



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, May 9, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Bernie Campbell
Giuseppe Fornaro

Meaghan Neville-Dunne
Tony Cavallaro
David Traggorth

Other Attendees

Christine Stickney, Town Planner
Irene Coleman, Planning Admin.
Steven Horsfall, Kelly Engineering Group, Inc.
Ed Callahan, PREP Property Group

Mike Hoban, PREP Property Group
Lloyd Sova, PREP Property Group
Edward Pesce, Pesce Engineering & Associates Inc.
Richard MacDonald, Henley Enterprises, Inc.

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

Bernie Campbell - Yes

Giuseppe Fornaro – Yes

Meaghan Neville-Dunne – Yes

Tony Cavallaro – Yes

David Traggorth – Yes

Review of Meeting Minutes

The Board voted to approve the meeting minutes from April 25, 2022 with below changes:

- The applicant's Attorney has submitted a request for a withdrawal ~~with~~ without prejudice.
- The Board needs to ~~endorse~~ adopt the plan, so it may be forwarded to the Select Board for review prior to submittal to the State.
- Mr. Traggorth stated he is in favor of creating affordable housing for all ages and asked if ~~perhaps~~ the Select Board would ~~consider~~ giving the Planning Board the ~~staffing~~ resources to implement the plan as drafted.

Roll Call Vote: MaryAnn Brugnoli – Yes

Ken Blanchard - Yes

Bernie Campbell - Yes

Giuseppe Fornaro – Yes

Meaghan Neville-Dunne – Yes

Tony Cavallaro – Yes

David Traggorth – Yes

Other Business

Chick-fil-A As Built – The Town Planner Christine Stickney stated the Planning Office has not yet received the expected letter from Chick-fil-A regarding the removal of interior seats. The Board will continue the discussion to their next meeting on May 23rd.

1775 Washington Street (Hanover Crossing) – ANR – PB 22-6

The Board reviewed an Approval Not Required (ANR) plan for 1775 Washington Street (Hanover Crossing). Steven Horsfall of Kelly Engineering Group explained the four (4) lots that will be created. Lot 1 – Buffalo Wild Wings – 69,491 square feet.

Lot 2 – Chipotle – 28,721 square feet.

Lot 3 - existing ATM location – 41,129 square feet.

Lot 4 – Hanover Crossing – 81 acres

Town Planner Christine Stickney recommended endorsement of the ANR as all lots meet dimensional requirements. Board member David Traggorth noted that Lot 2 only has access to Route 53 through Lot 4. Mr. Horsfall noted that if Lot 2 is sold, an easement agreement will be put in place. The Board voted to endorse the ANR plan as presented. Both sheet one and two will be recorded at the Registry of Deeds.

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

Public Hearing – 1988 Washington Street (Valvoline) – PB 22-2

The Board opened a public hearing for Henley Enterprises, Inc. The applicant is requesting a Special Permit/Site Plan Review for 1988 Washington Street (Valvoline) to modify the existing 3,309 SF building with the demolition of approximately 969 SF of the existing building to the rear, formerly utilized as a car rental operation. Exterior modifications of the site and building include; additional pavement and landscaping in the portion of the demolished footprint and along the south side of the main building an addition (80 SF) for a second means of egress. Interior reconfiguration within the main building includes an additional bay, increased oil storage in basement and first floor office, employee area and restrooms areas. Board member Meaghan Neville-Dunne read the hearing notice into the record as well as a no objection comment from DPW Superintendent Victor Diniak. It was noted the real estate taxes for the property are current. Edward Pesce of Pesce Engineering & Associates Inc. explained the services and customer experience offered at this Valvoline location. Mr. Pesce reviewed the proposed alteration with the Board. Board member Bernie Campbell asked if customers will still be able to drive completely around the building and how wide the exit lane to the left of the building will be. Mr. Pesce stated yes, the exit lane will remain and will be roughly eleven (11) feet wide. Vice Chairman Ken Blanchard asked if the proposed plan and exit road width has been reviewed by the Fire Department. Town Planner Christine Stickney noted the plans have been forwarded to the Fire Department, but no comments have been received. Mr. Pesce stated he is happy to work with the Fire Department on any changes they may suggest. Board member Giuseppe Fornaro noted the property has had some congestion with cars lined up for service and parking. Mr. Pesce believes with the Avis Car Rental location closed and the proposed reduction in the buildings size, that should not be a problem in the future. The Board discussed the new façade of the building which will screen much of the HVAC equipment on the roof of the building. The Board briefly discussed the proposed landscaping and the existing length of the building versus the proposed length. The Chair opened the floor to public comment. Richard MacDonald of Henley Enterprises, Inc. stated he has nothing to add. The Board voted to approve the Special Permit and Site Plan review with all the standard conditions as well as the below list of special conditions.

- Notice to the Planning Department twenty-four (24) hours in advance of the start of work including demolition.
- If the existing business is to remain operational during the construction, a proposed construction safety plan depicting how construction will co-exist with the business operation to ensure public safety on the site.
- All site improvements (paving and landscaping) shall be complete prior to final sign off of the Building Department.
- If after review, the Fire Department would like the exit road to the right of the building widened, Henley Enterprises will comply.
- The proposed parapet will screen the rooftop HVAC equipment from view.

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

Other Business

Town Planner Christine Stickney reviewed upcoming meeting dates with agenda items for the Board.

Board member David Traggorth noted he will be attending a Master Plan Implementation Committee meeting on May 18th, and he has been assigned to focus on infrastructure including water issues.

The Board briefly discussed re-organization of the Board as well as the Board's liaison position on the Community Preservation Committee. Both items will be added to the next meeting agenda.

Adjournment

The Board voted to adjourned at 7:31 pm.

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

Upcoming Meetings

Monday, May 23rd, 2022

Monday, June 13th & 27th, 2022