



**Planning Board**

**July 1, 2019**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday July 1, 2019, held in the Media Room of the Hanover High School

**Board Members Present:** MaryAnn Brugnoli- Chair, Richard Deluca-Vice Chair, Ken Blanchard, Meaghan Neville Dunne, Giuseppe Fornaro

**Absent Board Members:** Jeff Puleo, Bernie Campbell- Associate

**Others Present:** Michèle Grenier, Town Planner, Justin DeBruin, Director of Community Development and Municipal Inspections

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**Called to Order at 7:00 p.m. by Chairperson**

**Public Hearing, 1775 Washington Street**

Mr. Dave Kelly of Kelly Engineering Group presented the development team and preceded to a Power Point presentation that went over the team and then introduced Mr. Lloyd Sova, Prep Property Group's Vice President of Development who discussed the history of Prep and it's understanding that the retail landscape is constantly changing; Chose Hanover based on location, accessibility to site, established retail location; reduce square the overall square footage of the retail and add a mixed-use component, being residential; Market Basket, a strong grocer, restaurants and retail will make up the Hanover Crossing.

Hanover Company Development Partner David Hall presented the residential section that will be four luxury 4-story apartment buildings; 188 one bedroom, 97 two bedroom and 128 three bedrooms. Apartment buildings located behind mall and will include a pool, gym, movie room and other areas for entertainment; onsite parking for 453cars, 60 spaces enclosed under the building and outside parking.

David Kelly, Kelly Engineering provided an overview of the permits requested:

1. Issue a Special Permit per zoning bylaw § 6.11.0 for Village Planned Development (VPUD);

2. Issue a Special Permit per Zoning Bylaw § 6.320 to allow uses within the Planned Shopping Center District (Commercial) which includes restaurants, a theater, bowling alley, drive-in window;
3. Issue a Special Permit per Zoning Bylaw §6.860 B6 to allow a residential/multi family structures that will result in greater than 15% impervious coverage in the Aquifer Protection District;
4. Issue Site Plan Approval per Zoning Bylaw §10.00;
5. Issue a finding per Zoning Bylaw §4.4.20 for existing buffer requirements.

The following Waivers:

1. §6.11.30A which requires dwellings in the VPUD shall not be less than 1/3 one-bedroom, less than 1/3 two-bedroom and not more than 1/3 three-bedroom;
2. § 6.11.30 B which requires three (3) parking spaces for each unit.

Kyle Hulewat-Richard of Bowen Associates spoke on the architectural design and showed slides of the development.

Kayvan Zarea presented the residential development follows the Hanover Master Plan and discussed the amenities of the apartments, the gym and common areas. Oversized windows and flat, white roof for cooler water into dry-wells. He discussed the aged water system that will be replaced by a new metering system that will reduce water usage, will use irrigation well for only trees, shrub and plant staring, water will be short term.

Ben LaFrance of Hawk Design discussed the landscape design and installing 360, trees, shrubs and flowers

Board voted to continue the meeting to July 29, 2019.

The meeting ended and adjourned at 10:15 P.M.

Respectfully submitted by: Michèle Grenier, Town Planner