

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

Meeting Minutes of Monday, May 21, 2012

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Ken Blanchard, Meaghan Neville-Dunne
Absent: Bernie Campbell, Tony Losordo, Lou Paradis

Others: Deborah Keller, Merrill Associates, Kevin and Darryn Grady from Grady Consulting, Mike Hoban, Ed Callahan, Dana Angelo, David Kelly, Kelly Engineering, Conservation Agent Patrick Gallivan, Director of Community Services Tony Marino, Bob Tombari, 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 of April 23, 2012. Jeff Puleo made a motion to accept the Planning Board meeting minutes of April 23, 2012 as amended. Ken Blanchard seconded the motion. All others were in favor.

795 Washington Street – Hanover Garden Center:

Paul Hutchins, owner of the Hanover Garden Center, 795 Washington Street provided the Planning Board with a draft copy of a revised plan for the center. He is proposing adding a second mulch storage container and moving the existing storage shed and trailer. He is also proposing additional parking spaces. Landscaping and snow removal equipment would be stored behind the shed. The Planning Board requested that there be no storage of refuse on the site. The Board requested a final site plan with the additional parking spaces outlined on it.

Jeff Puleo made a motion to approve the minor site plan modifications for 795 Washington Street – Hanover Garden Center with the condition that a final site plan is provided to the Planning Board. Ken Blanchard seconded the motion. All others were in favor.

1282 Washington Street - Pier 1 Imports:

Megan Dean from Pier 1 Imports met with the Board regarding additional minor modifications to the approved minor site modifications that were approved at the April 9, 2012 Planning Board Meeting. The Planning Board discussed the Pier 1 Minor Modifications request with Building Commissioner, Tony Marino. The Planning Board approved minor modifications of the architectural façade design of the Pier 1 store at their April 9, 2012 meeting. Jeff Puleo made a motion to approve the additional Pier 1 exterior modifications including the overhead door, canopy, concrete ramp and relocation of the dumpster. Ken Blanchard seconded the motion. All others were in favor.

Public Hearing PB12-14SP: Sunoco, 1954/1970 Washington Street:

Planning Board Member, Ken Blanchard read the public hearing notice for PB12-14SP: Sunoco, 1954/1970 Washington Street into the record. He also read comments from Deputy Fire Chief, Barbara Stone, into the record. She has requested the removal of the proposed three parking spaces in front of the store.

Attorney, Bob Tombari, representing the applicant, explained the history behind Sunoco's application to the Planning Board. The applicant proposes to remove the existing service bays and remodel the existing building to a convenience store.

The applicant has requested that the store be allowed to be open 24 hours. The question of businesses being open 24 hours is currently being reviewed by the Police Chief and Town Manager. The Planning Board cannot give the applicant permission to stay open 24 hours at this time.

It is expected that a new traffic light off of the highway exit near the Sunoco station will control the entrance and exit flow of traffic to the site.

The applicant has submitted a sign permit application to the Town's Sign Officer.

It was discussed that the island at the front of the site is owned by the State.

The existing dumpster will be moved and will be enclosed.

A discussion took place about the storm water management on the site. There is currently a catch basin on the site. The State will be adding two additional catch basins.

Paving and seal coating will be done on the site where needed.

Bathrooms will be located inside the building and will be open to the public.

Jeff Puleo made a motion to close the public hearing for PB12-14SP: Sunoco 1954/1970 Washington Street. Ken Blanchard seconded the motion. All others were in favor.

Jeff Puleo made a motion to accept the site plan and grant special permits for PB12-14SP: Sunoco 1954/1970 Washington Street with the revisions as discussed. Ken Blanchard seconded the motion. All others were in favor.

Continuation of Public Hearing PB11-06SP: Assisted Living Facility, 1775 Washington Street: David Kelly, Kelly Engineering, representing the applicant, provided details of the revised proposed plans for the Assisted Living Facility.

The proposed square footage of the building has decreased since the last meeting. The revised plan shows 64 units with a total of 68 bedrooms, a decrease from the previous plan.

A drop off area was added to the front of the building.

The driveway was narrowed to 20 feet wide and changed to a one way delivery service access only.

There will be a strolling garden where residents and visitors can walk.

Dumpsters, transformers, and generator pads were relocated to the back of the building.

The applicant and engineer will be meeting with the Conservation Commission on July 6, 2012.

Photometric and landscaping plans have been provided.

A drawing of proposed teardrop luminaries was distributed to all Board members at the meeting.

The applicant has prepared a response to Dave Nyman's comments.

The letter from Samantha Woods, The North and South Rivers Watershed Association Inc., was discussed. The detention pond will be relocated to the north of the site. David Kelly spoke about the pond as it relates to proposed mitigation for this project. The possibility of a footbridge connecting the Hanover side of the Third Herring Brook to the Norwell side was discussed.

