

**Planning Board  
Town of Hanover  
550 Hanover Street  
Hanover, MA 02339**

**Meeting Minutes of Monday, September 19, 2011**

**Planning Board Attendees:**

Richard Deluca, Bernie Campbell, Lou Paradis, Ken Blanchard

**Others:** Margaret Hoffman, David Kelly, others

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m.

**Meeting Minutes:** The Board reviewed the Planning Board meeting minutes for August 29, 2011. Lou Paradis made a motion to accept the August 29, 2011 Planning Board meeting minutes as amended. Ken Blanchard seconded the motion. All others were in favor.

**PB12-5A – 149 Main Street:**

The Board reviewed a mylar plan for an ANR for 149 Main Street. Ken Blanchard made motion to accept PB12-5A ANR for 149 Main Street. Lou Paradis seconded the motion. All others were in favor. The Board then endorsed the plan.

**PB12-3A – 128 Main Street:**

The Board reviewed a mylar plan for an ANR for 128 Main Street. Ken Blanchard made motion to accept PB12-3A ANR for 128 Main Street. Lou Paradis seconded the motion. All others were in favor. The Board then endorsed the plan.

**PB11-06SP - Assisted Living Facility – 1775 Washington Street, Hanover Mall:**

David Kelly, Kelly Engineering provided an update on a proposed Assisted Living Facility to be located at 1775 Washington Street, the Hanover Mall. David said there was a company who expressed some interest in an Assisted Living Development at the Mall, but a marketing study did not support the need for it. David asked the Board for some additional time to see if he can come up with some viable options for an Assisted Living Facility. Ken Blanchard made a motion to continue the public hearing on PB11-06SP – 1775 Washington Street Assisted Living Development to November 14, 2011 at 7:00 p.m. Lou Paradis seconded the motion. All others were in favor.

**South Shore Coalition:** Assistant Town Planner, Margaret Hoffman provided some information about the South Shore Coalition. She explained that someone from the Planning Board, or the Planning Department should attend the coalition's monthly meetings. Bernie Campbell made a motion to appoint Margaret Hoffman as the Planning Board's representative to the South Shore Coalition. Lou Paradis seconded the motion. All others were in favor.

**7:00 p.m. – Continuation of public hearing for PB12-2SP: 1775 Washington Street – Dick's Sporting Goods.**

Jeff Puleo who was at the opening of the public hearing for Dick's Sporting Goods was not able to attend tonight's meeting leaving an insufficient amount of members who had been present for the entire hearing process. The applicant was asked if they would accept an affidavit for this project and have another Planning Board member, who was absent from the opening hearing, Bernie Campbell, brought up to speed on the project, so he could participate in the discussion and vote on the project. The applicant agreed to this. Bernie Campbell signed an affidavit that he had been informed of the details of the opening public hearing for this project.

David Kelly, engineer for the applicant, gave a brief overview of the proposed plans for the Dick's Sporting Goods store to be located at the Hanover Mall.

Dick's Sporting Goods is concerned about the visibility of their store signs. They are proposing a Dick's Sporting Goods sign in the middle of the side of the building facing the Macy's store. They are concerned about landscaping trees that might grow and make the sign less visible.

Traffic concerns about the road that runs behind the current Petco and Office Max were discussed.

Mitigation Fund requirements for this project were discussed. The possibility of using the mitigation funds for this project to fund a traffic study for the four way intersection on Mill Street (YMCA Intersection) was discussed.

Norwell Resident, Sharon Ducey, asked about travel routes for construction vehicles for this project. She was concerned about the weight limit on the bridge near her home.

It was discussed that the travel route for construction vehicles would be included in the construction management plan for Dick's Sporting Goods.

Construction hours of operation are expected to be Monday through Friday, 7:00 a.m. to 6:00 p.m. and Saturday, 7:00 a.m. to 4:00 p.m.

Lou Paradis made a motion to close the hearing on PB12-2SP: 1775 Washington Street – Dick's Sporting Goods at 8:10 p.m. Ken Blanchard seconded the motion. All others were in favor.

Following the closing of the hearing, the Board discussed the waivers, special permits and conditions for Dick's Sporting Goods that were outlined in the Assistant Town Planner's report for September 19, 2011.

Ken Blanchard made a motion to approve the waiver of Section 8.220 of the Town's zoning bylaws requiring a registered landscape architect's stamp on the landscaping plans for PB12-2SP. Bernie Campbell seconded the motion. All others were in favor.

Lou Paradis made a motion to approve the waiver of section 9.110.D and E of the Town's zoning bylaw to allow for a reduced parking space size to nine (9) feet by eighteen (18) feet for PB12-2SP. Ken Blanchard seconded the motion. All others were in favor.

Margaret Hoffman mentioned that Deputy Fire Chief, Barbara Stone had requested the installation of an additional fire hydrant on Mill Street.

The Board requested that mitigation funds for this project be set at \$27,000 to help fund a study and any recommended remedies for traffic issues at the intersection of the Hanover Mall Drive and the entrance to the YMCA on Mill Street.

Ken Blanchard made a motion to accept the Site Plan and Special Permits for PB12-2SP – 1775 Washington Street – Dick's Sporting Goods with the special permits and conditions. Lou Paradis seconded the motion. All others were in favor.

**PB11-19C - 555 Whiting Street:**

Planning Board members endorsed the Approval of Definitive Subdivision Plan and Special Permits for PB11-19C for 555 Whiting Street, and endorsed the mylar and bond copy of the plans.

Lou Paradis made a motion to adjourn the meeting at 8:40 p.m. Ken Blanchard seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant