



**Hanover Planning Board**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Monday, June 22, 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**

Robert Morel, G&R Construction  
Richardo Sousa, Prince Lobel Tye LLP  
Al Loomis, McKenzie Engineering Group  
Erin Pedersen, Abutter  
William Morin, Abutter  
Frank Teixeira, Starland

**Opening**

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

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from June 8, 2020 with the following additions/amendments:

- The Board reviewed the abutters list. **After accessing the Hanover Assessor's database**, the Board **discovered** that Mr. Lines's notifications are being mailed to his former address.

**Article 43 – Amend Zoning Bylaw Section 6.230**

The Board discussed Article 43 (submitted via petition) 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 Board reviewed the retail parking requirements in the bylaw. Vice Chair Rich Deluca believes the Board will be able to accurately assess when additional retail is appropriate and safe on a case by case basis. The Board discussed referring back to the parking table 9-1 (minimum parking requirements) in the proposed language, lot coverage issues, limiting allowable retail

sale to convenience items and limiting which gas/service stations can sell used cars. The Board discussed the detailed changes they would like made to the amendment. The Board agreed to forward the proposed language to the petitioner Bob Tombari and Hanover AdCom Chair Ted Hickey for review. The Vice Chair suggested the original bylaw be marked up noting what is being deleted and added. The Chair agreed and suggested handout be provided for residents at Town meeting. The Board voted to approve their amendments to Warrant Article 43.

#### **Special Permit & Site Plan Review for 1236 Hanover Street – Case PB-20-8**

The Planning Board opened a public hearing for the application of G&R Construction Inc. The applicant requests a special permit and site plan review for the proposed construction of a two story structure for an office/warehouse and an accompanying contractor's yard. Chair MaryAnn Brugnoli recused herself as her son is an abutter to the property. Board member Meaghan Neville-Dunne read the hearing notice into the record. The Hanover Conservation Agent has visited the site, and the Hanover Conservation Commission is expect to approve Order of Conditions at their next meeting. The Board has yet to hear from other Town Departments or CEI regarding the project. Richardo Sousa of Prince Lobel Tye is representing the owner of the property and gave the Board an overview of the proposed project. Also present were the property owner Bob Morel of G&R Construction and the project engineer Al Loomis of McKenzie Engineering. G&R Construction is proposing to utilize the 3.2 acre site to construct a 10,050 sq. ft. facility for office space and an area for storage of construction equipment.

The project engineer Al Loomis explained the plans submitted to the Board. The site currently has two single family homes on it which will be razed. Soil testing for drainage and septic has be completed. The proposed building will screen the remaining property from the street. All required zoning setback will be met. Additional screening is proposed with a 6 foot vinyl fence and plantings. Forty-three (43) parking spaces are proposed which are unlikely to be completely utilized as low traffic is expected. A sprinkler system for fire protection is proposed and the storm water management plan will reduce the current water run-off from the property. The lighting plan will prevent light spilling onto adjacent properties and no driveway headlight glare is expected for the residences across the street.

Board member Bernie Campbell asked if the office space would be two stories and what types of businesses would rent office space. Mr. Loomis stated the garage/warehouse space is 7000 sq. ft., and the remaining building is two story office space. The owner Mr. Morel stated he would like to use the whole building but may rent some office space if finances require it. Board member Giuseppe Fornaro thanked the applicants for the thorough documents that were submitted to the Board, and confirmed that review by CEI is underway. Mr. Fornaro asked what the proposed hours of operation will be. Mr. Morel stated most employees are 9am to 5pm but some work as early as 7am and stay until 7pm. Mr. Fornaro asked if construction equipment will be stored at the facility. Mr. Morel stated most often the equipment is on a job site but during slow periods equipment will be at the facility stored in the garage/warehouse portion. Mr. Fornaro asked if the Hanover Fire Department has reviewed and commented on the project. It was confirmed no comments have been received yet from the fire department. Mr. Fornaro asked how much buffer will exist between the proposed building and the residence next door. Mr. Loomis stated an estimate of around 150 feet of which much cannot be altered due to the presence of wetlands. Mr. Loomis has forward the plans to the abutter, and they were satisfied with the distance. Mr. Fornaro asked if the tenant of an existing home on the site has plans to move. The owner Mr. Morel said the tenant is aware of the proposed project and is making plans for relocations. Board member Meaghan Neville-Dunne asked if tight tanks are planned for the site. Mr. Loomis stated yes a tight tank design will be submitted. Mrs. Neville-Dunn has no objection to the project at this time as long as abutters are not opposed and any concerns addressed. Board member Ken Blanchard asked if mechanical maintenance on the construction equipment would be done at the site. Mr. Morel stated no, the construction equipment would be serviced by John Deere or Caterpillar of site. Mr. Blanchard made note of bylaw requirements that a certain number of the sides of the building be accessible to the fire department and asked where the nearest

