



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes - Monday, June 14, 2021 – 6:45 pm

Committee Attendees

MaryAnn Brugnoli, Chairman
Ken Blanchard, Vice Chairman
Giuseppe Fornaro

Bernie Campbell
Meaghan Neville-Dunne
David Traggorth

Absent

Tony Cavallaro

Other Attendees

Christine Stickney, Town Planner
John Barry, JS Barry Development LLC
Greg Morse, Morse Engineering Company, Inc.
Patricia Brady, 297 Grove Street
Michael & Margaret Deluca, 24 Gray Beech Lane
Ronald Shorey, Shorey Nominee Realty Trust
Peter Nixon, 54 Grey Beech Lane
Michael Festa, 35 Gray Beech Lane
Liam Finn, 31 Broadway

Alanna Mnich, 31 Broadway
Cory Miller, 86 Oakland Avenue
Patrick Coughlin, 53 Broadway
Brian Egan, 39 Broadway
Noel Frattasio, 87 Broadway
Daniel Bradford, 64 Oakland Avenue
John Dawley, Northland Residential Corp.
Kevin Moore, 10 Wood Hollow Way
Daniel Serber, NextGrid Papaya LLC

Opening

Chairman MaryAnn Brugnoli opened the meeting at 6:46 pm and made note the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from May 17, 2021 with the following changes:

- ANR – Mayflower Circle

Town Planner Christine Stickney stated the application/plan submitted is not ready for the Board's review, ~~and she will meet with the applicant prior to a refiling.~~

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes

Other Business

The Board reviewed the proposed covenant for Oakland Estates. After a brief discussion, the Board voted to approve the covenant.

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes

ANR – 58 Oakland Avenue & 32 Oakland Avenue – PB 21-15

The Board reviewed a submitted ANR plan for 58 Oakland Avenue and 32 Oakland Avenue for conveyance of unowned parcels comprising Oakland Estates Definitive Subdivision plan approved April 26, 2021. Town Planner Christine Stickney explained the plan. The Board voted to endorse the ANR plan.

Roll Call Vote:

MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Neville-Dunne – Yes

Giuseppe Fornaro – Yes

Hearing – Special Permit - 277 Grove Street – PB 21-11

The Board opened a public hearing for JS Barry Development LLC. The applicant is requesting a special permit for the creation of a retreat lot at 277 Grove Street, further identified as Map 46 Lot 25 Residence A District. Board member Meaghan Neville-Dunne read the hearing notice and a letter from the Hanover Fire Department detailing retreat lot requirements into the record. Greg Morse of Morse Engineering Company, Inc. explained the proposed retreat lot meets all the bylaw requirements and reviewed the plan with the Board.

The Chair opened the hearing to public comments. Patricia Brady of 297 Grove Street asked if the existing fire hydrant on Grove Street would be moved and questioned how large the new house would be. Ms. Brady expressed concern about how far the proposed driveway would be from her lot line and is concerned regarding the disruption of wildlife mentioning a spotted salamander. Mr. Morse stated the existing fire hydrant will remain where it is and its location is in compliance with the fire departments retreat lot requirements. Mr. Morse also stated they will comply with the fire departments sprinkler system requirement. The Chair MaryAnn Brugnoli stated the Board has no authority regarding the size of the new home.

Margaret Deluca of 24 Gray Beech Lane stated the concerns she has including noise/dust during construction, possible disruption of contamination on the site with associated health risks, marking of the property line, water runoff, displacement of wildlife, and background checks for the onsite construction workers. Michael Deluca also of 24 Gray Beech Lane questioned a small strip of land that used to be between his property and 277 Grove Street. Mr. Morse stated the Board of Health will review the septic plans and water runoff should not be an issue. Mr. Morse went through the elevations on the property and stated Mrs. Deluca's home is a higher elevation so will not receive water runoff. The site will be controlled by a licensed builder who will be responsible for their employees on site. Mr. Morse stated the strip of land mentioned by Mr. Deluca was purchased by 277 Grove Street in 1957. Ronald Shorey of Shorey Nominee Realty Trust stated his father purchased 277 Grove Street in 1951. As far as he knows, the rear of the property has no toxic substances and was always unspoiled land. Mr. Deluca stated that an employee at Hanover Town Hall told him the strip of land was owned by the Town and that he didn't need to worry about anyone building behind him. The Board discussed this misinformation with Mr. Deluca. Board member Giuseppe Fornaro and Mr. Morse both confirmed the purchase of the strip of land via online records at the Registry of Deeds.