A study of estimated traffic for this type of facility was submitted to the Planning Board.

Paul Maloney from the Architectural Team displayed drawings of the proposed buildings which will have a residential look. The question of whether shutters should be added to the façade of the building was raised by the Planning Board.

Based on comments from the Fire Department, two hydrants will need to be added to the plan. Access to the sprinkler room via the front entry is also required.

Initially, the facility would be tied into the Mall's wastewater treatment plant. The Mall may be relocating their wastewater treatment plant. The Mall expects to be coming before the Planning Board with an ANR to separate the property for this facility from the Mall's property. The plan is to sell the land to the developer.

Pat Butler, 254 South Street, Norwell, said she was happy that the parking lot drainage will be improved. She expressed concern about their being enough employee parking and the one way into the facility. She mentioned concern about a pothole on the bridge getting larger due to water drainage.

Ernie Butler, 254 South Street, Norwell, expressed concern about the buffer zone and smells from the wastewater treatment plant.

It was discussed that plantings along Mill Street will be extensive to provide a buffer for abutters.

Ken Blanchard motioned to continue the hearing for PB11-06SP: Assisted Living Facility, 1775 Washington Street to June 18, 2012 at 7:00 p.m. Jeff Puleo seconded the motion and it was so voted unanimously.

Public Hearing PB12-17SP - 1206 Hanover Street:

Planning Board Chairman, Richard Deluca, recused himself from the hearing for 1206 Hanover Street, since he is the owner of this property. Planning Board Vice Chairman, Jeff Puleo, ran the hearing for this project in his absence. Ken Blanchard read the public hearing notice for 1206 Hanover Street into the record.

Kevin Grady, Grady Consulting, the applicant's engineer for this project, gave a brief overview of the project. Dave Nyman's comments were addressed by the engineer. The applicants have requested a waiver from the parking requirements to allow a reduction in parking.

A copy of a Trip Generation Study from the Institute of Transportation engineers was provided to the Planning Board. The weekend peak hour trip generation for a 9,000 square foot mini warehouse self-storage facility is 6.3 trips per hour.

The landscaping plan was updated. The entrance is on a State highway.

Richard Deluca, the applicant, explained that there will be no visible dumpsters on the site. This will eliminate patrons using it for unwanted storage items. There will be a small office and bathroom in the new building. The bathroom will pump to the existing septic system.

Comments from the Fire Department on the revised plan are still needed.

There were no comments from the audience on this project.

Ken Blanchard made a motion to continue the public hearing for PB12-17SP: 1206 Hanover Street to Monday, June 4, 2012 at 7:30 p.m. Meaghan Neville Dunne seconded the motion. All others were in favor.

Continuation of Public Hearing PB12-15SP: 1052 Hanover Street.

The applicant's engineer reviewed changes to the plan since their last meeting with the Planning Board. The buffer area in back has increased. A drawing which illustrated elevation was displayed. A developmental impact statement, including expected traffic volumes, was provided to the Planning Board. The statement estimates vehicle trips at full project build-out of 32 trips per peak.

Only two employees are expected on the site.

The engineer for this project requested that the proposed mitigation apply to the second phase of this project. He stated that most of the comments and concerns of the Town's peer review engineer had been addressed. The berm will be raised a couple of inches.

Planning Board members asked about the landscaping plan. They requested an approval letter on this plan from someone with a landscaping background.

Lighting will consist of wall mounted fixtures.

The dumpster will have a fence around it.

A waiver for reduced parking is being requested.

An abutter, Chris Gear, 1063 Hanover Street, asked when phase 2 of the project will happen. The Planning Board will require Site Plan review, including the notification of abutters for this project. The second phase of the project is expected in about five years.

George Peterson, 1055 Hanover Street, asked about buffers and will abutters be able to see anything. The engineer stated that the landscaping for this project will create buffers.

The Planning Board raised the question of whether approval was needed from Mass Highway for the trees in the right-of-way. The Engineer said he will consult with abutters on the landscaping.

Jeff Puleo made a motion to close the public hearing for 1052 Hanover Street. Ken Blanchard seconded the motion. All others were in favor.

579 Washington Street – Request for a Limited Site Plan Review:

Deborah Keller, from McKenzie Engineering provided details on Sullivan Brothers Used Vehicle Outlet, 579 Washington Street request for a Limited Site Plan Review. Her client wishes to reconfigure their parking areas. The Board agreed to waive only the Consultant Review fees for this project and will require all other fees and notification of abutters. Jeff Puleo made a motion to allow the Limited Site Plan Review for 579 Washington Street. Meaghan Neville-Dunne seconded the motion. All others were in favor.

Jeff Puleo made a motion to adjourn the meeting at 10:00 p.m. Ken Blanchard seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Planning Board Secretary