



TOWN OF HANOVER  
2021 AUG -3 PM 12:51  
TOWN CLERK

**PLANNING BOARD  
TOWN OF HANOVER  
MASSACHUSETTS**

**APPROVAL OF DEFINITIVE SUBDIVISION PLAN  
NATHAN'S HILL ESTATES**

**LOCUS:** Roadway entrance at #45 Broadway with area shown as Assessor's Map 49, Lot 3 and Map 57 portion of Lot 27 – Subdivision comprised of two existing lots for a combined total of 7.41 acres.

**ZONING DISTRICTS:** Residence A

**APPLICANT:** 45 Broadway Realty Trust, 3 Xhengo Lane, Hanover, MA 02339

**OWNERS:** Map 49 Lot 3 = 45 Broadway Realty Trust, Hanover, MA 02339  
Map 57 Lot 2 = Jeffrey & Maura Longueil, 78 Oakland Ave, Hanover, MA 02339

**PREPARED BY:** Morse Engineering Company, Inc.  
10 New Driftway – P.O. Box 92, Scituate, MA 02066

**STAMPED BY:** Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105)

**DRAWINGS:** *(all incorporated herein by reference)*

- A Twelve (12) sheet Definitive Subdivision Plan entitled:  
***"Nathan's Hill Estates Definitive Subdivision Plan (Assessors Map 49 Lot 3 & Portion of Map 57 Lot 27) in Hanover Massachusetts"*** dated April 1, 2021, Revised 4/13/21, 5/26/21 and 7/12/21, stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) prepared by Morse Engineering Company Inc. comprise of :
  - **Sheet 1:** Cover Sheet dated 4/1/21, scale 1"-60', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
  - **Sheet 2:** Existing Conditions Plan dated 4/1/21, scale 1"- 40', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
  - **Sheet 3:** Lot Layout Plan dated 4/1/21, scale 1"- 40', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
  - **Sheet 4:** Grading & Utilities Plan dated 4/1/21, scale 1"- 40', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.

**Continue Drawings:**

- **Sheet 5:** Roadway Plan & Profile dated 4/1/21, scale 1" - 40' stamped Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 6:** Landscape Plan dated 4/1/21, scale 1"-20/40 , stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 7:** Erosion & Sedimentation Control Plan dated 4/1/21, scale 1"-40', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 8:** Sight Distance Plan dated 4/1/21, scale 1"-40', stamped by Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 9:** Construction Details I dated 4/1/21, scale 1" - 40' stamped Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 10:** Construction Details II dated 4/1/21, scale 1" - 40' stamped Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 11:** Construction Details III dated 4/1/21, scale 1" - 40' stamped Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.
- **Sheet 10:** Construction Details IV dated 4/1/21, scale 1" - 40' stamped Jason Scott (RPLS #51276) and Gregory J. Morse (RPE #47105) last revision 7/12/21.

**REPORTS:** *(all incorporated herein by reference)*

***"Drainage Calculations and Storm Water Management Report for Nathan's Hill Estates Definitive Subdivision Plan"*** dated and March 1, 2021, revised 5/26/21 & 6/23/21 prepared by Morse Engineering and stamped by Jeffrey Hassett (RPE #49293) – 153 pages.

