



**Hanover Planning Board**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Tuesday, May 26, 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**

Joe Girardot, Prime Mercedes  
Joe Rose, Prime Mercedes  
Joshua Green, Merrill Engineering  
Dana Altobello, Merrill Engineering  
Matthew Lundsted, CEI  
Frank Teixeira, Starland  
JP Wing, Abutter - 12 Crickets Run  
Rolf Manser, Abutter - 15 Crickets Run  
Glen Wilder, Abutter – 21 Crickets Run

**Opening**

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

**Review of Meeting Minutes**

The future meeting dates were corrected in the meeting minutes of May 11, 2020. The Board voted to approve them as amended.

**Informal**

The Board had an informal discussion with Joe Girardot and Joe Rose, both of Prime Mercedes, regarding their application for a Class 1 Auto License to park cars at 572 Washington Street. The Chair MaryAnn Brugnoli recused herself as her husband owns a car sales business in Hanover. The property is currently being used for the same purpose. The Fire Department has inspected the property and a number of spaces have been deleted to improve emergency access. Board member Giuseppe Fornaro asked if the paving will be redone at some point and suggested the appearance of the property could be improved. Mr. Rose stated the lot may be re-paved at some point. The Board voted to approve the plan for 108 parking spaces.

### **ANR Form- 95 Cross Street – PB-20-9**

The Board met with Joshua Green of Merrill Engineering regarding an ANR for 95 Cross Street. The Board voted to endorse the ANR plan as presented and will sign the plans.

### **ANR Form- 19 Stone Meadow Lane / 810 Main Street – PB-20-10**

The Board met with Joshua Green of Merrill Engineering regarding an ANR for 19 Stone Meadow Lane and 810 Main Street. The shared lot line of the two properties is being slightly altered to make it straight. The Board voted to endorse the ANR plan as presented and will sign the plans.

### **Continuation – Special Permit & Site Plan Review for 579 & 637 Washington Street – Case PB-20-7**

The Board re-opened a public hearing at 7:03 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. Dana Altobello of Merrill Engineering and Frank Teixeira of Starland were both in attendance. The Chair suggested Mr. Altobello meet informally with the Zoning Board of Appeals regarding the variance for height that the proposed zipline tower will require. Mr. Altobello said he will arrange it. Mr. Altobello reviewed for the Board the changes in response to comments by CEI. The parking area has been approved by the Conservation Commission with the addition of a guardrail. Other changes include additional ADA parking, a set ambulance parking area, a truck turning plan and fencing around the dumpsters. A large amount of trash and 15-20 old tires have been removed from wetland areas. Mr. Altobello met with the Fire Department remotely, and a letter from the Fire Department has been received by the Board. Matthew Lundsted of CEI has read the response from Merrill Engineering and finds it appropriate and will submit written comments to the Board once he receives the final plans from Merrill Engineering.

Dana Altobello reviewed the status of the proposed zipline with the Board. Drone photos have been submitted to the Board of the view from the proposed zipline tower location. Riders will be facing the opposite direction of the nearest abutter home, and there will be an 80 to 100 foot wooded buffer with pine trees providing all season cover. There will be two riders at a time and a controlled descent back to the loading area. Board member Bernie Campbell asked if people will be able to walk near the zipline tower and will emergency vehicles have access. Mr. Altobello stated just access for emergency vehicles. Frank Teixeira thanked the Board for their time and apologized for being unable to attend the last meeting. Mr. Teixeira explained the season for the outdoor attractions, from around school break in April to around Halloween. The zipline being proposed has an excellent safety record and will produce minimal noise pollution with no music. Mr. Teixeira stated that outdoor music is generally played by a DJ on Saturdays and Sundays in the summer. The Vice Chair asked what the hours of operation will be for the zipline and will it be lighted for nighttime use. Mr. Teixeira stated that once the COVID-19 crisis is over the hours would be 11 am to 10 pm and lights will be installed. If approved, the zipline would not be operational until early 2021. The Vice Chair asked if there are regulations about what can be under the zipline. Mr. Teixeira was unsure. The Vice Chair suggested the possibility of moving the zipline tower to the far right corner of the proposed new parking area to distance it from the nearest abutter. Mr. Altobello will look into the possibility. Board member Ken Blanchard stated his concern regarding lack of parking in the past. Mr. Teixeira stated that parking is an issue when there is a large event being held inside during winter, and parking is not an issue during the summer. Mr. Teixeira does not feel the additional parking lot is needed at this time, and he would like to install the zipline first to generate revenue to pay for the parking lot. Board member Giuseppe Fornaro agrees with the suggestion of the Vice Chair regarding moving the zipline tower location. Mr. Fornaro asked what other future amusement rides are being considered. Mr. Teixeira is not certain of any at this time but mentioned a drop tower, small roller coaster and bumper boats. Board member Meaghan Neville-Dunne asked how long the zipline ride will take, and stated riders would be screaming in her opinion. Mr. Teixeira stated the ride is 3 minutes long, and some riders would scream. A projected price for the zipline ride is \$ 8.00 per person.

The Chair asked for questions or comments from other Zoom attendees. JP Wing of 12 Crickets Run is opposed to the project and has submitted a petition of opposition signed by many abutters. Mr. Wing stated the project will interfere with the abutter's ability to enjoy the peace and quiet of their homes due to the daily noise and lights. Mr. Wing is already unhappy with Starland's current operation, and the proposed project will only worsen things. The Chair stated the variance required for the height of the proposed zipline tower will be decided by the Zoning Board of Appeals and is not a Planning Board decision.

Rolf Manser of 15 Crickets Run is opposed to the project and has signed the petition of opposition. Mr. Manser would like more detailed drawings of the proposed zipline to be submitted which include how high riders will be. Mr. Manser believes traffic will increase on Rt. 53 and East Street, and the noise/lights will adversely affect his neighborhood.

Glen Wilder of 21 Crickets Run is opposed to the project and has signed the petition of opposition. Mr. Wilder does not want Starland to become similar to Six Flags. Although Mr. Wilder understands the applicant's right to develop their property, he stated it should be in balance with the abutters concerns. If the project moves forward, Mr. Wilder is in favor of the previous mentioned idea of moving the location of the zipline tower.

The Board voted to continue the hearing to Monday, June 22, 2020 at 7 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 stated she is not opposed to increasing the 250 sq. ft. allowable retail space; possibly increasing to 500 sq. ft. and allowing all three services on a case by case basis. Board member Giuseppe Fornaro suggested looking at other surrounding town's bylaw as a reference. The Vice Chair suggested adding language that allows deviation from 250 sq. ft. maximum with Planning Board approval. Board member Ken Blanchard agreed and stated it should be easily manageable given the small number of gas/service station locations in town. The Chair stated the Board should suggest the warrant article be amended on Annual Town Meeting floor. The Chair will consult with Town counsel to draft appropriate language.

#### **Other Business**

The Board briefly discussed the upcoming Annual Town Meeting, Town Hall reopening plans, the upcoming local election and future membership changes of the Board.

#### **Adjournment**

The meeting ended and adjourned at 8:46 pm.

#### **Next Meetings**

Monday, June 8, 2020

Monday, June 22, 2020