



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, May 11, 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

David Newhall, Merrill Engineering
Nancy Leonard, Applicant
Irene Coleman, Administrative Assistant

Opening

Chair MaryAnn Brugnoli opened the meeting at 6:47 pm.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from April 27, 2020 with the following amendments:

- 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.
- A previously approved 3000 square-foot addition will be added to the small building in the middle of the sports complex, as well as a A new fire lane to improve access during an emergency will also be added.
- Board member Meaghan Neville-Dunne stated she was able to park in the rear lot on her latest during a recent visit to the facility.
- Mr. Blanchard confirmed 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. Blanchard re-stated the importance of emergency vehicle accessing the site and stated his agreement with the Vice Chair regarding the digital sign.

Other Business

David Newhall of Merrill Engineering spoke with the Board regarding scheduling their requested balloon test to demonstrate the visual impact of the proposed zipline tower height. Mr. Newhall explained the proposed location for the tower is currently wooded. As a result, the balloon/balloons will be flown from an alternate location 100 to 150 feet away. Vice Chair Rich Deluca would also like the tower superimposed on a Google Earth map if possible. Thursday, May 14th at 9 am was agreed upon for the balloon test. The Chair MaryAnn Brugnoli directed this event be posted on the Town's website to adhere to open meeting law and any interested abutters be notified directly.

Public Hearing – Special Permit for 803 Washington Street – Case PB-20-3

The Board re-opened a public hearing at 7:03 pm for 803 Washington Street, Map 39, Lot 53. The applicant, Hanover Country Florist, was granted a special permit for outdoor racks for plants with special conditions by the Board at an April 21st 2020 public hearing. Special conditions being an engineered plan submitted by May 11, 2020 showing:

- painted parking spaces,
- in/out pavement markings or signage when entering or exiting the property from or onto Route 53
- one way pavement markings or signage for around the building

The Board reviewed the plan submitted by the applicant Nancy Leonard. Mrs. Leonard stated the markings are scheduled to be placed on Thursday, May 14th. Vice Chair Rich Deluca asked why the one way direction around the building had been reversed. Mrs. Leonard stated it was a more convenient direction for loading deliveries. The Board voted to approve the submitted plan. The Board voted to close the hearing at 7:07 pm.

Article 43 – Amend Zoning Bylaw Section 6.230

The Board discussed Article 43 that proposes an amendment to the Zoning Bylaw that would allow gas/service stations to offer three different services simultaneously, these being gas purchases, auto repair service and retail/food purchases. Currently, the bylaw requires gas/service stations to choose two services only and does not allow all three to be offered at one business simultaneously. The Chair MaryAnn Brugnoli stated that adequate parking is the main concern, and she is collecting data comparing current parking at locations and the bylaw chart that details retail parking requirements. Board member Bernie Campbell noted the complexities of the issue, and data currently collected may not be accurate due to COVID-19. Board member Giuseppe Fornaro stated his concern that by increasing the allowable retail square footage at gas/service stations it may incentivize other locations to become gas/service stations. Mr. Fornaro does not believe modifying the Zoning Bylaw to benefit one particular business sets the correct precedent. Board member Ken Blanchard explained the many requirements for a location to install underground gas storage tanks, and finds it unlikely that many more locations in Town are suitable. The Chair noted the previous concerns of local gas/service stations that newly approved Cumberland Farms would reduce their gas sales given its large convenience/retail space. The Vice Chair Rich Deluca stated perhaps an increase to the 250 sq. ft. allowable retail space would be appropriate; possibly increasing to 500 sq. ft. An increase beyond that would require the Board's approval. The Board discussed the procedure for amending Article 43 on the floor of Annual Town Meeting. The Board will continue discussing Article 43 at their May 26, 2020 meeting.

Adjournment

The meeting ended and adjourned at 7:35 pm.

Next Meetings

Tuesday, May 26, 2020

Monday, June 8, 2020

Monday, June 22, 2020