**BACKGROUND**

In accordance with the provisions of M.G.L., Chap. 41, Sec. 81R, T & U and the Town of Hanover Planning Board Rules and Regulations for the Subdivision of Land, the Planning Board held the initial Public Hearing on Monday, April 26, 2021 at 7:00 p.m. via Zoom video call pursuant to the Governor's Order of March 14, 2020 regarding public meetings. The Planning Board was presented with an initial presentation by the applicants engineer about the project. The proposed subdivision know as Nathan's Hill Estates is proposed on 7.41 acres of land - a combination of the property at #45 Broadway, a portion of the property at #78 Oakland Avenue all zoned Residence A. The proposed roadway will obtain access from Broadway at the lot frontage of #45 Broadway for a proposed linear length of approximately 704' feet. The proposed roadway will service six residential house lots with Lots 3 & 4 serving the dual purpose of a drainage basin located at the rear of these two lots as well as the residences. Lot #6 in addition to the residence will also have a smaller water quality swale. The subdivision area has wetlands primarily located to north (rear of subdivision) and was subject to Conservation Commission review and approval of a Notice of Intent for work within the 100' buffer of the resource areas. The proposal came before the Planning Board during the following meeting dates: 4/26/21, 6/14/21, 6/28/21 and 7/12/21. On July 12, 2021, the Planning Board voted approval of four (4) of the five (5) requested waivers from their Rules and Regulations for the Subdivision of Land –. The applicant withdrew two (2) of the original waivers requested. The five (5) waivers and their vote can be seen further down in this decision. The Definitive Plan was approved with four (4) waivers and thirty-eight (38) conditions on July 12, 2021.

In addition to the provisions of the Subdivision Control Law (stated above), the proposed development was subject to a public hearing on May 17, 2021 because Broadway (the intersecting street) is a Scenic Way subject to the provisions of M.G.L., Chap. 40, Section 15C and any removal of trees requires written consent of the Planning Board. Abutters were notified of the public hearing and the Planning Board heard public testimony both for and against the petition. The Hanover Tree Warden, Stephen McNamara was also present at the meeting and provided testimony to the Planning Board. Mr. McNamara had delineated the tree in the field subject to removal. The Planning Board closed the public hearing of May 17, 2021 and unanimously voted to approve the removal of the one delineated tree within the layout of Broadway in order for the proposed subdivision to be developed, conditional on the applicant providing some form of mitigation.

**VOTE ON DEFINITIVE SUBDIVISION:** Voted - July 12, 2021 *(subject to the general and special conditions contained herein)*

Giuseppe Fornaro **MOTION** to vote approval of the Nathan's Hills Estates Definitive Subdivision (TPL #21-8) subject to the conditions second by Bernie Campbell (3:1)

**VOTE:** (A) Mary Ann Brugnoli (Y) Kenneth Blanchard (N) Meaghan Neville Dunne (Y) Giuseppe Fornaro (Y) Bernie Campbell (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**PLANNING BOARD VOTES ON WAIVER REQUESTS :**

Pursuant to Section VI.A of Hanover's Rules and Regulations Governing the Subdivision of Land in Hanover, Massachusetts the Planning Board has voted to grant the following waivers (as indicated) from said Regulations in accordance with the above referenced and approved plans:

*(A) = Absent or not present during the entire hearing process and therefore not eligible to vote. Associate Members do not vote on applications pursuant to Chapter 41 Section 81*

**1) WAIVER: Section IV.A.4.b (Vertical Curve Exceeds 1% - sight distance 200') – APPROVED** (Voted 6/28/21)

*"Vertical curves are required when the change in profile grade exceeds one (1) percent. The length of vertical curve shall be designed to provide a minimum sight distance of two hundred (200) feet to an object six (6) inches above the roadway surface from an eye height of three feet, nine inches (3.75 feet) – The applicant has designed the length of the first two vertical curves on the proposed roadway have been designed to provide a sight distance of one hundred (100) feet. This allows a larger portion of the proposed roadway to drain to the infiltration basins.*

**VOTE:** (A) Maryann Brugnoli (Y) Kenneth Blanchard (Y) Meaghan Neville-Dunne (Y) Bernie Campbell (A) Giuseppe Fornaro (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**2) WAIVER: Section V.C. 1. (Sidewalks) – APPROVED (Voted 6/28/21)**

*"Paved Sidewalks shall be constructed along the full length of both sides of every subdivision way" – The Applicant is allowed to construct one sidewalk on the northerly side of roadway around the cul-de-sac to terminate at Lot #1.*

