



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

Meeting Minutes of Thursday, October 4, 2012

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Ken Blanchard, Bernie Campbell, Lou Paradis, Jeff Puleo

Recused: Meaghan Neville-Dunne

Others: Assistant Town Planner, Margaret Hoffman, Anthony Marino, Director of Community Services

Richard Deluca, Planning Board Chairman, called the meeting to order at 7:00 p.m. in the first floor hearing room at Town Hall.

Open Public Hearing for Proposed Changes to Interchange Bylaw:

Anthony Losordo read the public notice for the Proposed Changes to the Interchange District Bylaw hearing.

Rich Deluca provided a background of the Interchange District Bylaw, including the history of the 40b projects. John Barry, Chairman of the Board of Selectmen also provided a background of the area and denial/ appeal of the 40b project.

Henry Furman of 9 Howland Park questioned whether developer would be dropping the 40b or not, and questioned whether the article might be premature without knowing results of appeals court.

Anthony Marino added the town would require an agreement to remove the 40b project and no access through Woodland Drive.

Carol Mattes of 525 Washington Street commented the town needs to increase the tax base. John Barry added the town would like to attract large retail use.

Andrew Dunne asked how access to Rout 53 would occur. Henry Furman commented he does not want to see less than a 150' vegetative buffer. Tom Kallenberg of 132 Woodland Drive commented he agreed the vegetative buffer should be maximized. Rich Laurie of 22 Curtis Road

commented he is concerned about the buffer. Ed Robinson of 193 Woodland Drive indicated he agrees development should be commercial and questioned the hotel and conference center idea. Carol Mattes commented that there should be a 10 to 20 year plan and less than that would be shortsighted. Rick Mattes of 525 Washington Street questioned the timing of the proposed changes. Joe Leonido of 223 Woodland Drive also questioned the timing of the proposed changes. Tom Kallenberg questioned how much the town has spent in legal fees to date. Andrew Dunne commented that the town has a really good case and that the town is irresponsible to suggest the developers would remove the 40b. He asked if the town could ask counsel whether it is possible to have a binding agreement to remove the 40b.

Laura Rappaport of 352 Woodland Drive questioned whether a change to the zoning would negate a 40b project? She also indicated her support to wait until Annual Town Meeting for proposed article. She would want to see a steadfast agreement between the town and the developer to remove the 40b. Maizena Branowska of 160 Woodland Drive asked about the differences in Parcel A and B. Henry Furman commented given the uncertainty of the proposed changes, the town meeting would be quite contentious. Tom Kallenberg questioned the expedited permitting process. Margaret Hoffman explains what the Chapter 43D permitting is about. Jack Robinson of 193 Woodland Drive questioned the town's vision for this area? Derby Street? Office buildings? Hotel? Ken Story of 76 Willow Street questioned the wetland permitting process and environmental impact report for the property. Carol Mattes asked if the town will look at additional properties to rezone and indicated the town should focus of "forward" planning. Tom Kallenberg questioned the viability of the water supply and whether the town had enough water for this project. He also voiced concerns about sewer treatment plan and whether this will affect the wetlands. Laura Rappaport questioned what the planning board would consider as a downside of the proposal. Rich Deluca indicated less buffer area would be a downside to the proposed changes. Joseph Leonido asked what the process would be if there was no special town meeting. Daryl Rappaport asked whether there is a site plan to visualize the proposed changes. Donna Kirby of 24 Beechnut Circle commented removing access off Woodland Drive would be nice. Meaghan Dunne asked whether the town can prevent the 40b, even if there is an agreement. Bernie Campbell indicated he would be in support of changes if the 40b was withdrawn. Doug Robinson of 143 Woodland Drive questioned why the developers would take the 40b off the table.

Richard Deluca thanked everyone for coming to the meeting. Jeff Puleo made a motion to close the public hearing and Ken Blanchard seconded the motion. Tony Losordo made a motion to adjourn the meeting at 9:05p.m. Lou Paradis seconded the motion and it was so voted unanimously. The meeting was adjourned at 9:05p.m.