



**Hanover Planning Board**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Monday, August 15, 2022 – 6:45 pm**

**Committee Attendees**

MaryAnn Brugnoli, Chair  
Ken Blanchard, Vice Chair  
Giuseppe Fornaro *via Zoom*  
Meaghan Neville-Dunne

Bernie Campbell *via Zoom*  
Tony Cavallaro  
David Traggorth

**Other Attendees**

Christine Stickney, Town Planner  
Irene Coleman, Asst. Town Planner  
Dan Najarian, 286 Mayflower Circle ANR  
Paul Gallagher, Gallagher Custom Builders  
James Doherty, 334 King Street subdivision  
Kevin Grady, Grady Consulting  
Mary Anne Johnson, 320 King Street  
Elizabeth Driscoll, 304 King Street  
Philip Losordo, 368 King Street

Deborah Wessling, 61 Manns Drive  
Robert Johnson, 320 King Street  
Theresa Meade, 443 King Street  
Becca Clifford, Sign Design  
Rick Robitaille, Yale Appliance  
David De Ghetto, 733 Main Street project  
Stephen McNamara, Hanover Tree Warden  
David Kelly, Kelly Engineering Group

**Opening**

The Chair MaryAnn Brugnoli opened the meeting at 6:48 PM and made note the meeting was being recorded.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from July 25, 2022 as written.

**Roll Call Vote:** Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes

**Other Business**

The Board reviewed an ANR plan for 286 & 298 Mayflower Circle. Dan Najarian attended to represent his parents who own 286 Mayflower Circle. The plan presented alters the lot line between the two properties, and both lots remain conforming. The Chair MaryAnn Brugnoli noted the plan has been stamped by a Professional Land Surveyor. The Board voted to endorse the ANR plan as presented.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

The Board reviewed a request for minor modification for 96 Webster Street. Paul Gallagher of Gallagher Custom Homes was present. Mr. Gallagher would like to keep the existing asphalt that runs along the front of the property to the left of the parking lot entrance which is used as a sidewalk. Mr. Gallagher also proposes to add a matching sidewalk along the front of the property to the right of the parking lot entrance. A two (2) foot tall wall along the back side of each sidewalk is also being proposed. The Board voted to approve the minor modification as presented.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

*Board members Bernie Campbell and Giuseppe Fornaro joined the meeting via Zoom.*

### **Public Hearing – 334 King Street – Definitive Subdivision – PB 22-8**

The Board opened a public hearing for James Doherty. The applicant is requesting a Definitive Subdivision approval for a three (3) lot subdivision, serviced by a 320' LF proposed roadway including drainage and other roadway appurtenances that will access from King Street at the former #334 King Street lot. Map 67 Lot 11 and Map 68 Lot 10. *Vice Chair Ken Blanchard recused himself from the case as he is an abutter to the property.* Board member Meaghan Neville-Dunne read the hearing notice into the record as well as comments from the Fire Department and Board of Health. Ms. Neville-Dunne also noted the Water Department has submitted commentary, and taxes are current. Kevin Grady of Grady Consulting explained a three (3) lot subdivision is being proposed on two (2) lots in common ownership. The lot with frontage on King Street currently has multiple structures that will be demolished to make way for the subdivision. Mr. Grady explained the plans to the Board including the proposed roadway, utilities, required water mains and hydrants and stormwater management infrastructure. Mr. Grady went through the list of waivers being requested from the Subdivision Rules and Regulations. The Chair MaryAnn Brugnoli noted that CEI has submitted commentary after peer review of the project, and Mr. Grady has replied to those comments and submitted amended plans to the Board. Ms. Neville-Dunne questioned if the turning radius at the proposed subdivision entrance will be adequate. Mr. Grady stated they can produce a vehicle turning template for the Board. Board member Giuseppe Fornaro asked why a hammerhead turn around is being proposed at the end of the road instead of a circular one. Mr. Grady stated that was a design choice but if the Board prefers a circular turn around there is room to accommodate one. The Board suggested Mr. Grady contact the Fire Department and use whichever turn around they prefer. The Chair opened the floor to public comment.

