



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, July 20, 2020 – 6:45 pm
Via Zoom

Committee Attendees

MaryAnn Brugnoli, Chairman
Ken Blanchard, Vice Chairman
Meaghan Neville-Dunne
Giuseppe Fornaro
Bernie Campbell

Other Attendees

Bill Scarpelli, CPC Chairman
Jazna Stannard, Associate Member Candidate
Tony Cavallaro, Associate Member Candidate
Dave Taggorth, Associate Member Candidate
Carmen Larson, Environmental Consulting & Restoration
Carlos Ferreira, MF Engineering
Robert Morel, G&R Construction
Al Loomis, McKenzie Engineering Group
Peggy & William Morin, Abutters
Daniel Monger, Arent Fox LLP

Opening

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

Other Business

The Board met with CPC Chairman Bill Scarpelli regarding the appointment of a Planning Board member to the CPC. Mr. Scarpelli detailed the future projects the CPC will be funding and the importance of the Planning Board member's input. Chairman Brugnoli stated the Board will discuss and gauge the interest of its members. Mr. Scarpelli thanked the Board for their time.

The Board voted to nominate Meaghan Neville-Dunne as clerk.

Chairman Brugnoli welcomed all three Association Member candidates and asked them to observe the routine and decisions the Board makes during this meeting.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from June 22, 2020 with the following additions/amendments:

- 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.
- Vice Chair Rich Deluca believes the Board will be able to accurately ~~access~~ assess when additional retail is appropriate and safe on a case by case basis.
- Mr. Morel stated the construction yard is designed so that large trucks can turn around quickly without a prolonged period of backing up.
- 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 voted to approve the meeting minutes from June 29, 2020 (10:00am) with the following additions/amendments:

- A discussion ~~was had~~ ensued regarding where and what types of safety bollards are needed in front of each outdoor seating area.
- The Board ~~suggested maybe discussed with Mr. Teixeira installing~~ large concrete flower pots or wooden flower boxes with concrete added.

The Board voted to approve the meeting minutes from June 29, 2020 (6:30 pm) as written.

Informal

The Board met informally with Cameron Larson of Environmental Consulting & Restoration and Carlos Ferreira of MF Engineering regarding the storm water management review for 110 Industrial Park Way. Chairman Brugnoli stated due to the parcels proximity to the Drinkwater River, storm water review is required by the Planning Board. The Chair explained the process for submitting the application and the funds required for review by the Board's consultant CEI. Mr. Ferreira stated they will discuss with the property owner, and thanked the Board for their time.

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

The Planning Board re-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. Chairman Brugnoli recused herself as her son is an abutter to the property. Board member Meaghan Neville-Dunne read into the record a letter from Hanover Fire Department Captain Freeman and a letter from abutters Margaret and William Morin of 32 Pine Island Road. Vice Chair Ken Blanchard stated he has spoken with Captain Freeman and Chief Blanchard and the fire department has no objections to the project at this time. The Vice Chair would like to wait to approve the project until the Board receives the second review/response from CEI. All Board members agreed. The Board discussed the projects traffic impact and when the most recent traffic study was completed. Board member Meaghan Neville-Dunne questioned whether a traffic study was done for Save-On-Gas. The Board agreed the Save-On-Gas case should be looked at. Board member Giuseppe Fornaro stated in his opinion the area should not be a passing zone although it is not under the purview of the Board. Abutter Peggy Morin reiterated the concerns stated in her letter and will be attending the next Traffic Safety Committee meeting. Abutter Bill Morin noted his safety concern regarding left hand turns into Save-On-Gas and Dunkin Donuts. Speaking as a resident and relative of an abutter, MaryAnn Brugnoli would like the language CEI recommended regarding stabilization of temporary soil stockpiles to be included in the approved plans. A discussion was had regarding the differences between CEI's recommended language and the current language.

Board member Bernie Campbell asked what other uses of the property would be allowed if the building had new tenants or was sold. The project engineer Al Loomis noted the septic system is designed for the current use. Vice Chair Ken Blanchard stated that any change of use would have to be approved by the Building Commissioner. The Board discussed possible headlight glare issues, and Mr. Morel stated he is prepared to accommodate abutters with any issues. The Board discussed possible mitigation, and Vice Chair Blanchard would like to see if mitigation was required for Save-On-Gas. A discussion regarding when the hearing would be continued to was had. Property owner Bob Morel would like to get the project started ahead of winter. All Board members agreed the hearing should be continued until the final review from CEI is received and possible mitigation has been discussed/agreed upon. The Board voted to continue the hearing to Monday, August 3, 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 August 24, 2020 at 7pm.

Other Business

The Board met with Daniel Monger of Arent Fox LLP to discuss a request for minor modification to the Special Permit for 1969 & 1987 Washington Street (Cumberland Farms). The Board previously approved a plan that included a retaining wall made of Redi-Rock segmental blocks. Utilities need to be run near the wall, and it was discovered they cannot be run in between the Redi-Rock blocks. The property owner is requesting a minor modification to construct the retaining wall out of concrete which will then be stamped to give a block appearance. The Board voted to approve the minor modification.

The Board discussed with the Associate Member candidates their thoughts on the preceding meeting. Jazna Stannard thought the meeting was straightforward and interesting. Dave Traggorth was interested in the topic of mitigation. Tony Cavallaro stated that Hanover is a growing community, and the growth should be thoughtful and controlled. Chairman Brugnoli directed the candidates to fill out the Hanover Talent Bank Application and forward it to Ann Lee. Interviews will be scheduled via Zoom on Monday, August 3rd starting at 7:30pm.

The Board discussed the VPUD Moratorium. A warrant article to make changes to the VPUD by-law will be due in January 2021, and the Board discussed hiring a land use attorney, gathering data on what parcel in Hanover could qualify for VPUD and dividing up tasks. The Board set a goal of the end of November to complete the project.

Adjournment

The meeting ended and adjourned at 8:30 pm.

Next Meetings

Monday, August 3, 2020

Monday, August 24, 2020