**VOTE:** (A) Maryann Brugnoli (Y) Kenneth Blanchard (Y) Meaghan Neville-Dunne (Y) Bernie Campbell (A) Giuseppe Fornaro (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**3) WAIVER: Section V.E. 4 (Min. 2.5' Cover Over Drainage Pipes) – APPROVED (Voted 6/28/21)**

*"Drainage pipes shall have a minimum cover of two and one-half (2.5) feet unless otherwise approved by the BPW. "– The applicant proposes the drainage pipes connecting catch basins 5 & 6 to drainage manhole 4 and the drainage pipe connecting drainage manhole 4 to headwall 2 have been designed with one and one-half (1.5') feet of cover.*

**VOTE:** (A) Maryann Brugnoli (Y) Kenneth Blanchard (Y) Meaghan Neville-Dunne (Y) Bernie Campbell (A) Giuseppe Fornaro (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**4) WAIVER: Section IV.A.5c (Required landscaped island in turnaround) –DENIED (Voted 6/28/21)**

*"Turnarounds" shall be provided with a central circular island of twenty-four (24) foot radius minimum. The paved roadway width around said circular island shall be twenty-nine (29) feet for minor streets and thirty-one (31) feet for major streets. The circular island shall have granite edging and be landscaped with low, lying, low maintenance shrubs and other approved plantings and/or trees. – The waiver was denied and the applicant shall comply with this section of the Subdivision Rules and Regulations.*

**VOTE:** (A) Maryann Brugnoli (N) Kenneth Blanchard (N) Meaghan Neville-Dunne (N) Bernie Campbell (A) Giuseppe Fornaro (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**5) WAIVER: Section IV.6. b. (Driveway curb openings) – Approved (Voted 7/12/21)**

*"Driveway curb cut location shall not be located within sixty (60) feet of the point of intersection of the centerlines of existing streets. On the corner lots, driveway curb cuts shall not be located within sixty (60) feet of point of intersection of the extended waylines of the intersecting ways."*  
The applicant noted the driveway curb cut at #39 Broadway is an existing situation as it relates to the centerlines measurement which with the new roadway will be a 40' setback. The existing layout of Broadway is very wide at this point in the roadway and currently the existing driveway encroaches into the layout to connect with the existing pavement of Broadway. A defined granite curb edge will be installed between the new road and the driveway of #39 Broadway.

**VOTE:** (A) Maryann Brugnoli (Y) Kenneth Blanchard (N) Meaghan Neville-Dunne (Y) Bernie Campbell (Y) Giuseppe Fornaro (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

**GENERAL CONDITIONS:**

1. **ENDORSEMENT OF DECISION:** Within thirty (30) days of the expiration of the twenty (20) day appeal period, and after having obtained the signature of the Town Clerk indicating that there has been no notice of appeal, the applicant shall present an original of this decision to the Planning Board for endorsement by the Chairperson of the Board.
2. **REQUIRED CERTIFICATION:** Prior to, or at the time of, submittal of the decision for endorsement, **the applicant/property owners** shall submit to the Planning Board a certification indicating, in effect, the following:

"I (We), \_\_\_\_\_, \_\_\_\_\_, on this date, \_\_\_\_\_, do hereby certify that I (We) have completely read and do fully understand all General and Special Conditions of Planning Board Definitive Decision, TPL-21-8, relative to the Nathan's Hill Definitive Subdivision. Furthermore, it is my (our) intention to comply fully, to the best of my (our) ability, with all aspects of the Definitive Subdivision Plan and with all General and Special Conditions of the Decision.

