



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, August 3, 2020 – 6:45 pm
Via Zoom

Committee Attendees

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

Other Attendees

Robert Morel, G&R Construction
Richardo Sousa, Prince Lobel Tye LLP
Al Loomis, McKenzie Engineering Group
Peggy & William Morin, Abutters
Judy Kelly, Abutter
Tony Cavallaro, Associate Member Candidate
Dave Taggorth, Associate Member Candidate

Opening

Chair MaryAnn Brugnoli opened the meeting at 6:47 pm.

Other Business

The Board's interview with Associate Member Candidate Jazna Stannard was rescheduled for August 24, 2020.

Chairman Brugnoli updated the Board on the VPUD Moratorium project. Community Planning Consultant Judi Barrett of Barrett Planning Group LLC has been contacted and will be submitting a proposal detailing the assistance she could offer the Board.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from July 20, 2020 with the following additions/amendments:

- Chairman Brugnoli stated the Board will discuss and ~~nominate a member~~ gauge the interest of its members.
- Board member Giuseppe Fornaro ~~agrees-~~ stated in his opinion the area should not be a passing zone although it is not under the purview of the Board.

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 accompanying contractor's yard. Chairman Brugnoli recused herself as her son is an abutter to the property.

Vice Chairman Blanchard stated the Board would discuss and ask questions, and then abutters and interested residents would have an opportunity to speak. It was also noted that the meeting was being recorded. The Board reviewed the latest response from CEI regarding the project, and all Board members agreed all concerns had been addressed. The Board is in receipt of questions from resident Judy Kelly of 57 Pine Island Road. Vice Chairman Blanchard confirmed the applicant also has a copy of the questions.

1. *Special Permits requested from Planning Board Section 6.310.* The Board explained that Section 6.310 was an error on the application, and the correct Section is 6.130.
2. *Special permits requested from Planning Board Section 6.510.* Al Loomis explained the building would shield much of the contractor's yard from the street as well as plantings and a fence. Vice Chairman Blanchard explained the property owners have a right to request a special permit to include the contractor's yard along with the office space in the Business District. The Board cannot deny them the right to develop their property without cause.
3. *Warehouses are included in this industrial district and must be single story building. (Section 6.505 A)* Vice Chairman Blanchard explained the warehouse portion of the building is a single story and is less than the 35 foot height maximum allowed.
4. *Is the natural treed lot across from Pine Island Road to be left intact or will this area's natural vegetation be removed?* Al Loomis explained this area of natural vegetation contains a wetland and will remain in order to comply with the Conservation Commission's requirement of a 35 foot no disturb zone and a 50 foot no structure zone.
5. *Please be sure to allow for low lighting levels, the lighting at the gas station that was approved next door is extremely illuminated and is disturbing to the neighbors along Hanover Street and Pine Island Road.* The applicant has agreed to keep lighting low and facing down within the property.
6. *Neighbors request that the fence approved for the Hanover Street border be attractive and well made, not an inexpensive stockade fence.* Al Loomis explained the contractor's yard fence is 130 feet from the street, will be white vinyl and plantings will be in front of it.
7. *Will the driveway entrance be widened from the current driveway width?* Al Loomis stated the drive will be widened to a 40 foot radius to facilitate easier and safer access for large vehicles including the fire department. The applicant will be required to apply to Mass Highway to widen the curb cut.
8. *Will there be a gate that will hide and enclose the yard?* Yes a gate will be included with the white vinyl fence.
9. *Is it possible for another entrance to be placed in the rear of the property off Circuit Street in the industrial zone to accommodate the entrance and exit of construction vehicles that should not be allowed in the business portion of the property? This will also alleviate added larger vehicle traffic. It is difficult to exit Pine Island Road at peak traffic times.* No the applicant does not own any of the property behind them and the rear abutting property has a 25 foot wide stream that runs through it.
10. *Will all contractor yard material and machines be stored in an enclosed space ie. a garage?* Yes yard material will be within the screened contractor's yard and be covered when required and machines will

be stored in the warehouse. Long term stockpiling of material (dirt, gravel etc.) is not being proposed and would only be present during the construction of the facility.

