



Planning Board

April 9, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, April 9, 2018 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Ken Blanchard, Bernie Campbell, Meaghan Neville-Dunne, and Giuseppe Fornaro

Absent: Maryann Brugnoli

Others: Michaela Shoemaker, Interim Town Planner

Jeff Puleo called the meeting to order at 6:45PM in the second floor hearing room at Town Hall, Hanover, Massachusetts.

ATM at 357 Columbia Road:

Paul Matos, Allen and Major Associates, Inc., presented for the applicant and stated there would be a raised concrete island to separate drive thru and the driving lane. The Board asked if it is possible to make a smaller lane and expand the vegetated buffer and who would maintain it. The Board stated the façade in the original decision has not been completed so the applicant needed to discuss the façade issue first before a decision could be made about the ATM modification. The Board continued this discussion to April 23rd.

Propane Tank 409 Columbia Road:

Paul ODenney presented the plans for a propane tank at Tractor Supply and the proposed location. The Board asked if the fire department had signed off on this. Paul stated they had not yet. The Board agreed that fire would need to approve this first. The Board continued this discussion to April 23rd.

Continuance of Public Hearing for Definitive Subdivision 334 King Street “King Street Subdivision”, case TPL-18-5:

The applicant requested a continuance to the next meeting in May. Jeff Puleo made a motion to continue the meeting. Rich Deluca moved the motion and Meaghan Neville-Dunne seconded, all others voted in favor.

Public Hearing for Special Permits Site Plan Approval 135 Webster Street (South Shore Conservatory of Music) Case TPL-18-6:

The Planning Board re-opened the public hearing of case TPL-18-5 the application of South Shore Conservatory of Music. Deborah Keller, Merrill Engineering, Gerry Salient, and Bill Arvanites, South Shore Conservatory of Music, were present. Deb Keller explained all CEI comments had been addressed, they had spoken with the fire department and received confirmation they have access and turning movement around the whole building and sprinklers will need to be installed. The ZBA had some questions about parking so Deb explained the parking requirements and presented what other towns use for parking requirements for performing art centers and stated there are currently 13 extra spaces over the requirements. The Board asked about the conservation committee and Deb Keller stated they had approved it. The Board asked about landscaping. Deb Keller showed the Board the plans. Ben Cruiser asked about the entrance from a private drive and Deb Keller showed on the plans that the entrance would be off Webster Street. Jeff Puleo made a motion to close the public hearing. Ken Blanchard moved the motion and Rich Deluca seconded. All others voted in favor. Jeff Puleo made a motion to approve the South Shore Conservatory of Music with conditions for snow removal, overload parking, and CEI comments. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

Public Hearing for Special Permit and Site Plan 283 Columbia Road Case TPL-17-21:

Maryann Brugnoli re-opened the public hearing for 283 Columbia Road. Jim Burke, DeCelle-Burke-Sala & Associates, Gerry Frank, Bechtel, Frank, and Erickson, Jeff Tocchio, Drohan Tocchio & Morgan, and Scott Goulding, Drohan Tocchio & Morgan, presented revised plans. Jeff Tocchio stated they needed environmental notification form and it will be submitted at the end of the month. VHB who is doing the traffic study is putting that together. A letter of intent is being issued. There were delays in the mounding analysis of 6-8 weeks and then Jim Burke can get his designs to CEI and the Board. Gerry Frank went through the internal uses of the building and architecture drawings. He stated they are planning to use sustainable materials and fairly maintenance free materials. The site will have outdoor seating and the inside will have concrete floors and sliding doors. The idea is that the building will be a nod to its former use as a lumber store and train depot. The Board asked about glare on the east side of the building for neighbors. Gerry stated there are ways they can fix that. The Board asked about the rest of the buildings architecture which Gerry stated was made so as not to compete with the market architecture. Peter Johnson, Chair of the Historical Commission, stated the historical commission is happy and excited the barn is being included and the other building seems reminiscent of the Sylvester building back in the day. Jim Burke presented turn lanes and that 166 spaces are required and they are providing 177 spaces. Karen Gosling, CMG, went through the landscape plans. The Board asked about utilities and either moving them or using low trees and that Birch and Pear trees are not hardy and would be cut and chopped by utilities. Ben Cruiser stated that Broadway should have a left turn lane. The Board stated the Route 53 is a state owned road and the applicant would need to go through the state for that change. Jeff Puleo made a motion to continue to the June 4th meeting. Rich Deluca moved the motion and Meaghan Neville-Dunne seconded. All others voted in favor.

Maryann Brugnoli made a motion to close the meeting. Bernie Campbell moved the motion and Ken Blanchard seconded. All others voted in favor.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by:

Michaela Shoemaker, Associate Town Planner