MaryAnn Johnson of 320 King Street submitted a letter to the Board stating her objections to the approval of the definitive subdivision. Ms. Johnson noted that "Parcel A" on the plan is not a conforming, buildable lot and is the applicant's way of circumventing the requirement for adequate frontage along King Street. Ms. Johnson noted an application was previously filed in 2018 with the Zoning Board of Appeals requesting a variance for frontage which was withdrawn by the applicant when it became apparent it would not be approved. The applicant James Doherty stated the unbuildable "Parcel A" has been on the plans he submitted since the first rendition, and he was not the applicant of the previous submissions with the Zoning or Planning Board. Elizabeth Driscoll of 304 King Street asked why the plans were changed to include "Parcel A". Mr. Doherty stated he was not the applicant of the previous filing and experts would have to speak to the design of the plan.

Philip Losordo of 368 King Street stated his property abuts the rear lot line of the proposed lot 3 in the subdivision and asked what the length of his common lot line with lot 3 would be. After looking at the plans, it was stated the distance is approximately 301 feet. Mr. Losordo is concerned with the stormwater report and noted no water should shed onto his property. Mr. Losordo is also concerned with the shortage of required frontage at the entrance of the proposed subdivision.

Ms. Johnson questioned why the existing structures on the property have not been torn down since the Town has issued an order to do so. Mr. Doherty stated the matter is currently in litigation. Ms. Johnson shared language from court records that imply the removal of the existing structures on the property is contingent on the approval of the proposed subdivision plans. The Chair stated the Board can make no comment on matters pending litigation, and that Town Counsel is handling the matter. Mr. Grady and Mr. Doherty both stated the pending litigation is separate from the application before the Board, and they don't feel it's appropriate for them to comment on litigation that doesn't involve them. Ms. Driscoll asked why the Town hasn't made the owner demolish the building. Town Planner Christine Stickney noted the matter is pending litigation and explained that demolition orders fall under the Building Department. Ms. Stickney explained the Planning Board's role in reviewing applications under the Subdivision Rules and Regulations to create roads, infrastructure and lots. Ms. Johnson again stated the court documents indicate in her opinion that the removal of the existing structures is linked to the approval of the proposed subdivision. Deborah Wessling of 61 Manns Drive is against the project and believes it will decrease her property value.

Jonathan Buckley of 335 King Street is concerned about lights from the subdivision road and noted the proposed entrance is right across the street from his front door and questioned could it be moved. Mr. Grady noted only three (3) lots are being proposed and it should only produce a low volume of traffic and mitigation in the form of landscaping/fencing could buffer the front of Mr. Buckley's property. Robert Johnson, the son of Ms. Johnson, would like the Board to review precedent setting case law when considering the application. Theresa Meade of 443 King Street is disappointed that the existing structures have been allowed by the Town to stay on the property and stated its bad ethics.

The Chair stated the Board has the best interests of the Town and residents in mind and will review the application documents thoroughly. The Chair opened the floor to public comment from Zoom attendees, seeing and hearing none. The Board voted to continue the hearing to Monday, August 29<sup>th</sup> at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Meaghan Neville-Dunne – Yes

Bernie Campbell – Yes  
Giuseppe Fornaro – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

*Vice Chair Ken Blanchard rejoined the Board.*

**Continuation - Public Hearing – 1167 Washington Street (Target) – Special Permit & Site Plan Review – PB 22-4**

The Board continued with a public hearing for Target Corporation. The applicant is requesting a major modification of an approved Special Permit and Site Plan Review (PB File #08-10) to reconfigure approved parking fields to accommodate the installation of overhead canopies as part of Target's Drive-up program for customers. A request for continuance has been submitted by representatives for Target as they are awaiting a completed survey of the property. The Board voted to accept the request for continuance and scheduled the next hearing for Monday, August 29<sup>th</sup> at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Bernie Campbell – Yes  
Giuseppe Fornaro – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

*Board members Bernie Campbell and Giuseppe Fornaro left the meeting at 7:55 PM.*

**Continuation - Public Hearing – 548 Washington Street (Yale Appliance) – Digital Sign Permit - PB 22-5**

The Board continued with a public hearing for Sign Design Inc. The applicant is requesting a permit to install an eighty-seven (87) inch by twenty-nine (29) inch digital message board on an existing pylon sign at Yale Appliance & Lighting. Becca Clifford of Sign Design and Rick Robitaille of Yale Appliance were present. The Board reviewed the draft decision. Both Ms. Clifford and Mr. Robitaille are agreeable to the draft decision. The Chair MaryAnn Brugnoli opened the floor to public comment, seeing and hearing none. The Board voted to close the hearing.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