Peter Nixon of 54 Grey Beech Lane questioned why the Board reviews and issues a special permit if the retreat lot meets all the requirements anyway. Mr. Nixon also mentioned the required justification statement was not received until June 10th and requested the Board continue the hearing for further review. Town Planner Christine Stickney apologized the application wasn't initially complete. The Chair stated the Board has had sufficient time to review the application. Ms. Stickney explained the dimensional requirements for a retreat lot which the bylaw sets forth. Board members Meaghan Neville-Dunne and Bernie Campbell stated the Board has completed their review and can only follow the rules and regulations in the bylaw. Mr. Shorey requested the Board approve the special permit for the retreat lot as it meets all requirements and noted other retreat lots in the area.

After further discussion, Board members Giuseppe Fornaro explained the process for surveying land. John Barry of JS Barry Development LLC stated he will direct Mr. Morse to flag the lot lines for the abutters. Mr. Barry also stated they will design the home in the center of the lot to minimize the removal of trees and honor the no touch buffer zones.

Mr. Deluca listed the requirements for the justification statement and stated he doesn't believe they have been met. Michael Festa of 35 Gray Beech Lane asked if this approval would be creating two separate lots. Ms. Stickney stated yes a new lot will be created behind 277 Grove Street. Ms. Stickney also stated there will be a special permit on the retreat lot so the Board can require conditions. The lot line setbacks will need to be left in their natural state as a no touch zone with the exception of directly behind the existing home at 277 Grove Street which will be the location of the new homes septic. The Board will add the special condition of the lot lines being flagged for abutters. Mr. Nixon asked if the project had received any letters of support. Mr. Barry stated no.

The Board voted to approve the special permit for a retreat lot with special conditions list in the decision including a no touch zone to preserved existing vegetation, lot lines flagged, site plan provided to the Board with storm water calculations.

Roll Call Vote:

MaryAnn Brugnoli – Yes

Ken Blanchard – Yes

Bernie Campbell – Yes

Meaghan Neville-Dunne – Yes

Giuseppe Fornaro – Yes

David Traggorth – Abstained

Continuation - Hearing – Definitive Subdivision Review – Nathan's Hill Estates – PB 21-2

The Board continued with a public hearing for 45 Broadway Realty Trust for a proposed six (6) lot subdivision serviced by a 700' linear foot roadway with drainage and roadway appurtenances that will access at 45 Broadway. The property is zoned Residence A and is further identified as Map 49 Lot 3 and Map 57 Lot 27. The Board discussed the latest review from CEI. The Board noted that the street trees had been moved. Greg Morse of Morse Engineering Company, Inc. explained the 5 foot wide landscape easement on the plan where the trees will be placed. Mr. Morse also reviewed all other changes to the project since the last hearing. Town Planner Christine Stickney asked Mr. Morse some questions about the changes to the plan including the road and storm water management. Mr. Morse mentioned the additional soil tests that were done. Board member Bernie Campbell asked who will take care of the storm water infrastructure. Mr. Morse stated the homeowners association. Mr. Morse explained the list of waivers being requested. It was noted that Director of Public Works Victor Diniak is fine with waivers #2 through #6. The Board reviewed the letter from the fire department and discussed Cape Cod berm versus granite curbing and the proposal that the cul-de-sac have no landscaped island. The Board agreed they prefer granite curbing be used.

The Chair opened the hearing to public comment. Liam Finn of 31 Broadway stated the project does not fit with the character of the neighborhood and gave the Board a presentation which included road safety statistics, historical nature of the area, too much fill needed for the site and the already imposed water restrictions in Town but yet allowing new homes to be built. Mr. Finn noted the project does not fit with the Hanover 300 Plan that outlined goals of land conservation. Mr. Finn requested the Board reject the current plan and work together with the abutters and developer to create a better subdivision that fits within the neighborhood. Ms. Stickney clarified the subdivision approval is not a discretionary approval if the subdivision meets the requirements of the rules and regulations.

