Mr. Fornaro confirmed the roads to the proposed new parking area will be two way and have a sidewalk only on one side. Mr. Fornaro suggested a barrier be installed along the roads where no sidewalk is present in order to prevent patrons from parking along the roads on the grass. Mr. Fornaro asked what height the solar canopies would be. Mr. Altobello stated they are very early in the process of choosing solar canopies but he estimated 10 to 15 feet tall, and they should not be visible to abutters. Mr. Fornaro confirmed the proposed location of the zipline and also asked if the property will comply with the required ratio of parking to building square footage after the new parking is completed. Mr. Altobello will provide those figures. Mr. Fornaro suggested the applicant may want to consider adding additional parking anywhere that's possible to account for future development. Mr. Altobello stated he will discuss this and the parking before zipline proposal with the applicant. Mr. Fornaro reiterated the importance of more parking being added since it's a current public safety issue.

Board member Bernie Campbell wants to ensure that ADA parking is adequate and a location for ambulance parking should be reserved and well-marked. He also stated his agreement with the Vice Chair regarding the digital sign and with the Chair's proposal that parking be built prior to the zipline. Mr. Campbell believes there are ways the facility's exterior could be made more attractive, and asked if the zipline tower will be visible from Route 53. Mr. Altobello stated yes. Mr. Campbell confirmed the location of the solar canopies and suggested that DPW Superintendent Victor Diniak be given a key to remove the rear parking lot chain for inspections.

The Board discussed where the ADA parking should be. Mr. Altobello indicated the three locations of ADA parking on the plan. Mr. Campbell expressed concern about the flow of traffic through Dairy Queen's parking lot. Board member Meaghan Neville-Dunne mentioned the entrances and exits to the property are very poorly lit. Board member Ken Blanchard agreed with Mrs. Neville-Dunne and believes the lights may be present but just not on.

The Vice Chair Rich Deluca confirmed there will be lighting along the sidewalks on both roads going back to the proposed new parking lot. Mr. Altobello said they will be added to the plans. The Vice Chair would also like the location of abutting residential homes added to the plans especially in the back where the zipline tower will be located. Mr. Altobello will add them to the plans.

The Chair reiterated the new parking should be built before the zipline, adequate lighting will be required including the new parking lot, both access roads and entrances/exits of the property, ADA parking should be adequate, and a location determined for ambulance parking. The Chair would like to know what percentage of

the property is being covered with buildings and amusements. Mr. Altobello will double check that number. The Chair would like a balloon test done for the zipline tower height. Board member Ken Blanchard asked if a special permit or variance from the Zoning Board of Appeals would be required for the zipline tower. Mr. Altobello stated he spoke with Building Commissioner Joe Stack who will determine if that is required. The Vice Chair asked that the distance to the nearest fire hydrant from the proposed new parking area be determined. Mr. Altobello will confirm what is required.

Hanover resident and abutter JC Wing of 12 Crickets Run expressed his concern regarding loud music and bright lights coming from Starland, and he has contacted them many times. Mr. Wing is regularly woken at 5:30 am from the sound of the dumpster being dropped on Starland's property. Mr. Wing stated his home is directly behind the proposed parking lot and zipline tower, and he is concerned patrons on the zipline will be looking into his backyard. He is also concerned that lights may be mounted on the zipline tower and support system and also music speakers. Mr. Wing has been dealing with the challenges of being an abutter to Starland for 8 years, and thanked the Board for their consideration since this project will directly affect his families' enjoyment of their home. The Chair asked Mr. Wing if he could determine where the lights are coming from. Mr. Wing stated he was not sure whether they were located on the building or on the amusements but he regularly sees them through the trees. Mr. Wing also explained the music is very loud, and a former neighbor moved because the music would wake up their children. The Chair stated there is a noise ordinance, and she will contact the Building Commissioner. Mr. Wing stated he made several complaints at Town Hall and with the Hanover Police and at one point considered litigation. Board member Bernie Campbell suggested that hours of operation for the zipline be included in the Board decision. The Vice Chair asked if Starland was still the old driving range when Mr. Wing purchased the home. Mr. Wing said yes. The Vice Chair asked how far the home is from the lot line shared with Starland. Mr. Wing was unsure. Board member Giuseppe Fornaro asked Mr. Altobello if a planted buffer would be behind the parking lot. Mr. Altobello stated yes, a 50 foot buffer, and they will use dark sky compliant downward facing shielded lights. A photometric plan can be produced. Board member Giuseppe Fornaro suggested a fence may be needed behind the proposed parking lot to stop trespassers on Mr. Wing's property.

The Board discussed the plans being sent to CEI for external review. Administrative Assistant Irene Coleman stated the total of \$6000 has not yet been received by the Town, so the plans have not been sent to CEI yet. The Chair asked when the check was expected to arrive. Mr. Altobello stated the applicant was interested in spreading out the payments because of reduced revenue at the property due to COVID-19. Interim Director CD & MI Ann Lee stated the total \$6000 was required, and she would attempt to locate the \$3000 that Mr. Altobello stated had already been submitted.

Hanover residents and abutters Gerald and Tricia Shea of 40 Crickets Run stated their opposition to the past reconfiguration and also the current project being proposed by Starland. Mr. Shea expressed his agreement with fellow abutter JC Wing's concerns regarding the height of the tower, increased traffic to the rear parking lot and increased noise. Currently during the winter months there is no buffer between Mr. Shea's home and the parking lot on the left of Starland. Mr. Shea believes the proposed rear parking area won't get much use since it's so far from the main buildings, and patrons will continue to park at the nearby daycare center and Chinese food restaurant. Mrs. Shea mentioned when patrons park on the small section of grass to the left of the sports complex, they have headlight glare in their windows. Starland put cones out to stop visitors from parking there; however, visitors move the cones and park anyway. Mr. Shea also suggested if the proposed rear parking lot is built, it should be gated at night to prevent unwanted activity. Starland also erected a

section of wooden fence to try to mitigate the Shea's concerns. Mrs. Shea expressed concern for the challenges facing fellow abutter JC Wing.

Board member Ken Blanchard would like the applicant to be available for the next meeting on May 26, 2020. The Vice Chair expressed his concern that if the \$6000 is not received shortly, CEI will not have time to review the plans prior to the Board's May 26th meeting. The Vice Chair also stated due to the existing compliance difficulties with the site, the Board should process this case according to all requirements. The Board agreed. The Board voted to continue the hearing for Starland Case PB-20-7 to May 26, 2020 at 7:00 pm.

Adjournment

The meeting ended and adjourned at 8:37 pm.

Next Meetings

Monday, May 11, 2020

Tuesday, May 26, 2020