\_\_\_\_\_ Signature(s)

3. **RECORDING AT REGISTRY OF DEEDS:** Within six (6) month of the expiration of the twenty (20) day appeal period, the applicant shall record the endorsed Decision at the Registry of Deeds. Evidence of such recording shall be submitted to the Planning Board and to the Building Inspector prior to the initiation of any construction activities.
4. **NO DEVIATION FROM APPROVED PLAN:** No material deviation, from the approved Definitive Subdivision Plan and Conditions of this Decision without prior written approval of the Planning Board. In the event that the applicant anticipates that some deviation is either necessary or desirable, he (she) shall notify the Planning Board in writing requesting modification of the Plan or the Conditions. If the Planning Board determines that the requested modification is minor in nature, the Board may grant such request. If the Board determines that the modification is not minor in nature, no such request may be granted until after a subsequent Public Hearing conducted for the purpose of fully discussing such modification. In any event, no such modification shall be undertaken until such time as the Board has approved the request in writing. Any modification or deviation shall be fully processed in accordance with this General Condition prior to the applicant initiating a request for Final or Conditional Definitive Plan Sign-Off
5. The applicant shall meet all the requirements as established by the Hanover Board of Health's regulations pertaining to the preparation and installation of sewage systems", and "lots will be approved on a lot by lot basis only, provided that the applicant can meet with all the Board's regulations." The applicant shall comply with the Rules and Regulations set forth by the Hanover Board of Health before commencing any work under its jurisdiction.
6. The applicant shall comply in every particular section of the Town of Hanover Planning Board "Rules and Regulations Governing the Subdivision of Land" in effect on this date. Waivers have been granted as noted above all other provision of the Rules and Regulations apply.

7. The applicant shall comply with the Hanover Conservation Commission's Order of Conditions Mass DEP #SE 31-1229 and Hanover File# BL 21-2.
8. The applicant shall comply with the rules and regulations of the Hanover Department of Public Works in effect when the plan was submitted and, to the extent practicable, with any future changes in these rules and regulations until the subdivision is completed. Since the DPW, has been given supervisory authority by the Planning Board over water, roadway and drainage installation and construction, the applicant shall comply with all reasonable requests by them as to the scheduling of inspections prior to covering any work.
9. Before any lots are released for building purposes, the necessary drainage (including retention or detention basins) shall be installed, water mains and water services to each lot line shall be installed, rough and finished grading of the road shall be at proper grades and the first or base course of bituminous concrete shall be installed, all to the satisfaction of the Planning Board and to its delegated inspection agent, the Hanover Department of Public Works and/or to the satisfaction of the Conservation Commission in matters under its jurisdiction.
10. Lots shall be released upon deposit of a cash security against the completion of the subdivision as shown on the Approved/Endorsed Definitive plan.
11. Work which is not completed in strict conformance with the definitive subdivision documents may be accepted by the Planning Board if such work is acceptable to all the Town bodies and departments involved and all such changes are accurately and fully recorded on the As-Built plans to be furnished at the time of completion of the subdivision. This paragraph shall not be construed as granting any specific or general relief from the Planning Board's Rules and Regulations and all changes not given approval prior to their execution may be grounds to delay or refuse to release lots and/or financial security.
12. Work outside the subdivision required for curb cuts in existing streets, connections to existing water or drainage systems or similar off-site work shall not proceed until such work has been approved by the DPW and in the case of curb cuts in existing Town streets, the Selectmen, as well. All such work shall be done at the applicant's expense.
13. In accordance with Section VI.F (Inspection Procedure) of the Planning Board Rules and Regulations, at least four (4) weeks before start of construction, the Developer shall request the Town Planner to arrange a pre-construction meeting. No work shall begin for this project until such time as the Pre-Construction Meeting has been held by the Town Planner.
14. The time for completion of the ways and installation of utilities and for the completion of all obligations as set forth in the Covenant and this decision will extend two (2) calendar years from the decision date, and it is contemplated that the subdivision will be completed by that date. If it should appear that the completion will not take place by that date, a request for an extension, with the justification appropriate to the circumstances, shall be submitted to the Planning Board well in advance of the expiration date. The Planning Board reserves the right to make any such extension, if granted, conditional upon your acceptance of any revisions in the Subdivision Control Rules and Regulations in effect at the time of the request. Additionally, such approval may be subject to an increase in the amount of financial security outstanding. Any such increase

is intended to reflect construction cost inflation or remedy of defects in completed work or other good cause.

