



Planning Board Minutes

September 23, 2019

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, September 23, 2019, held in the Hanover High School Media Center.

Board Members Present: MaryAnne Brugnoli – Chair, Richard Deluca – Vice Chair, Ken Blanchard, Giuseppe Fornaro, Meaghan Neville-Dunne, Jeff Puleo, and Bernie Campbell – Associate

Absent Board Members:

Others Present: Justin DeBruin, Community Development Director, Michèle Grenier, Town Planner, and Ruth Potter, Executive Assistant

Called to Order at 6:45 p.m. by Chairman Brugnoli

The Board voted and approved meeting minutes of September 9, 2019, with modifications.

1775 Washington Street, Hanover Crossing

Mr. David Kelly of Kelly Engineering Group opened with the PREP agenda.

Mr. David Hall then discussed the Residential Green initiatives followed by Mr. Kelly discussing the Commercial Green initiatives. Mr. Kelly went on to discuss pedestrian connectivity, explaining that PREP feels it does not make sense to build a perimeter walkway as there are many regulatory and physical constraints. The board agreed with this assessment. One board member suggested updating the guard rail as it is rusted and dented.

Mr. Lloyd Sova then came forward to read through the Town Management Letter and PREP responses to that letter. The town and PREP were in agreement on the areas of school, fire, and community services.

Police chief Sweeney came forward to state that a tentative draft agreement has been made with PREP and expects it to be finalized in the near future.

Director of Public Works, Victor Diniak then came forward. He asked that the board consider the issue of the Mill Street bridge and the extra wear that mall traffic will add. He explained that Hanover has enough water availability to support the mall, but that is only if DPW is vigilant with leak detection, if meters are replaced, and unnecessary uses are curbed. He mentioned there are

two outstanding issues that need to be worked out with PREP: the cooling tower on top of Market Basket and water meters. Mr. Diniak will be speaking with representatives from Market Basket. PREP disagrees with paying for 200 new water meters a year for five years. The Town Manager came forward to state he is in full agreement with Mr. Diniak and asked the board to strongly consider this issue.

Ms. Jocelyn Keegan spoke on behalf of the Affordable Housing Trust (AHT) to state that AHT and PREP are currently in discussion. They will be meeting at the AHT meeting on October 1.

Mr. Matthew Doyon, PE of CEI came forward to discuss comments in regards to storm water, civil site design, and traffic as well two outstanding conservation issues. These will be resolved with the Conservation Commission. They agreed with the methodology and results of the traffic study done by PREP.

Mr. Sova presented the newly proposed elevations and the Board approved.

Mr. Kelly presented the construction schedule for the commercial and residential portions of the project and the board approved.

Jeffrey S. Dirk, PE of Vanesse & Associates Inc. presented a series of recommendations for traffic calming measures. He recommended a committee be formed, traffic calming policy be put in place.

Mr. Kelly then presented plan changes that PREP had made since the last meeting. This included landbanking ~200 parking spaces that would lower thermal runoff into the brook. The maintenance building was also relocated. He clarified that parking spots would be double striped. The Board approved of these changes.

The chairman made the motion to discuss landscaping and lighting at the next meeting on October 28 and the board approved.

Mr. Sova provided an updated on leasing, indicating that 73% of the space has been pre-leased.

The chairman opened up the floor for public comments.

Jocelyn Keegan came forward to speak as a resident stating that the Board should go above and beyond to improve pedestrian access and wastewater treatment.

Two residents from Woodland Drive voiced their concerns about traffic in the Walnut Hill neighborhood.

Meeting ended and adjourned at 9:45 PM.

Respectfully submitted by: Ruth Potter, Executive Assistant