



Planning Board

April 10, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, April 10, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Maryann Brugnoli, Meaghan Neville-Dunne, Richard Deluca, and Anthony Losordo
Others: Peter Matchak, Town Planner and Michaela Shoemaker, Associate Town Planner

Jeff Puleo, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Public Hearing for Definitive Subdivision “50 Dana Drive Extension”, case TPL-17-5:

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-5, 50 Dana Drive Extension, concerning the application of Karen and Albert Lorusso, 50 Dana Drive, Hanover, MA 02339, requesting a residential Definitive Subdivision Plan under M.G.L., Chap. 41, Sec. 81T. The applicant is proposing the development of a residential definitive subdivision plan, to be known as “Dana Drive Extension”. Said subdivision contains two (2) lots; the property on which the subdivision is to be located consists of approximately 5.63 + acres of land. The property is shown as Lot: 63 on Assessors’ Map: 120 and is located at the end of the cul-de-sac. The entrance road to the subdivision is proposed to be an extension off the cul-de-sac.

Gregg Morse, Morse Engineering Co., Inc. presented the site plans to the board. Mr. Morse reviewed the subdivision plan and stated that drainage exits in the back in the wetlands. Mr. Morse also informed the board that he had gone before the board 1 ½ years ago to divide the property under review into 4 lots and is now asking for only 2 lots and in addition have had perc tests done.

Mr. Morse presented the grading and utility plan and stated there will be two separate 12 foot wide driveways to the houses with a gravel cul-de-sac at the end of the road. Jeff Puleo, Chairman, asked for a clarification about the driveways. Mr. Morse responded that it will be 2 separate 12’ driveways which Mr. Puleo explained he wanted clarification on the cul-de-sac. Mr. Morse explained there would be drainage in the middle. Peter Matchak, Town Planner, read in Eric Johnson’s email for the record. Gregg Morse explained the existing services would remain the same for the existing house identified as 50 Dana Drive and bring new services in for the one new house lot. The topography typically flows into south/southeast wetland and rain garden that would drain eventually into the wetland. Jeff Puleo asked whether the storm water enters a pipe to reach the wetlands which Mr. Morse stated it is and it goes under the existing driveway. Gregg Morse stated there is an isolated wetland and in times of high water there is

water flowing but not a stream as there is no vegetation but they will file with conservation and they will be doing soil testing in the rain garden. Jeff Puleo clarified it is 7 waivers they are looking for which Mr. Morse confirmed. Jeff Puleo asked if Fire Department comments would change the design and the answer was no. Jeff Puleo asked who maintains the gravel and rain garden. Mr. Morse said they will create an Home Owners Association (HOA). Jeff Puleo said that if the HOA is not maintained it would then fall back to Peter and Tony at the town level. Maryann Brugnoli asked if Gregg will go through Dave Nyman's reviews which he said he would. Maryann Brugnoli stated she liked the project, however not the driveways and questions why they don't just do a roadway extension. Gregg Morse said it was to make it appear like two separate lots not just a road extension. Anthony Losordo agreed we needed Dave Nyman's comments. Richard Deluca asked if the two lots don't take responsibility for the cul-de-sac does it go back to the town. Peter Matchak stated that it would be a paper road so no further subdivision could happen or they would have to do a full subdivision plan. Richard Deluca inquired then if drainage issues would fall to the tenants if they don't maintain it which Peter Matchak said is correct. Richard Deluca said he liked the cul-de-sac but street trees down the center would be good to alleviate the runway look, maybe 50 feet on center, and have the developer work on the existing cul-de-sac landscape at the same time. Jeff Puleo stated the sheet flow from one lot to the other isn't good and flows to the southeast and questioned if that was factored into the design which Gregg Morse stated it was.

