



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, August 24, 2020 – 6:45 pm
Via Zoom

Committee Attendees

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

Other Attendees

Steven Fuller, BNB Properties
Paul Gallagher, JP Gallagher Construction
Walter Sullivan, Sullivan & Comerford PC
Ann Lee, Interim Director CD & MI/Assistant Town Manager
Jazna Stannard, Associate Member Candidate

Opening

Chair MaryAnn Brugnoli opened the meeting at 6:45 pm and made note that the meeting was being recorded.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from August 8, 2020 as written.

Informal

The Board met informally with Steven Fuller regarding the possibility of building town homes across two or three lots located at the intersection of Broadway and Cross Street. The Board informed Mr. Fuller the Hanover Bylaws do not allow town homes. In order to build town homes, an amendment to the Bylaws would need to be approved at Annual Town Meeting. Mr. Fuller thanked the Board for their time.

ANR - 179 Union Street – PB-20-11

The Board met with Paul Gallagher of JP Gallagher Construction and Walter Sullivan of Sullivan & Comerford PC regarding the proposed division of property at 179 Union Street to create an additional lot under Section 81L. The additional lot (lot 2) would be a retreat lot to the rear of 179 Union Street where there is currently a barn. The Chair MaryAnn Brugnoli stated Section 81L requires drainage be shown. The Chair also stated the Board's concern that the barn does not meet the definition of a "building" since it is in poor condition. The Board would like to seek the opinion of Town Counsel Kevin Feeley before endorsing the ANR. Walter Sullivan stated he was unaware of the requirement to show drainage, and it will be added. Mr. Sullivan noted if the Planning Board endorses the ANR, the project would then need Zoning Board of Appeal's review to determine if the proposed reconstruction of the barn

would be substantially more non-conforming. The Chair stated the property does not have the dimensions required for a retreat lot or a one lot subdivision, and the language in Section 81L is not specific. The Board will seek the opinion of Town Counsel and continue their review to Monday, September 28th.

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. The Board voted to accept the request and continue the hearing until September 28, 2020 at 7pm. The Board will be seeking the opinion of Town Counsel regarding how many times the hearing can be continued.

Other Business

Chair Brugnoli updated the Board on the VPUD Moratorium project. The Board has yet to receive a proposal of work from Community Planning Consultant Judi Barrett of Barrett Planning Group LLC. Ann Lee stated she has spoken with Ms. Barrett, and a proposal should be received this week.

The Board discussed the construction at the former location of Sylvester Hardware. Much of the existing barn is no longer present which has led to questions from the Historical Commission and residents. The Chair explained the shingles and walls were not salvageable, and all that remains are the structural beams of the walls and roof. The structural beams are what the Planning Board approved, and the plans noted if found structurally unsound, portions of the building would have to be removed.

The Board discussed reviewing a minor modification for Brother's Grill in order to make their temporary deck permanent. The Chair would like to make sure adequate parking is still available. The Board agreed to add this to the Monday, September 28th meeting.

The Board discussed a proposal from Bob Sellon regarding a lot creation (ANR) off Summer Street. There is a question regarding the width of the driveway, and the Chair suggested Mr. Sellon confirm if the driveway is acceptable with the Hanover Fire Department.

Associate Member Candidate Interviews

The Board met with Associate Member Candidate Jazna Stannard. Ms. Stannard is the founder/director of A Fresh Start and Project Connect, and has a degree in Political Science. Ms. Stannard grew up in Hanover and is very interested in being involved in the community. The Board discussed various topics with Ms. Stannard including the Master Plan, affordable senior housing, Hanover Crossing, economic development and new businesses. Ms. Stannard stated the importance of the Planning Board and her belief that it drives growth and change within a community.

The Board voted to nominate Tony Cavallaro and David Traggoth as Associate Members. They will be notified, and their nominations forwarded to the Board of Selectmen for review.

Adjournment

The meeting ended and adjourned at 7:43 pm.

Next Meetings

Monday, August 31, 2020

Monday, September 14, 2020

Monday, September 28, 2020