



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - Monday, May 23, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro

Meaghan Neville-Dunne
Tony Cavallaro
David Traggorth

Absent

Bernie Campbell

Other Attendees

Christine Stickney, Town Planner
Irene Coleman, Planning Admin.
Tom Burke, Affordable Housing Trust Chair

Miquel DaSilva, Digital Sign – 590 Hanover Street
Joan & Jon Shellington, Benjamin Brooks Estates

Opening

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

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Giuseppe Fornaro – Yes
Tony Cavallaro – Yes
David Traggorth – Yes

Review of Meeting Minutes

The Board voted to approve the meeting minutes from May 9, 2022 as written.

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Giuseppe Fornaro – Yes
Tony Cavallaro – Yes
David Traggorth – Yes

Other Business

Board member Tony Cavallaro confirmed the Hanover Fire Department will be consulted regarding the width of the access roads being proposed at 1988 Washington Street (Valvoline). Town Planner Christine Stickney confirmed Fire Department approval is a condition in the Board's decision.

Board member Meaghan Neville-Dunne arrived.

The Board discussed the Housing Production Plan with Affordable Housing Trust Chairman Tom Burke. Mr. Burke appreciates the Board's motion of support at their April 25, 2022 meeting but in order to be submitted to DHCD, the Planning Board must motion to "endorse" the plan. Mr. Burke noted an amended version of the plan has been submitted to the Planning Office with the VPUD Bylaw removed. The responsible parties under Zoning Strategies remain the same although the Trust recognizes the Board's concern regarding staffing resources. Mr. Burke stated after approval by DHCD, the Trust tries to implement the strategies that are realistically feasible within Hanover. Although DHCD requires communities to include all possible strategies in the plan, there is no requirement that they all be implemented. Mr. Burke reviewed some of the projects completed since the last housing production plan was submitted to DHCD. Board members Giuseppe Fornaro suggested a list of goals that were accomplished from the previous plan would be helpful when reviewing new plans in the future. Mr. Burke updated the Board on the status of the affordability agreement for the Legion Housing property. Mr. Fornaro read the Board's motion from their April 24, 2022 meeting. The Board voted to add "As such, the Board endorses the Housing Production Plan as submitted by the Affordable Housing Trust".

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes

Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
Tony Cavallaro – Yes
David Traggorth – Yes

Public Hearing – 590 Hanover Street (Hanover Gas) – Digital Sign Permit - PB 22-3

The Board opened a public hearing for Miquel DaSilva. The applicant is requesting a permit to install two LED digital signs on the existing gas pump canopy to display the price of gas including the "Town Pump" logo. Each sign will be three (3) feet by eight (8) feet. Board member Meaghan Neville-Dunne read the hearing notice into the record. Ms. Neville-Dunne also noted real estate taxes are up to date, and there are no objections to the project from Fire, Police, Conservation and DPW. The Chair noted the property is in the Residence A Zone, and digital message boards are not permitted in that zone. Miquel DaSilva explained to the Board that the current pylon sign with gas prices can't been seen from the road due to tree cover on the Town owned parcel adjacent to the property. Mr. DaSilva questioned if the current sign can be moved for better visibility. Town Planner Christine Stickney suggested Mr. DaSilva contact the Building Department to see what will be allowed, and she noted the Residence A Zone has strict requirements for what is allowable. Mr. DaSilva questioned if the location on a State-owned road makes the requirements less strict. Ms. Stickney stated the State doesn't have any jurisdiction over local zoning bylaws. Board member Giuseppe Fornaro noted to rezone the property would require Annual Town Meeting approval. The Board voted to deny the requested digital sign permit.

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

Public Hearing – 548 Washington Street (Yale Appliance) – Digital Sign Permit - PB 22-5

The Board opened a public hearing for Sign Design Inc. The applicant is requesting a permit to install an eighty-seven (87) inch by twenty-nine (29) inch digital message board on an existing pylon sign at Yale Appliance & Lighting. Board member Meaghan Neville-Dunne read the hearing notice into the record. Ms. Neville-Dunne also noted there are personal property taxes due on the property, and there are no objections to the project from Fire, Police, Conservation and DPW. Ms. Neville-Dunne read the request for continuance from the applicant. The Board voted to continue the hearing to June 13, 2022 at 7 PM.

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

Other Business

Benjamin Brooks Estates - The Board reviewed a minor modification request for Benjamin Brooks Estates TPL-16-11. Joan and Jon Shellington explained the approved street trees plan calls for twenty-seven (27) trees; however, the calculation based on the Subdivision Rules and Regulations calls for thirty-four (34) trees. The Shellingtons explained the space limitations to the Board and would like to reduce the number of street trees to fifteen (15). The trees will be Cleveland Select Pear or Dogwood. The Board voted to approve the reduction of street trees to fifteen (15).

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

The Shellingtons would also like to reduce the number of Blue Spruce trees near the entrance of the subdivision from eight (8) to four (4) and reposition them to improve the entry and retention pond area. The Shellingtons noted the owner of the nearest lot agrees. The Board voted to approve the reduction of Blue Spruce trees to four (4).

Roll Call Vote: MaryAnn Brugnoli – Yes
Ken Blanchard - Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
Tony Cavallaro – Yes

Town Planner Christine Stickney noted the Shellingtons may also file a request for a major modification to reconfigure the street and side walk arrangement by removing the grass strip between them. Ms. Stickney has consulted with Town Counsel to confirm the request would be a major modification. It was noted that no application fee will be required; however, the Shellingtons will be responsible for the cost of newspaper notice and abutter postage fees. Ms. Stickney stated that since the project is so close to As Built, a full revised plan for the major modification will not be required, just a cross section drawing. If approved by the Board, the change must be reflected in the submitted As Built plan.

The Board discussed the As Built process for 1835 Washington Street (Chick-fil-A). The Planning Office is still waiting for a letter from Chick-fil-A regarding seating in the restaurant. Staff will update the Board in June.

The Board briefly discussed the liaison position to the Community Preservation Committee.

Board member David Traggorth updated the Board on the work of the Master Plan Committee. Water quality/quantity was discussed as well as the feasibility of additional sidewalks in Town.

The Board briefly discussed accessory dwelling units.

The Board discussed and voted to re-organize as follows:

MaryAnn Brugnoli – Chair

Roll Call Vote:

Ken Blanchard – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
David Traggorth – Yes

Ken Blanchard – Vice Chair

Roll Call Vote:

MaryAnn Brugnoli – Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes
David Traggorth – Yes

Meaghan Neville-Dunne – Clerk

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

The Board briefly discussed the trash situation at Target which has improved but still needs work.

The Board discussed their upcoming meeting schedule and agreed to cancel the July 11, 2022 meeting.

Adjournment

The Board voted to adjourn at 8:00 pm.

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

Upcoming Meetings

Monday, June 13 & 27, 2022
Monday, July 25, 2022