



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, September 28, 2020 – 6:45 pm
Via Zoom

Committee Attendees

MaryAnn Brugnoli, Chairman
Ken Blanchard, Vice Chairman
Meaghan Neville-Dunne
Giuseppe Fornaro
Bernie Campbell
Tony Cavallaro
David Traggorth

Other Attendees

Robert Crowell, Crowell Engineering
Melsi Xhengo, Applicant
Daniel Monger, Arent Fox
John Marchand, Farland Corporation
Jeff Hassett, Morse Engineering
Frank Teixeira, Starland Holdings LLC
Dana Altobello, Merrill Engineering
Steven Guard, Guard Law LLC
Paul Gallagher, JP Gallagher Construction
Walter Sullivan, Sullivan & Comerford PC
Kevin Feeley, Town Counsel/Feeley & Brown PC

Opening

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

Review of Meeting Minutes

The Board voted to approve the meeting minutes from August 31, 2020 as written.

Informal – 45 Broadway

The Board met with Robert Crowell of Crowell Engineering regarding a proposed four (4) lot subdivision at 45 Broadway. Mr. Crowell explained the lot does not have enough frontage to accommodate the 50 foot right of way and also the 40 foot radius on each side. The lot frontage is 61 feet. Mr. Crowell previously met with the Hanover Zoning Board of Appeals who directed him to the Planning Board. The Board will confirm with the Zoning Board

and contact Mr. Crowell to direct him to the next steps in the process. Vice Chair Blanchard also directed Mr. Crowell to forward plans for review to the Hanover Fire Department.

Brothers Grill - 778 Washington Street – Minor Modification

The Board met with Melsi Xhengo of Brothers Grill regarding a request for a minor modification to an existing special permit in order to make a temporary outdoor seating deck permanent at Brothers Grill. The Chair read the request letter into the record. The Board has reviewed parking for the property to confirm it is adequate as spaces have been removed to accommodate the deck. The Board has found the number of parking spaces adequate. The Chair also noted the abutting insurance company has granted Brothers Grill the use of their parking spaces when they are not opened. Board member Giuseppe Fornaro asked if the applicant needs to do a new parking plan; however, the Chair did not believe it was necessary for a minor modification. Mr. Fornaro stated the parking arrangement with the insurance company is not deeded so it could change in the future. The Chair agreed in that scenario the Board would have to revisit the parking plan. Mr. Xhengo noted that previously parking spaces were set aside for employees; however, employees are now parking on the gravel to the rear of the building to leave more spaces available for patrons. The Board voted to approve the minor modification as requested.

Cumberland Farms – 1987 Washington Street – Minor Modification

The Board met with Daniel Monger of Arent Fox and John Marchand of Farland Corporation regarding a request for a minor modification for Cumberland Farms, 1987 Washington Street in order to move the location of a proposed retaining wall. The proposed retaining wall needs to be moved approximately 9.4 feet from the property line. As a result of this move, the westernmost curb cut onto Washington Street also needs to be reduced from 30 feet to 27 feet and the DOT throat dimension reduced from 24 feet to 21 feet. The Chair read the formal letter requesting the minor modification into the record. The Chair stated she and the Hanover Building Commissioner Joe Stack reviewed the plans. Mr. Stack made a site visit and measured out where the retaining wall will be moved to. The only concern was fire trucks being able to maneuver within the shorter distance; however, an email received from Hanover Fire Captain Fred Freeman stated no concern with the change. Board member Giuseppe Fornaro asked if there is a minimum requirement for throat distance. Mr. Monger stated there is not. The Board voted to approve the minor modification as requested in the letter received from Arent Fox dated September 22, 2020.

ANR – 137 & 145 Whiting Street – PB-20-12

The Board met with applicant Melsi Xhengo and Jeff Hassett of Morse Engineering regarding 137 & 145 Whiting Street. The applicant is proposing to subdivide 3 parcels into 2 lots. Both proposed lots have adequate frontage on Whiting Street, and both currently contain structures. The Board voted to approve the ANR plan as submitted. The Board will sign the mylar.

Continuation – 579/637 Washington Street Special Permit & Site Plan Review – Case PB-20-7

The Planning 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 explained the new plans submitted, and the new proposed location of the zipline tower is now 550 feet from the nearest residential property. The new plan has also been reviewed by the Hanover Conservation Commission. Steven Guard of Guard Law LLC informed the Board an application has been filed with the Hanover Zoning Board of Appeals for the zipline tower height variance. Mr. Guard respectfully requested a continuance until after the scheduled hearing on October 28th with the Zoning Board. The Chair suggested another balloon test be performed for the new proposed tower location, and Board member Giuseppe Fornaro suggested the balloon test be scheduled jointly with the Zoning Board. Mr. Guard stated they will consider that request. Mr. Altobello suggested a drone test may be more feasible. The Board discussed the timeline

for the new parking area with Mr. Teixeira. The Chair stated the previously agreed to bushes to be added to the north side of the building have not been added and should be. Mr. Teixeira stated it is on the list but he has had challenges finding a landscaper to obtain and plant them. The Board would like the bushes planted within the next month. The Zoning Board will be contacted regarding a possible joint balloon/drone test. The Board voted to continue the hearing until November 9, 2020.

ANR - 179 Union Street – PB-20-11

The Board met with applicant Paul Gallagher and Attorney 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. Town Counsel Kevin Feeley stated the Planning Board has the authority to approve the ANR; however, any future construction on the newly created lot 2 must be approved by the Zoning Board and Building Commissioner. The Board discussed the required frontage under Section 81L. Mr. Sullivan stated the required frontage under Section 81L is the total frontage prior to subdividing the lot, not after the division. Mr. Feeley stated his agreement with Mr. Sullivan's statement. The Board voted to approve the ANR for 179 Union Street PB-20-11. This action does not approve any construction on the newly created lot 2, rather the Hanover Building Commissioner and Hanover Zoning Board of Appeals will determine if the lot is buildable. The Board will sign the mylar.

VPUD Moratorium

The Chair updated the new Board members on the VPUD Moratorium project. The Chair reviewed the Town Department liaison assignments. Board member Dave Traggorth would like to assist with the DPW department outreach.

Other Business

The Board discussed a Board member volunteering to join the Community Preservation Committee. The Chair MaryAnn Brugnoli volunteered.

Adjournment

The meeting ended and adjourned at 8:05 pm.

Next Meetings

Monday, October 26, 2020

Monday, November 9, 2020

Monday, November 23, 2020