



Planning Board

April 24, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, April 24, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Maryann Brugnoli, 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 2017 Annual Town Meeting Public Ways Acceptance:

Jeff Puleo, Planning Board Chairman, opened the public hearing for the public ways acceptance of Saddle Lane. Jeff Puelo recommended waiving reading the letter from Victor Diniak, Director of Public Works, and having Victor present his letter to the Board. Victor Diniak recommended that the board does not accept Saddle Lane as a public way. He stated the road is quite aged and has not been well maintained. There are roots growing causing paving problems and there are ADA slope issues at many of the driveways. Mr. Diniak also stated that the slope and grading issues are common issues in subdivisions and the Board may want to consider those grading issues moving forward in regards to subdivisions. Jeff Puleo asked which issues were present in 2009 when Saddle Lane was inspected. Mr. Diniak responded that all of the issues except for some of the root problems were present in 2009. Peter Matchak, Town Planner, informed the board of some previous history in regards to Saddle Lane. He stated the town does hold money through Conservation Office for retainage and that the road has been plowed by the Town for the past ten years. Victor Diniak clarified they have been plowing because it is a road used by the public but not maintaining it. Anthony Losordo asked Peter how much money in retainage we are currently holding which Peter answered around \$20,000.00. The Board agreed that won't be enough to fix everything that needs to be fixed. Victor Diniak stated that is why he recommends waiting until more work is done and then possibly next year presenting this. Anthony Losordo made a motion to not accept Saddle Lane. Maryann Brugnoli seconded the motion. All others voted in favor.

Public Hearing for Site Plan Approval and Special Permit “495 Hanover Street B. Everett Hall Field” Case TPL-17-9

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-9 for the joint application of Hanover Build the Boards Committee and Hanover Park and Recreational Committee for 495 Hanover Street “B. Everett Hall Field”, Hanover, MA 02339, requesting Site Plan Approval and Special Permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 7.660 (Change in grade in excess of 1’ over 500 sq. ft.), Section 7.660 (Reduction in parking requirements), and Section 10.000 (Site Plan Approval). The applicant proposes construction of one 65’ x 125’ regulation size recreational outdoor hockey rink and one 40’ x 65’ recreational outdoor hockey rink. Renovations to the existing B. Everett Hall recreational facility include the expansion of the existing parking facility creating an additional 18 parking spaces, and storm water infrastructure. The site is identified as Lot 005 on Assessor’s Map 47. The site lies in the Residential A District and Aquifer Protection District.

Bob Melone, Member of Build the Boards Committee, presented the previously submitted December 14, 2016 plans to the Board and the new site plans. Build the Boards is proposing to build one junior/kid rink and one adult rink. Bob Melone informed the Board they had previously been looking at Gallant Field because it is a more underutilized field but the costs to revamp the fields and create the proposed project were too large as well as Build the Boards thought it was best to bring the rinks to where the kids already are which is B. Everett Hall Field. Dana Altobello, Merill Engineering, explained to the Board the smaller rink will be on the tennis court and the material will be hard concrete surface but there will be trees surrounding to help with water runoff as well as stormwater mitigation. The Board asked if it is possible to not add additional parking and move the rink away from the roads and residents. Build the Boards Committee stated as long as they are able to use the old rink as parking it should be sufficient. The Board asked whether there were plans for freeze the rink in the winter months which Build the Boards stated there are tentative plans for that and John Mahoney went into detail about the construction of the rink.

The Board opened the hearing to the public: Paul Salines, 106 Twin Fawn Drive, asked that the Board and the applicant keep in mind the abutting residents moving forward and more kids create more runoff which affects them. Jack Kennedy stated that sound is an issue so could the Board please put in a time in the evening when it is closed. Jeff Puleo stated there is a bylaw for noise pollution and that following that time lights should be off. Richard Salvucci warned about the town putting the hockey rinks in incorrectly and league games being an issue as a result and also asked about fencing or netting to prevent slapshots from leaving the rink area. The applicant stated they will get whatever size fencing is needed so that will not happen. Deirdra Kehoe stated she had concerns about noise issues and traffic issues. Jeff Puleo asked if a traffic study had been done which the applicant responded no but they could do so if needed. The Board stated there may be a need to start a committee to oversee the maintenance. Matt Tocchio stated he would prefer the rink also be moved away from the residents and that as more amenities are being built that we need to maintain them. The Board stated this is why they are

presenting the possibility of a committee to oversee the rinks. The Board asked for revised plans with the rinks moved away from the residents. Maryann Brugnoli made a motion to continue the public hearing to the next scheduled Planning Board hearing on May 15th. Richard Deluca seconded. All others voted in favor.

Public Hearing for Site Plan Approval and Special Permit “35 Hanover Street” Case TPL-17-8

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-8, 35 Hanover Street for the application of A Murphy Inc. Electrical Design and Contracting, 35 Hanover Street, Hanover, MA 02339, requesting Limited Site Plan Approval and Special Permit. The applicant proposes to construct a 48’x24’ storage facility on the rear of the property. The applicant proposes additional pavement and storm water infrastructure. The site is identified as Lot 015 and Map 48. The site lies in the Residential A District, Business District, Commercial District, and Aquifer Protection District.

Josh Whittain, representative for the candidate, presented the project to the Board. Maryann Brugnoli reminded the applicant that they are in the Aquifer Protection District so they will need to be careful about the rules in regards to that. Josh stated they revised plans to remove large overhead garage doors for that reason. The Board then discussed the applicant moving the proposed structure forward toward the existing building and reducing the amount of asphalt needed. Rick Barrett asked whether there would be any additional lights which Josh stated there would be but they would be pointed away from his property. Rich Moore stated he liked the residential look of it and inquired about fencing which Josh said there would be none. Jeff Puleo asked for larger site plans as well as elevations and topography. Maryann Brugnoli made a motion to continue the hearing to May 15th. Richard Deluca seconded. All others voted in favor.

Public Hearing for Special Permit “275 Circuit Street”, case TPL-17-7

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-7, 275 Circuit Street. Peter Matchak, Town Planner, addressed the Board and reviewed the applicants letter and stated this special permit would need to be approved by the Planning Board in order for the applicant to obtain an additional license from the Board of Selectmen. Jay Flanagan, the applicant, outlined his business which has a need to purchase trucks and vehicles for his various companies across the country. Peter Matchak, added that no vehicles could be parked outside the building. Maryann Brugnoli asked for clarification about what this special permit would allow and if after going to an auction to purchase the vehicles would they be stored on site. Jay Flanagan stated no they would be shipped out to his other businesses in the country. Richard Deluca stated the special permit should stay with the applicant. The Board stated there would need to be special conditions included in the acceptance of this special permit and they would be as follows; the special permit is nontransferable without Planning Board approval, the applicant would not be able to repair vehicles on site, no vehicles shall be stored outdoors except the two specified parking spaces and all will be stored inside, there can be no car sales on site. The Board opened it the meeting to public comment. Doug Maclellan, 300 Circuit St, stated that traffic had increased but after hearing the project it did not sound like that would be an issue.

Maryann Brugnoli made a motion to accept the special permit with special conditions. Anthony Losordo seconded. All others voted in favor

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by:

Peter Matchak, Town Planner