11. *Will mechanical work be allowed on machines and trucks within the yard? I am concerned about noise pollution resulting from trucks and machines being started and returned each morning and night and the possibility of repairs being performed on said vehicles.* Any work on machines will be done within the warehouse.
12. *Will office space be allowed to be sublet or only the owners of the business be allowed use of the office space? Is there a limit on the number of stories allowed in an office building in the business zoned portion of the property? I could not find this information in the bylaw Section 6.110.* The Vice Chairman explained the applicant plans to use the office space solely but may possibly rent space to similar contractor businesses. The height limit (not stories) is 35 feet which the warehouse complies with.
13. *Is there adequate attractive vegetation being planned for the Hanover Street border?* The Vice Chairman explained the office building will have plantings in front of it. There are also trees planned on either side of the entrance and along the west side of the parking area.

Abutter Judy Kelly of 57 Pine Island Road asked how long the construction of the facility will take. Property owner Bob Morel stated approximately 6 to 8 months, and he is hopeful to start on September 1st. Bill Morin of 32 Pine Island Road asked if the property owner is planning to add a telecommunication tower to the property in the future. Richardo Sousa stated it is not being proposed with this project and is unlikely given the proposed facility will take up most of the property. Peggy Morin of 32 Pine Island Road thanked the Board for any future support regarding changing the section of Hanover Street near Pine Island Road to a no passing zone. Judy Kelly asked what the process is regarding signage for the facility. The Board explained proposed signage would need to be approved by the Building Commissioner, and a sign permit would be issued. The property owner Mr. Morel stated any signage would not be electronic or lit.

The Board voted to close the hearing at 7:56 pm.

The Board, applicant and their representatives discussed mitigation. Mitigation in the form of \$1 per square foot totaling \$10,500 was proposed. The Board voted to accept the proposed mitigation of \$10,500.

The Board voted to approve a special permit under Section 6.13 to allow for the following uses within the Business District, specifically a contractor's yard/warehouse. Roll call vote:

Ken Blanchard – yes

Meaghan Neville-Dunne – yes

Giuseppe Fornaro – yes

Bernie Campbell – yes

The Board voted to approve a special permit under Section 6.51 to allow for the following uses within the Industrial District, specifically a contractor's yard/warehouse. Roll call vote:

Ken Blanchard – yes

Meaghan Neville-Dunne – yes

Giuseppe Fornaro – yes

Bernie Campbell – yes

The Board voted to approve a waiver under 9.310 to allow the reduction in parking requirements. Roll call vote:

Ken Blanchard – yes

Meaghan Neville-Dunne – yes

Giuseppe Fornaro – yes

Bernie Campbell – yes

The Board voted to approve a waiver under 9.120 for parking area plantings. Roll call vote:

Ken Blanchard – yes

Meaghan Neville-Dunne – yes

Giuseppe Fornaro – yes

Bernie Campbell – yes

The Board voted to approve the project for 1236 Hanover Street PB-20-8. Roll call vote:

Ken Blanchard – yes

Meaghan Neville-Dunne – yes

Giuseppe Fornaro – yes

Bernie Campbell – yes

Associate Member Candidate Interviews

The Board met with Associate Member Candidate Tony Cavallaro. Mr. Cavallaro is an Architect with over 40 years of planning and development experience. The Board discussed various topics with Mr. Cavallaro including affordable housing, Rt. 53 development and balancing Hanover's growth while retaining the character of the Town. Mr. Cavallaro stated the importance of the master plan, utilizing VPUD's, managing compromise between residents/developers and the first impression people get when entering Hanover.

The Board met with Associate Member Candidate Dave Taggorth. Mr. Taggorth is a Real Estate Developer with a degree in Urban Planning and Community Development. Mr. Taggorth spoke about his desire to give back to the Town of Hanover by being a resource for the members of the Board. Mr. Taggorth stated the importance of being proactive about planning and that many projects have been improved by the oversight and input of planning boards. Mr. Taggorth stated the Town should be very thoughtful about what it envisions for the future of important areas in Hanover and how that vision matches with what the current by-laws will allow.

Other Business

The Board agreed that no member would be appointed to the CPC at this time.

The Board discussed and agreed that Giuseppe Fornaro and Meaghan Neville-Dunne would be in charge of researching and proposing mitigation in the future. The Board discussed the dollar figure per square foot mitigation in the bylaw and the water meter mitigation used for some past projects.

Adjournment

The meeting ended and adjourned at 8:48 pm.

Next Meetings

Monday, August 24, 2020