15. This decision and the Covenant shall be recorded together with the plan of the subdivision in the Plymouth County Registry (or at the Land Court Office therein) and evidence of such recording shall be furnished to the Planning Board prior to the release of any lots.
16. No Building Permit shall be issued for construction until after the applicant has satisfied all outstanding debts to the Town.
17. All construction activities, including the maintenance, startup, and operation of any construction vehicles or trucks on site, shall be limited to between 7:00 AM and 6:00 PM on weekdays. Any exception to these limitations shall be through written and specific approval of the Building Inspector and Police Department.

**SPECIAL CONDITIONS:**

18. During the twenty day appeal period, the property owner and/or applicant shall submit some form of performance guarantee for construction of the approved roadway in accordance with MGL Chap. 41 Section 81. Once submitted and accepted by the Planning Board as the method of performance guarantee, the Board will endorse the record set of plans; to be recorded with the Town Clerk Certified Definitive Decision all at the Plymouth County Registry of Deeds and/or Land Court. **No site work (including mobilization and/or tree clearing) shall commence until such proof of recording has been submitted and approved by the Planning Department.**
19. A pre-construction meeting with the Town Planner shall occur prior to the start of any site work. As part of the meeting, the applicant/property owner shall provide at the meeting or prior to the meeting the following items:
  - a. All Contact information for the Project Manager including a 24 hour telephone number for the public safety divisions;
  - b. An estimated construction schedule of the project; including anticipated inspection of utilities and drainage by Town personnel
  - c. An initial deposit of \$6,000.00 for inspections that will be necessary during the life of the subdivision work and if needed future replenishment for the life of subdivision.
  - d. A dig safe number for the start of the project and thereafter when renewed provided the new number via email.
  - e. Submission of the Storm Water Pollution Prevention Plan (SWPPP) – submit prior to meeting.
  - f. A description of what provisions will be utilized to control dust and if needed what provisions will be utilized for dewatering should it become necessary
  - g. Location of any construction trailer or any marketing signage at the entrance of the subdivision

Completed on site and to be inspected by Planning Staff and/or their designee:

- h. Flagging that will depict the limit of tree clearing in accordance with the approved plan **before any tree or vegetation cutting can occur elsewhere on the site.**
  - i. All soil and erosion controls have been installed as required per the approved plans. This will include the orange temporary construction fencing along the bottom slope of the outside of the infiltration basin berm.
  - j. A gravel apron at the roadway entrance to serve as a stabilized construction entrance for vehicles exiting the site and minimize sediment deposits on the adjoining roadway
  - k. Stake out the property line on both the west and easterly side of the proposed subdivision from station 0+00 to station 3+50 to clearly delineate the mutual abutting property lines. Delineation shall remain for the duration of construction.
20. Prior to the start of any site work, the applicant and/or owner shall contribute \$4,277.00 to the Hanover Sidewalk Fund in lieu of the construction of the second sidewalk within the subdivision.
21. **Prior to any sale of the property even as a whole parcel**, proof of recording of the Definitive Subdivision Decision, Plans and Homeowner's Association from the Plymouth County Registry of Deeds, shall be submitted to the Planning Department. Establishment of the Homeowner's Association documents shall clearly identify the Homeowner's Association shall be responsible for all aspects of the roadway operation, management and longevity including but not limited to annual snowplowing and street sweeping. The Homeowner's Association shall also be responsible for the subdivision drainage system, landscaping and improvements at entrance of proposed roadway as to operation, maintenance and longevity. The proposed roadway will remain a private way and shall not be accepted in the future by the Town as a public way. This condition shall run with the title of the property.
22. Annually before November 1<sup>st</sup>, the Homeowner's Association shall provide by certified mail to the Department of Public Works a copy of a plowing contract for the roadway for the upcoming winter season. Only in an emergency situation, this private roadway is not plowed and the Town of Hanover has to plow the road for emergency access, the Homeowners' Association shall be invoiced and required to pay for such snowplowing service. This condition shall run with the title of the property.
23. The applicant and/or owner shall submit to the Fire Department, for review under the Town's existing "911" system, a proposed street name for the subdivision roadway for approval to avoid duplication of other similar street names. Written approval from the Fire Department shall be provided by the applicant and/or owner to the Planning and Public Works Department **prior to the issuance of the first building permit (including foundations)**.
24. On the endorsed subdivision plans, a stop and street sign is depict within the Broadway Road layout, the location of said signs in the layout shall be approved by the Department of Public Works before installation. Within the subdivision, any proposed signage and/or natural carved monument style identification with the subdivision name or road name shall be set back from the pavement intersection of Broadway and the proposed roadway to assure a clear line of sight

in both directions for vehicles entering and the subdivision. A pavement painted stop bar, in accordance with the MUTCD standards shall be provided. Location of the stop sign and stop bar shall be approved by the DPW in consultation with Hanover Police Department. The stop sign and stop bar shall be installed with the base pavement and also replaced when the final pavement top (final stop bar 12" white Thermoplastic) is completed.

25. As part of condition #19 (h), the limit of tree clearing shall be flagged prior to the start of any site work and maintained visible at all times on site to ensure no encroachment into this area with tree cutting and/or grading. For purposes of this decision, the limit of tree clearing as established prior to construction is a "no touch" area. Any need to enter into this area for grading, septic installation, retaining walls etc. shall first be presented to the Planning Staff/Planning Board for consideration as to a major or minor modification to the subdivision approval.

During Construction Phase:

26. Hours of work shall be in accordance with General Bylaws 6.30 (Noise Control Bylaw) specifically Section 6A- relative to construction hours this shall include any starting of equipment in anticipation of the workday.
27. All contractor and employee vehicles shall be parked on-site and not along the sides of Broadway. The loading and unloading of equipment in Broadway shall be performed as quickly as possible and there shall be no long term (entire workday) parking of trailers on the shoulder of Broadway.
28. Erosion and Sediment Control measures at the intersection of the new roadway to Broadway shall include provisions for the existing catch basin on Broadway in front of #31 Broadway (Brewer) and the existing catch basin across from the new roadway entrance opposite side of Broadway at the frontage of #52 Broadway (Carroll). These catch basins shall be routinely checked for sediment and if necessary cleaned during the life of the project. **Prior to issuance of As-Built Approval of the subdivision**, the applicant shall document the two catch basins were cleaned out.
29. The Applicant, Owner and/or their contractor are responsible for keeping the site in an overall neat and orderly manner. Stockpiling of any natural or man-made materials shall be located away from the flagged wetlands and if long term shall be stabilized at the toe of slope with some type of soil erosion control method. At the end of each construction day, the site shall be secure to prevent public access while under construction until the base coat of pavement has been applied – no trenches are to be left open overnight unless a secured method of protection is provided. Broadway shall be inspected for any track soil deposits from the site and if necessary hand swept to address anything that has been tracked out from the site.
30. Given the large street layout of Broadway and proposed work within the layout, the applicant and/or their contractor shall obtain a street opening permit from the Department of Public Works, prior to the start of any site work including excavation of material in the layout of Broadway. The applicant shall submit a copy of the street opening permit to the Planning Department prior to any such work starting.

31. **Forty-eight (48) hour notice shall be given to the Planning Department,** for staff and/or their inspector/designee to be on site during excavation of the drainage basin. The bottom of infiltration basin should be over excavated (min. 4 feet) at test pit locations within the infiltration basin. Town representative (or designated agent) should be present to observe test pits and confirm minimum 2-foot separation from groundwater to the basin's bottom elevation (49.4').
32. As each lot begins to be developed with installation of the Title V system and/or the residential structure, the applicant, owner and contractor shall submit prior to issuance of the foundation/building permit, the final grading plan for the lot, to the Planning Department. The Planning Department will review the lot grading plan to assure there are no substantial changes of grades that would impact the roadway drainage system, sidewalks and the driveway apron slope.
33. All new electrical service within the proposed subdivision limits shall be underground in accordance with the Planning Board Rules and Regulations for the Subdivision of Land.
34. The applicant shall have staked out the mutual property line between the Map 49 Lot 4 (Coughlin) in accordance with condition #19k. Any work on the Coughlin property even if temporary shall require a written agreement and if work involves permanent grading a permanent easement shall be provided to the Planning Office signed by both owners before any work can commence outside of the subdivision limits.
35. The applicant shall have staked out the mutual property line between the Map 50 Lot 3 (Egan) in accordance with condition #19k. Any work on the Egan property even if temporary shall require a written agreement and if any work involves permanent grading a permanent easement shall be provided to the Planning Office signed by both owners before any work can commence outside of the subdivision limits.
36. The Subdivision was approved for one sidewalk on the northerly side of the road. Once the sidewalk as approved has been installed, then the planting of the required street trees shall be behind the sidewalk of those lots and approved by the Planning Department. As part of any request for release of lots from the Covenant for any of those lots that have not had the sidewalk completely installed, the requestor shall provide a proposed schedule of work relative to the sidewalk and including a written agreement that the trees shall be installed behind the sidewalk possibly on private property depending on their location with the lot release request.
37. Additional landscaping as depicted on Sheet 6 of 12 presented to the Planning Board on 7/12/21 prepared by Morse Engineering shall be accomplished within the first growing season the subdivision construction has commenced adjacent to the properties of # 39 and #53 Broadway at the roadway entrance of the subdivision
38. The applicant and/or owner shall notify the Planning Department, prior to the installation of any street trees within the subdivision. All street trees shall be planted behind the sidewalk either in the roadway layout or edge of private lot.

**END OF CONDITIONS**

Upon expiration of the 20-day statutory appeal period that commences with the filing of this document with Town Clerk, upon the Town Clerk's certification that no appeal has been made and the signature of the applicant, and upon submittal by the applicant of the appropriate performance guarantee in accordance with M.G.L., Chap. 41, Sec. 81U., the Planning Board will be able to sign both the Plan and this document. These items, together with a standard Covenant, shall be recorded in the Plymouth Registry of Deeds. Evidence of such recordings shall be furnished to the Board in the form of copies of same.

I hereby certify that 20 days have elapsed from the date this decision was filed with this office and no notice of appeal was received during that period

A TRUE COPY ATTEST

\_\_\_\_\_  
Town Clerk: Date:  
Catherine Harder-Bernier

The undersigned accept and agree as the Hanover Planning Board to the conditions and obligations herein set forth;

\_\_\_\_\_  
Not Participating  
MaryAnn Brugnoli, Chair

\_\_\_\_\_  
Meaghan Neville-Dunne, Clerk

  
\_\_\_\_\_  
Giuseppe Fornaro, Member

\_\_\_\_\_  
Not Participating  
David Traggorth, Associate Member

  
\_\_\_\_\_  
Kenneth Blanchard, Vice- Chair

  
\_\_\_\_\_  
Bernie Campbell, Member

\_\_\_\_\_  
Not Participating  
Anthony Cavallaro, Associate

Plymouth, County

On this \_\_\_\_ day of \_\_\_\_\_, 2021, came before me, the undersigned Hanover Planning Board, personally appeared known to me through satisfactory evidence of identity, to wit, M. Brugnoli, K. Blanchard, M. Neville-Dunne, B. Campbell, G. Fornaro and A. Cavallaro, to be the person(s) whose names are signed on the attached document and who signed in my presence.

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Notary Public

My commission expires:

cc: Hanover Town Clerk  
Hanover Board of Selectmen  
Hanover Conservation Commission  
Hanover Board of Public Works  
Hanover Building Inspector  
Hanover Board of Health  
Hanover Fire Dept. / Police Dept.