The Board voted to approve the decision as presented.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth - Yes

**Public Hearing – 733 Main Street – Scenic Road Hearing – PB 22-12**

The Board opened a public hearing for the purpose of hearing testimony and receiving public input relative to the proposed removal and/or trimming of trees at locations along Main Street and Union Street for the over road movement of a structure on the public way. In addition, movement of the structure on said ways will require modification/removal of the items and landscape on the roadway island at intersection of Union and Main Streets. Board member Meaghan Neville-Dunne read the hearing notice into the record. Petitioner David De Ghetto explained the project to move a historic house from 733 Main Street to a vacant lot on Union Street and the necessity to trim some of the trees along Main Street and Union Street to accommodate the house movement. Town of Hanover Tree Warden Stephen McNamara was present. It was noted the monument in the center island at the corner of Main Street and Union Street may be able to remain in place. Mr. De Ghetto and the Board discussed when and who would be doing the tree trimming. Town Planner Christine Stickney noted a meeting was recently held regarding the house move with various interested parties including the house mover, utility companies, Town Departments for Building, Planning, Health and Conservation and Town of Hanover Emergency Services Departments. The Chair MaryAnn Brugnoli opened the floor to public comment, seeing and hearing none. The Board voted to approve the trimming of the trees with the condition of Hanover Select Board approval for the house move and written notice to home owners no less than thirty (30) days before trimming takes place.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes

**Public Hearing – 1410 & 1422 Washington Street – Definitive Subdivision & Special Permit – PB 22-10**

The Board opened a public hearing for Centercorp New Hanover LLC. The applicant is requesting a Definitive Subdivision approval to divide the parcel into two (2) conforming lots for ease of management and financing. A Special Permit is also being requested to allow the alteration of the preexisting, non-conforming lot (frontage) and a reduction in the size of proposed parking spaces. Map 17 Lots 155 and 2. Town Planner Christine Stickney left the hearing as she has a conflict of interest on the project. Board member Meaghan Neville-Dunne read the hearing notice into the record and noted the taxes are current. David Kelly of Kelly Engineering Group explained the history of the two properties and noted the Board has already granted a preliminary subdivision approval for the project as required for commercial subdivision. Mr. Kelly explained the definitive subdivision is necessary to legally divide the two properties that have been held in common ownership for many years. The lot lines of each parcel have been modified to create two properties that conformed to the current zoning requirements for frontage and lot size. Mr. Kelly noted that as request by the Board in the preliminary subdivision approval, granite curbing along the entrance of the properties has been added and the existing sidewalk has been extended across the entire frontage. A list of requested waivers from the Subdivision Rules and Regulations has been provided to the Board. Mr. Kelly stated a special permit is being requested to reduce the proposed parking spaces from the required 10'x20' to 9'x18'. Additional relief is requested for 1422 Washington Street as the property's access and utilities do not come through its frontage rather through the frontage of 1410 Washington Street. The Chair MaryAnn Brugnoli stated Town Counsel will review the application. Board member Tony Cavallaro expressed concern about creating a lot without access to Washington Street. Mr. Kelly explained that if one or both properties were sold to different entities, an access and utilities easement would be part of the sale. There is no way to create the easement at this time since both properties are owned by the same entity. The Board discussed continuing the hearing for further discussion. Mr. Kelly stated work is currently being done at the properties under the Order of Conditions issued by the Conservation Commission, and in order to continue this work it would be helpful if the relief requested for parking space size could be addressed by the Board. After a brief discussion, the Board voted to approve the special permit to reduce the parking space sizes to the requested 9' by 18'.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

The Board voted to continue the hearing to Monday, September 12<sup>th</sup> at 7 PM.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth – Yes

**Adjournment**

The Chair opened the floor to public comment, seeing and hearing none. The Board voted to adjourned at 8:30 pm.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Meaghan Neville-Dunne – Yes  
Tony Cavallaro – Yes  
David Traggorth - Yes

**Upcoming Meetings**

Monday, August 29<sup>th</sup>, 2022

Monday, September 12<sup>th</sup> & 26<sup>th</sup>, 2022