



**Planning Board**

**August 13, 2018**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, August 13, 2018 in the first floor hearing room of Hanover Town Hall.

**Planning Board Attendees:**

Present: Jeff Puleo, MaryAnn Brugnoli, Richard Deluca, Ken Blanchard, Meaghan Neville-Dunne, Bernie Campbell, Giuseppe Fornaro

Others: Michaela Shoemaker, Town Planner,

MaryAnn Brugnoli called the meeting to order at 6:45PM in the first floor hearing room at Town Hall, Hanover, Massachusetts.

The Board reviewed the June 25, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes. Rich Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

**Public Hearing for Special Permit and Site Plan 405 Washington Street “Cardinal Cushing Centers” Case TPL-18-11:**

The applicant requested a continuance to the scheduled August 27<sup>th</sup> meeting. MaryAnn Brugnoli made a motion to continue the meeting. Rich Deluca moved the motion and Bernie Campbell seconded. All others voted in favor.

**Public Hearing for Definitive Subdivision “Winter Street Subdivision” Case TPL-18-12:**

Maryann Brugnoli, Planning Chairman, opened the public hearing for Winter Street Subdivision. Meaghan Dunne read the public hearing notice. Al Loomis, McKenzie Engineering, presented the plans on behalf of the applicant for the definitive non-residential subdivision. The applicant is proposing to build 8 buildings and 29 units of contractor bay/warehouse on the 5.79+/- acres of land. Al Loomis stated they will be revising the plan to reduce the project by 1 building and 2 units. Due to this being a non-residential subdivision and to make it economically feasible the applicant is requesting the following waivers; 1. SECT. IV.A.1b Streets, Location, 2. SECT. IV.A.2.e Streets, Alignment 3. SECT. IV.A.5.c, Dead-End Street Turn-Around on Extended Centerline, 4. SECT V.B.1 Curbs, 5. SECT. V.C.1 Sidewalks, and 6. SECT. V.I.1 Street Trees. Al Loomis presented the turning radius site plan showing that the Fire Department has full accessibility around the property as well as a traffic analysis. The Board discussed the site plan and the traffic analysis submitted by Vanasse and Associates, Inc.

The Board opened the meeting to public comment. Mark Anderson, Steve Button, Ken Greene, Mary Griffiths, Tricia Keegan, Vera Anderson, Susan Aikens, Rosemary Reagan, and Jill Livermore all stated their concerns about the project. Al Loomis responded to the abutter's questions and concerns. The Board stated they need to see a revised traffic study and to hear from Vanasse and Associates, Inc. and that the applicant will need to have a 21E done on the property.

The applicant and the Board agreed to continue the public hearing to September 10, 2018. MaryAnn Brugnoli made a motion to continue the public hearing to September 10, 2018. Rich Deluca moved the motion and Jeff Puleo seconded. All others voted in favor.

#### **Public Hearing for Special Permit and Limited Site Plan 1800 Washington Street Case TPL-18-10:**

Rich Deluca, Planning Vice-Chairman, opened the public hearing for 1800 Washington Street for Special Permit and Limited Site Plan approval for a doggy daycare to be located at the site. Meaghan Dunne read in the public hearing notice and the e-mail submitted to the Planning Office from Fred Freeman, Fire Prevention Officer. Jeff Hassett, Morse Engineering, presented the plans to the Board on behalf of the applicant. The project looks to reuse the existing site and will be utilizing existing parking spaces for the turfed outdoor play area. Jeff Hassett answered questions raised by the Board. There were no comments from the public. Rich Deluca made a motion to close the public hearing. Ken Blanchard moved the motion and Bernie Campbell seconded. All others voted in favor.

Rich Deluca made a motion to approve the special permit and limited site plan for 1800 Washington Street TPL-18-10 with the conditions that four parking spaces as discussed will be removed from the plan, the hours of operation will be 24/7 inside and 7AM-7PM for outside use, the dumpster will be fenced. Jeff Puleo moved the motion and Ken Blanchard seconded. All others voted in favor.

#### **Public Hearing for Special Permit 1392 Washington Street Case TPL-18-13:**

Rich Deluca, Planning Vice-Chairman, opened the public hearing and Meaghan read the public hearing notice for the application of The Brewster Company dba McDonalds requesting special permit under Hanover Sign Bylaw Section 5.1.1 (Digital Message Boards). The applicant, Jeffrey Brewster presented the plans and stated the digital sign will be the same size as the current existing sign. Jeffrey Brewster answered the Planning Board questions. The Board reminded the applicant of the conditions and regulations in the digital sign bylaw. There were no comments from the public. Rich Deluca made a motion to close the public hearing. Jeff Puleo moved the motion and Bernie Campbell seconded. All others voted in favor.

Rich Deluca made a motion to approve the special permit for a digital sign for 1392 Washington Street with the following conditions that the sign is shut off at midnight and can't be turned on until 5AM and the applicant abide by all of the digital sign bylaws. Jeff Puleo moved the motion and Bernie Campbell seconded. All others voted in favor.

#### **Public Hearing for Special Permit and Limited Site Plan 227 Columbia Road Case TPL-18-14:**

Rich Deluca, Planning Vice-Chairman, opened the public hearing and Meaghan read the public hearing notice for the application of 227 Columbia Road “Home Spirits” requesting special permit and limited site plan approval. Bob Tombari, Tombari Law Group, on behalf of the applicant presented the site plans to the Board and stated they had received Zoning Board of Appeals approval for any needed variances. Bob stated they will be improving the current parking lot, upgrading the signage and the grading. Bernie Campbell recused himself due to a previous business relationship with Bob Tombari. The Board discussed the plans and asked the applicant if he would be able to turn parking space labeled P5 to the other side. Bob Tombari answered all questions and stated the engineer could move that parking space and submit an updated plan. The Board stated they are not approving square footage of any other signs that it’s just a digital messaging board they approved. Digital signs must follow sign bylaws. Rich Deluca made a motion to close the public hearing. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor. Rich Deluca made a motion to approve the special permit and limited site plan for 227 Washington Street. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

Rich Deluca made a motion to adjourn the meeting. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

**The meeting was adjourned at 10:05 p.m.**

Respectfully submitted by:

Michaela Shoemaker, Town Planner