Jeff Puleo opened the meeting for public comments. Richard Farwell asked about the possibility of the existing house needs for new septic. Gregg Morse responded new septic would go out front. Richard Deluca stated there are a number of inspections that need to be had which Jeff Puleo said the Board can put in conditions for and typically they do for subdivisions. The Board questioned who is responsible for that which it was clarified that the HOA would pay for those. Peter Matchak stated that prior to Mr. Lorusso being able to sell lot 2 the town would need a certified HOA that would tie in the rain gardens and that \$6,000 would be held until all work is complete. Eamonn Clarke asked how long that lasts which Peter Matchak responded until all work is complete and that this board has 2 years for the work to be completed. Charles Norton presented current pictures of the site and stated the land is still as wet now as it was in 1984 when this went before the Board last. Jeff Puleo asked if there are a revised set of plans to have water away from Mr. Norton's property. Gregg Morse said from the Norton property the water flows perpendicular, the grading behind the house will congregate in a swale and in a revised plan he can more define the swail to get it away from Mr. Norton's property. Richard Deluca clarified the Board isn't asking the applicant to rectify water issues just that lot two will not increase any issues. Richard Deluca and Maryann Brugnoli asked about the purpose of the 10' drain which Gregg Morse stated goes into Pine Tree Drive and then into a wetland. Mr. Norton asked about the legality of the drainage ditch which Peter Matchak stated will be certified by conservation. Maryann Brugnoli suggested the Board should walk the land. Virginia Clarke questioned if removing the trees will cause more water issues and what happens if both houses decide not to partake in the HOA. The Board agreed we should walk it to assess for water issues and Peter Matchak stated that the HOA will be part of the decision that they must maintain it. Richard Farwell asked if the drainage pipes are there or is it just an easement and if there are where do the pipes go. Gregg Morse responded there are 18 inch pipes through a manhole that drain along the lot lines in a catch basin on Dana Drive. The Board discussed whether the existing piping has blockage. Peter Matchak pointed out that there is a corner and there could be some blockage. Jeff Puleo stated this needs to be rescheduled to see Dave Nyman's comments and Maryann Brugnoli clarified to the public Dave works for the town. The Board agreed they would like to see the documents from the previous 1984 Planning Board Meetings and discussed doing a walkthrough of the site. Jeff made a motion to continue and Maryann Brugnoli seconded it. All others voted in favor.

Continuance of Public Hearing Site Plan Approval and Special Permit “1070 Washington Street”, case TPL-16-19

Jeff Puleo, Planning Board Chairman, reopened the public hearing for case TPL-16-19, 1070 Washington Street. Al Loomis, P.E. of McKenzie Engineering, Inc., representing a revised site plans for the applicant Michael J. MacSharry.

The applicant proposes to construct a new 9,000 sq. ft. commercial building for contractor’s space and ancillary uses. The revised plan would include 23 parking spots, including 2 ascendable spots. The applicant intends to continue the current use of the pre-existing non-conforming 2,045 sq. ft. three-family house on said premise.

Al Loomis, presented a new plan that has the building shifted back about 3 feet so it is now in the 75 foot set back and will need a wall that is fairly insignificant. Drainage has stayed mostly the same. Maryann Brugnoli asked about landscaping. Al Loomis said that out of concern for the abutters they will have evergreens and with the slope they will need around a five foot wall and then will include ivy or cover ground for barriers with the trees. Maryann Brugnoli asked about the buildings use. Steve Calhoun said they would prefer retail but there would be storage in the back with an overhead door and retail. Jeff Puleo asked about the dual use. Peter Matchak said it is within the business district and the proposed use fit within the Zoning Bylaws. Richard Deluca clarified any tenant would still have to be vetted by Anthony Marino and the Town. Al Loomis pointed out that with the property being in the aquifer protection district it makes the uses limited. Peter Matchak agreed and said we can put in restrictions for the use as well. Furthermore, Peter Matchak responded the applicant will have to fit the business with what is allowable use in the bylaws and is policed by the Zoning Board official. The Board discussed the allowed uses for the current three family building and if residential would be permitted or if that would violate not allowing a second use. Maryann Brugnoli stated that we needed legal advice on how to interpret the bylaw which the Board agreed with. Matthew Tocchio asked whether the Board was allowing a special permit which Peter Matchak said the Board would be allowing the applicant to keep the house for three years after which time the applicant must either raze the house or reconstruct it. Steve Calhoun specified that the house would most likely be razed. Richard Deluca asked about landscaping and Al Loomis said trees can be spread out and hopefully natural buffers would grow. Richard Deluca asked about any mitigation issues with the house. The Board then looked into the mitigation bylaws. Jeff Puleo asked to continue based on Dave Nymans Reviews. Maryann Brugnoli made a motion to continue. Anthony Losordo seconded. All others voted in favor.

The meeting was adjourned at 9:12 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner