



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – Monday, June 26, 2023 – 6:45 PM

Committee Attendees

Mary Ann Brugnoli, Chair (*Zoom*)

Bernie Campbell

Meghan Dunne

Dave Traggorth

Others: Christine Stickney, Town Planner

Mark Madden

Richard Salvucci

Absent: Tony Cavallaro

Giuseppe Fornaro, Vice-Chair

Kenneth Blanchard

Others Remote: Sarah Dacey Les Molyneaux
Scott Torres Anthony Varrichione

Dan Brennan

Opening

Chair Brugnoli opened the meeting at 6:46 PM and made note the meeting was being recorded.

Roll Call Vote: MaryAnn Brugnoli– Yes Bernie Campbell – Yes
Meaghan Dunne – Yes Dave Traggorth – Yes

Minutes: The Planning Board reviewed the minutes of 4/10/23 & 5/22/23. Member Dunne motion to approve 4/10/23, Second by Member Campbell.

Roll Call Vote: MaryAnn Brugnoli– Yes Bernie Campbell – Yes
Meaghan Dunne – Yes Dave Traggorth – Yes

Member Campbell motion to approve the minutes of 5/22/23 seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli– Yes Bernie Campbell – Yes
Meaghan Dunne – Yes Dave Traggorth – Yes

Other Business:

Oakland Estates – Lot release (lots 2 & 3) – Kevin Sealund in a letter dated 6/8/23 requested two additional lots to be release – lots 2 & 3. Previously the other lots had been released and a performance bond in the amount of \$354,420.00 was posted with the Town as surety for lot releases. Member Dunne motion to release Lot 2 & 3 of the Oakland Estates Subdivision (PB#20-18), seconded by Member Campbell

Roll Call Vote: MaryAnn Brugnoli– Yes Bernie Campbell – Yes
Meaghan Dunne – Yes Dave Traggorth – Yes

1988 Washington Street/Valvoline/As-Built Approval – Anthony Varrichione was present via zoom and updated the Planning Board on the final punch list items that had been addressed. Member Campbell motion to grant As-Built Approval for 1988 Washington Street/Valvoline, seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli– Yes Bernie Campbell – Yes
Meaghan Dunne – Yes Dave Traggorth – Yes

Other Business (cont.)

Request for Minor Modification of Special Permit/ Ocean Honda/ PB File #11-08 – Scott Torres, Service Director, Ocean Honda was present via zoom and explained the plan provided to the PB where Ocean Honda wants to put storage containers. Mr. Torres explained the containers would be storage for special

tools and seasonal items not used every day. Ocean Honda would like these to be allowed for long term storage for a 2-3 years until they accomplish a renovation within existing building. Christine Stickney commented that she met with the Building and Fire department initially about the proposal. Under the Zoning Bylaw the most comparable use is trailer as defined under Section 2 and the ZBL allows these as temporary. Christine added that the Fire Department does not want the trailers up against the building so the proposed 40' (blue) container can't be located as shown and they want to know what is stored in the containers. She explained the pros and cons of a minor vs. major modification and enforcement of the temporary term. Member Campbell expressed his opinion temporary is 6-9 months and return to the Board and Member Dunne noted 9 months would bring it out to March 26, 2024 if they were to consider it a minor modification. Mr. Campbell suggested March 25, 2024 a Monday is better with the PB schedule. Mr. Campbell motion to consider the request a minor modification allowing three storage containers (one - 40 yard & two - 20 yards, as shown in orange location on a McKenzie "Site As-Built Plan" dated 5/9/2012 as submitted, to be allowed until March 25, 2024 with the requirement the applicant to return to the Planning Board as to their long-term plans, seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli- Yes
Meaghan Dunne - Yes

Bernie Campbell - Yes
Dave Traggorth - Yes

Christine commented she will send out a letter to Ocean Honda confirming the Planning Board's directive and terms of the minor modification.

Informal Discussion/ 1 Industrial Way (Mark Madden) – Christine explained Mr. Madden seeks to apply in the future to the Planning Board for using the existing site as a contractor yard which is a Special Permit use in the Fireworks zone. Mr. Madden explained his business is a family owned contracting business and they do residential black topping of driveways and small parking lots among other contracting activities. Mr. Campbell asked about the location and if he was the person working there recently? Mr. Madden responded no -the former owner; however, he would like clear some of the vegetation on the property to allow for the storage of equipment and some construction materials in designated areas as part of his business operation. Presently the site is not paved and he would like to use it as is with no paving. Chair Brugnoli asked if the DPW had comments and Christine responded Mr. Madden had spoken to Conservation as to their jurisdiction to the pond across King Street and was told to maintain as much natural buffer at the southwest corner of the property. Christine explained the property not only being in the Fireworks district but is located in the floodplain and has a covered culvert bisecting the property. She added a recent project on B street was before the Board and they did a combination of paving but left areas gravel. Member Campbell asked about the equipment and business if remnant tailings and cleaning of the equipment would occur on-site? Mr. Madden responded no asphalt debris will not be stored on site. He will be storing some construction materials on the site. Mr. Campbell expressed his concerns with equipment cleaning and the close proximity to the River. Mr. Campbell asked his long-term plans and Mr. Madden said it is a two-story building and he may do something in the building but the site would be just for his equipment and materials they use for work. Christine suggested that the application site plan show the area to be storage of the equipment and materials when he applies and then the Board will have more info as to the site conditions – McKenzie Engineer Al Loomis is very familiar with what the Planning Board requires – Mr. Madden thanked the Board, added he will be submit the application in the near future and would like to move in as soon as possible.

Return of Peer Fees/303 Broadway/Starbucks (PB#23-5) Christine explained since the application was withdrawn the remaining funds \$2,700.00 needs to be returned to the applicant. Member Campbell motion to rerun \$2,700.00 to applicant, seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli– Yes
Meaghan Dunne – Yes

Bernie Campbell – Yes
Dave Traggorth – Yes

Discussion about Land Court and Planning Board Signatures – Christine reported a recent land court plan endorsed by the Chair only was returned and notification sent that at a minimum a majority of the Board signatures are required. Christine commented Land Court is much stricter than the Registry but unless the Board designates someone as a signatory – the state law requires a majority on all recordable plans. She suggested two options 1) leave as is and just remember with Land Court plans a majority has to sign or 2) a form can be filed with the Reistry/Land Court designated a particular member to sign on behalf of the Board – Members tabled until the next PB meeting for further discussion.

(7:20PM) Public Hearing/1972 Washington Street – Special Permit Modification (PB#23-8) – Member Dunne read the legal advertisement of the hearing. The application is for a modification a 2007 Special Permit/Site plan Approval that allowed for the construction of two buildings on the site – one building is an existing Starbucks and the second building has two tenants. The existing Starbucks drive-thru goes counter clock wise around building #2 over to the drive-up window on the south side of building #1. The proposed modifications include the movement of a menu board, order screen, new clearance bar, wayfinding signage and other minor items but also the elimination of all interior seating. Dan Brennan, of DPB Consulting Services, representing Starbucks provided the Planning Board with a PowerPoint of the plans, existing photos and proposed architectural modifications inside and outside. Chair Brugnoli commented on the original approval but asked about the width of the bypass lane adjacent to the drive-up lane and emergency access. Mr. Brennan said approximately 9-10' feet for the drive thru and 10' for the bypass and there is sufficient passage for emergency vehicles or a customer opting out of the drive-thru. Mr. Campbell questioned the portion of the drive-thru at the south side of building at window – Mr. Brennan responded no by pass there but just before they can exit to Saturn Lane if needed. Member Dunne questioned the elimination of the interior seating and comment how many people work from these type of coffee shops. Mr. Brennan explained the corporate decision to promote “drive thru forward” and the theory of quicker service and use of mobile apps to assist the customer with a quick pick up. Moving the menu and order boards further back in the que gives the employees more time to prepare the order and keep the line moving. He also noted one minor change is with the clearance bar being moved to the rear of building one not at building two as shown on the plan and members expressed no concerns. Chair Brugnoli aksed about the location of the handicap parking and the use of mobile apps. Mr. Brennan showed the handicap parking and said that they are proposing mobile apps at this location he showed designated spaces and customers can still walk in and order–just no seating. Mr. Campbell and Mr. Traggorth both commented on the trends occurring with fast food establishments. The Chair asked for any public comment – no one responded. Member Dunne motion to close the public hearing, second by Member Campbell

Roll Call Vote: MaryAnn Brugnoli– Yes
Meaghan Dunne – Yes

Bernie Campbell – Yes
Dave Traggorth – Yes

Member Campbell motion to approve the modification request with conditions dated 6/27/23 seconded by Member Dunne

Roll Call Vote: MaryAnn Brugnoli– Yes
Meaghan Dunne – Yes

Bernie Campbell – Yes
Dave Traggorth – Yes

Chair updated Members on planner’s departure and consulting services that will be used.
Member Dunn Motion to Adjourn the meeting seconded by Member Campbell - unanimous

Roll Call Vote: MaryAnn Brugnoli– Yes

Bernie Campbell – Yes

Meaghan Dunne – Yes

Dave Traggorth – Yes

Meeting adjourned at 7:50 PM