



Hanover Planning Board
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - Monday, June 13, 2022 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairwoman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro

Meaghan Neville-Dunne
Bernie Campbell

Absent

Tony Cavallaro
David Traggorth

Other Attendees

Christine Stickney, Town Planner
Ann Lee, Director CD&MI
Irene Coleman, Planning Admin.
Ross Warne, Avis Budget Group

Scott Ferrigno, Sign Design
Stephen Callahan, 1070 Washington St.
Will Edes, Drohan Tocchio & Morgan, P.C.

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

Review of Meeting Minutes

The Board voted to approve the meeting minutes from May 23, 2022 as written.

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

Other Business

The Board met with Ross Warne of Avis Budget Group regarding a proposed Avis Car Rental at 775/785 Washington Street. Avis will be leasing space from the existing car services business on site and will be allotted fifty (50) parking spaces for vehicles. Mr. Warne stated most of the rentals will be passenger vehicles, but some box truck and vans will also be available. Mr. Warne reviewed the proposed hours of operation with the Board. Mr. Warne noted Avis did have a previous location at 1988 Washington Street in Hanover. The Board confirmed with Mr. Warne the existing structure at 775/785 Washington Street will not be altered, and the fifty (50) parking spots will be deducted from the spots allowed for the car dealership/repair service. It was also noted the exterior of rental cars will be washed off site and only interior cleaning can be done on site. The Board voted to recommend the Select Board approve the license for Avis Budget group at 775/785 Washington Street.

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

The Board discussed the As Built plan, interior seating letter and escrow fund release form for 1835 Washington Street (Chick-fil-A). Town Planner Christine Stickney stated Health Department staff will monitor the number of interior seats going forward to ensure compliance. The Board voted to approve the As Built plan for 1825 Washington Street as presented.

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

Bernie Campbell - Yes
Giuseppe Fornaro – Yes
Meaghan Neville-Dunne – Yes

The Board voted to approve the release of remaining escrow funds for 1835 Washington Street in the amount of \$ 2734.50.

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

Public Hearing – 1167 Washington Street (Target) – Special Permit & Site Plan Review – PB 22-4

The Board opened a public hearing for Target Corporation. The applicant is requesting a major modification of an approved Special Permit and Site Plan Review (PB File #08-10) to reconfigure approved parking fields to accommodate the installation of overhead canopies as part of Target's Drive-up program for customers. Board member Meaghan Neville-Dunne read the hearing notice into the record and noted taxes are up-to-date and commentary has been received from Town Departments including DPW, Fire, Conservation and Health. A request for continuance has been submitted by representatives for Target so they may review and adequately address the comments received from Town Planner Christine Stickney. The Board voted to accept the request for continuance and scheduled the next hearing for Monday, July 25th at 7 PM.

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

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

The Board continued with 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. Scott Ferrigno of Sign Design was present. The Chair explained there is an unresolved issue with the Digital Message Board portion of the Sign Bylaw, and the Board is awaiting a recommendation from Town Counsel. The Board would like to continue the hearing to their next meeting. Mr. Ferrigno stated no opposition to a continuance. The Town Planner Christine Stickney also noted a list of questions and concerns were sent to Sign Design and no response have been received yet. Mr. Ferrigno stated he was unaware of this and would get responses for the Board prior to the next meeting. The Board voted to continue the hearing to Monday, July 25th at 7 PM.

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

Other Business

The Board met with Stephen Callahan regarding 1070 Washington Street which is a residential structure on property in the Business Zone. A previously approved project to build contractor bays on the property had a special condition requiring the residential structure be razed. Town Planner Christine Stickney informed the Board that Town Counsel will submit a written opinion on the issue in two (2) weeks. The Chair ask Mr. Callahan if the tenants of the residential structure have been informed of the possibility they will have to move. Mr. Callahan stated no, and he is hopeful an agreement can be reach between his attorney and Town Counsel. The Board will continue the discussion on Monday, July 25th.

The Board voted to release the remaining funds in the following escrow accounts:

- 96 Webster Street – Paul Gallagher - \$6000
- 110 Industrial Way – Mass Landscaping - \$6000
- 285 Circuit Street – 285 Circuit Street LLC – \$3659.51

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

The Board discussed their upcoming meeting dates for June, July and August.

Town Planner Christine Stickney noted new applications have been received for 334 King Street and B Street.

The Board briefly discussed the status of construction at Hanover Crossing.

Adjournment

The Board voted to adjourned at 7:25 pm.

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

Upcoming Meetings

Monday, July 25, 2022

Monday, August 15th & 29th, 2022