Cory Miller of 86 Oakland Avenue stated his concern about water runoff onto adjacent properties because of fill and grading. Ms. Stickney stated that CEI will send an additional review of the storm water management system prior to the next hearing.

Patrick Coughlin of 53 Broadway also expressed his concern that it will increase water issues of adjacent properties including his home which currently has water in the basement. Mr. Morse explained the storm water system in detail for the abutters present.

Brian Egan of 39 Broadway inquired what has changed with the radius at the entrance of the proposed subdivision that has made it compliant when in the past it was not. He also expressed his concern about water runoff. Ms. Stickney stated that the issue with the required radius at the entrance of the subdivision is still being looked at. It was also noted that Mr. Egan's driveway will remain where it currently is exiting directly onto Broadway.

Noel Frattasio of 87 Broadway also asks about the radius at the entrance of the proposed subdivision, and he stated he believes the water issues in the area will be far worse after the subdivision is complete.

Alanna Mnich of 31 Broadway mentioned the retention pond proposed at the entrance of the subdivision and does not believe that it should be allowed on a scenic road. She also expressed concern about the retention pond breeding mosquitoes. Mr. Morse again reviewed the storm water management system with the abutters. Ms. Stickney noted that the approval before the Board is for the road and lots. Septic plans will be approved at a later date for each lot by the Board of Health. Mr. Finn requested that any changes to the plans be clouded to make it easier for them to be read by abutters. Ms. Stickney stated it is likely that no more revised plans will be needed, and the Board is only waiting for the final review from CEI.

Board member David Traggorth asks whether the road is considered a major or minor road. It was noted by the Chair and Mr. Morse that the road will be considered a minor road.

Daniel Bradford of 64 Oakland Avenue questioned the past issues with radius at the entrance of the proposed subdivision. The Chair again noted that the issue of radius is still being looked at.

The Board voted to continue the hearing to June 28, 2021 at 7 PM. **Roll Call Vote:**

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

Continuation – Stable Ridge Estates – Modification – PB 21-3

The Board continued with a public hearing for the application of Stable Ridge Estates. The applicant requests a modification to the sidewalks of a previously approved definitive subdivision, case TPL-14-15, decision filed on August 12, 2014. Town Planner Christine Stickney gave a brief history on the issues regarding the sidewalks and the required ADA compliance. John Dawley of Northland Residential Corp. explained the proposed alteration which will remove sidewalks beyond 9 Wood Hollow Way in the cul-de-sac and install an ADA complaint access ramp. Mr. Dawley reviewed the certified, engineered plan with the Board. Kevin Moore of 10 Wood Hollow Way stated the HOA is in agreement with the proposed alteration. The Chair opened the hearing to public comments, seeing and hearing none. The Board voted to approve the modification with the condition that Director of Public Works Victor Diniak approves the ADA access ramp design.

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

Mr. Dawley requested the Board review the submitted as built for Wood Hollow Way for acceptance, and he thanked the Board for their consideration.

Continuation - Hearing – 342 Circuit Street – Site Plan Review & Special Permit – PB 21-10

The Board continued with a public hearing for NextGrid Papaya LLC, PO Box 7775 #73069, San Francisco, CA, 94120. The applicant is requesting site plan review and a special permit for the installation of roof mounted solar panels on two (2) existing buildings and the installation of three (3) solar canopies within the parking lot area. The applicant also proposes a new electrical service including five (5) new utility poles and three (3) new concrete equipment pads with utility enclosures. Town Planner Christine Stickney gave an update on the project proposal and reviewed the draft decision with the Board. Ms. Stickney read the special conditions in the draft decision into the record. Daniel Serber of NextGrid Papaya LLC stated the draft decision with special conditions is acceptable to them. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to close the hearing.

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

The Board voted to approve the site plan review and special permit with special conditions for 342 Circuit Street, PB 21-10.

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

Adjournment

The meeting ended and adjourned at 9:49 pm.

Roll Call Vote:

MaryAnn Brugnoli – Yes
Ken Blanchard – Yes
Bernie Campbell – Yes
Meaghan Neville-Dunne – Yes
Giuseppe Fornaro – Yes
David Traggorth – Yes

Next Meetings

Monday, June 28, 2021
Monday, July 12 & July 26, 2021
Monday, August 9 & August 23, 2021