fire hydrant is. Mr. Loomis stated there is a fire hydrant directly across the street from the site. Mr. Blanchard reiterated the need to get a review of the plans by the Hanover Fire Department. Vice Chair Rich Deluca asked how the bathrooms would be configured if a multiple tenant situation occurs. Mr. Morel stated the plumbing design includes a sanitary line for future bathrooms if needed. The Vice Chair confirmed a tight tank design will be submitted to the Board. Mr. Morel stated trench drains will be installed under each overhead door which will empty into the tight tank. The Vice Chair asked if exterior access to the sprinkler room is required. Board member Ken Blanchard stated that generally the fire department will want outside access or a post hydrant outside the building for water shut off. Mr. Loomis stated that a door could be added. The Vice Chair stated the Board's decision should stipulate cooperation with abutters regarding any headlight glare in the future. Hours of operation for construction vehicles was discussed as well as more flexible hours of operation for office staff. Mr. Morel stated the construction yard is designed so that large trucks can turn around quickly without a prolonged period of backing up. Mr. Morel stated there will be no storage of large amounts of gravel, sand etc. The Vice Chair suggested some plantings be added under the front windows. Signage was discussed, and Mr. Morel stated no signage is being planned.

- The Vice Chair asked for comments or questions from Zoom participants. Erin Pedersen of 33 Pine Island Road wanted to make the Board and Mr. Morel aware that a school bus stop is located directly across from the proposed project and accidents have increased since Save On Gas was opened. Mrs. Pedersen expressed her concern for the safety of the children at the bus stop and also G&R Construction employees arriving in the morning. Bill Morin of 32 Pine Island Road requested a PDF copy of the plans be sent to him. Mr. Morin asked if the driveway will be at the location of the existing driveway. Mr. Loomis stated yes, and it will be widened for quick turning access for trucks. Mr. Morin asked if a traffic study had been done on the area. Mr. Loomis stated information is available on the Mass. Highway website, and that data shows a consistent level of traffic over the past 10 years. Mr. Loomis stated the proposed facility will have low traffic as most office staff will stay all day. Mr. Morin stated his observation is the traffic is getting heavier, and he would like the section of road changed to a no passing zone. Board member Giuseppe Fornaro stated making changes to Hanover Street is more difficult because it's a State owned road and directed that Mr. Morin bring the issue to the attention of the Hanover BOS and Traffic Committee.

The Board is expecting a review from CEI and requested the applicant meet with the Fire Department and submit the tight tank design. The Vice Chair suggested the Board considered if the project should have mitigation. Mr. Loomis stated their position that the project is a low impact use in terms of Town services. The Board voted to continue the hearing to Monday, July 20, 2020 at 7 pm.

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

The Board re-opened a public hearing 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 submitted to the Board a letter requesting a continuance until the Board's next scheduled meeting. Board member Meaghan Neville-Dunne read the letter into the record. The Board voted to accept the request and voted to continue the hearing until July 20, 2020 at 7pm.

#### **Other Business**

The Board discussed a proposed modification to the Special Permit for outdoor eating at Starland. Owner Frank Teixeira reviewed for the Board the expansion of outdoor eating areas near The Draft and Fuel Coffee Shop. The Chair stated it would be a minor modification to the special permit, and Mr. Teixeira should submit a formal request letter to the Board. The Board is suggesting mitigation in the form of bushes to be planted as a buffer on the east side of the building. The Board will review the request at a site visit on Monday, June 29 at 10am.

The Board voted to support Article 17-Amend Zoning Bylaw 6.700 (S) as printed in the warrant.

The Board scheduled a meeting for 6:30 pm on June 29<sup>th</sup> just prior to the start of Town Meeting and a meeting for July 20<sup>th</sup> at 6:45pm.

**Adjournment**

The meeting ended and adjourned at 8:31 pm.

**Next Meetings**

Monday, June 29, 2020 – 10:00am

Monday, June 29, 2020 – 6:30pm

Monday, July 20, 2020 – 6:45pm