



Planning Board

September 10, 2018

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, September 10, 2018 in the first floor hearing room of Hanover Town Hall.

Planning Board Attendees:

Present: MaryAnn Brugnoli, Richard Deluca, Jeff Puleo, 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 July 30, 2018 minutes. MaryAnn Brugnoli made a motion to accept the minutes with modifications. Jeff Puleo moved the motion and Rich Deluca seconded. All others voted in favor.

Review of 227 Columbia Road “Home Spirits” revised site plans:

The Board reviewed the revised and updated site plans for 227 Columbia Road. MaryAnn Brugnoli made a motion to approve the site plans with the special condition that the dumpster be screened and the proposed grassed area be grassed as shown on the submitted plans. Jeff Puleo moved the motion and Rich Deluca seconded. All others voted in favor.

Minor Modification for 280 Columbia Road “Tedeschi Plaza”:

Curtis Gadles, as representative for 280 Columbia Road “Tedeschi Plaza”, presented the proposed exterior façade renovations to the Planning Board. The Board discussed the renovation updates. MaryAnn Brugnoli made a motion to close the informal hearing. Ken Blanchard moved the motion and Rich Deluca seconded. All others voted in favor. MaryAnn made a motion to approve with the understanding the dumpsters will be screened. Bernie Campbell moved the motion and Jeff Puleo seconded. All others voted in favor.

Discuss 283 Columbia Road “Previte’s” renderings:

The Board reviewed the 283 Columbia Road “Previte’s” renderings. Scott Goulding, Drohan Tocchio & Morgan, represented the applicant and discussed the renderings and stated that there will not be any rooftop equipment visible from the road. MaryAnn Brugnoli made a motion to approve with the conditions from CEI with the recommendations for approval in the letter dated 9/7/2018. Jeff Puleo moved the motion and Rich Deluca seconded. All others voted in favor.

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

Maryann Brugnoli, Planning Chairman, re-opened the public hearing for Winter Street Subdivision. Joseph Polsinello and Jennilee Cannucci, Inland Professional Corporation Environmental Construction & Business Management, presented the 21E Site Assessment. He stated the soil that was sampled came back with no metals in any soils and the trace magnesium that came back with no heavy metals, the amounts found were natural amounts. Mary Griffiths asked for numerical amounts and Joe Polsinello provided them for her. The Board asked if vapors would be an issue or if venting would be needed and Joe Polsinello stated there are no concerns and none would be needed. Kim Bush asked about munitions possibly being on the property. Joe Polsinello stated there were none found and that they had metal detectors and did 19 test pits and found nothing in any of the areas. Jeffrey Dirk, Vanasse and Associates Inc., presented the traffic study and explained how he conducted the study. Jeffrey Dirk stated the project would add 2% and anything lower than 10% is deemed not a large producer of traffic. The Board discussed possible discrepancies in the study such as occupancy rate and Labor Day holiday being the next week. Jeffrey Dirk explained that even if the study was doubled to 4% it would still not be considered a large producer of traffic. Bob Schuler stated he had concerns about when the study was done on Winter Street. Jeffrey Dirk responded by informing him it was a 48 hour period on Wednesday May 2 and May 3. Jeffrey Dirk explained possible ways the residents can utilize the study to help them. Steve Boutin stated he had questions about Jeff’s methodology. Jeffrey Dirk explained his methodology. Frank Griffiths, Robin and Steve Woods stated the traffic has increased and gotten worse. Kim Bush stated she was worried about hours of operation. The Board asked the applicant if they had thought about hours of operation. Mark McSharry stated usually 6AM but could be 4 or 5AM it was hard to say. John McSharry stated people may get to the buildings at 6AM and be out by 7AM. Steve Boutin stated he felt they needed a more comprehensive study. The Board asked the Town Planner to look into mitigation funds which the Town Planner responded she would. The Board stated they are waiting on comments from the Towns Stormwater Management Consultant, Comprehensive Environmental Inc. (CEI). The applicant asked for a continuance to let the Board receive comments about stormwater management. MaryAnn Brugnoli made a motion to continue the meeting to September 24th. Jeff Puleo moved the motion and Bernie Campbell seconded. All others voted in favor.

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

MaryAnn Brugnoli, Chairman, opened the public hearing for 405 Washington Street “Cardinal Cushing Centers”. Meaghan Dunne read in the public hearing notice. Dana Altobello, Merrill Engineers and Land Surveyors, presented the plans for the expansion of a parking lot and explained the stormwater management improvements. The Board reviewed the plans and discussed dumpster enclosures and lighting at the parking lot. Tom Jennings, representing Cardinal Cushing, addressed those concerns. They Board reviewed that the applicant is asking to reduce parking spaces from 10’x20’ to 10’x18’ MaryAnn Brugnoli made a motion to close the public hearing. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

MaryAnn made a motion to approve the special permit and site plan approval for 405 Washington Street “Cardinal Cushing Centers” case TPL-18-11 for a parking lot expansion with special conditions that the parking spaces be reduced in size to 10’x18’ and the dumpster will have screening and be enclosed with fencing on at least three sides. Ken Blanchard moved the motion and Jeff Puleo seconded. All others voted in favor.

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

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by: Michaela Shoemaker, Town Planner