



**Planning Board**

**August 15, 2017**

**Town of Hanover**

---

The following minutes are from the Hanover Planning Board meeting held on Tuesday, August 15, 2017 in Hanover Town Hall.

**Planning Board Attendees:**

Present: Richard Deluca, Kara Nyman, Ken Blanchard, Maryann Brugnoli and Jeff Puleo

Absent: Bernie Campbell, Meaghan Neville-Dunne

Others: Peter Matchak, Town Planner and Michaela Shoemaker, Associate Town Planner

Jeff Puleo , called the meeting to order at 6:45PM in the first floor hearing room at Town Hall, Hanover, Massachusetts.

**Tedeschi Plaza Landscaping Plans:**

Ryan Gadles, owner of the Tedeschi Plaza located at 220 Columbia Road, Hanover, MA, discussed his landscaping plans for the property. The Board asked if there was a plan for watering the plants and Mr. Gadles stated they will be installing irrigation. The Board asked about signage and if the applicant had thought about doing a pylon sign to raise the sign higher for visibility and also a plan to enclose the dumpsters. Mr. Gadles stated that the plan is to make the signs smaller in width and his sign person will submit a plan to the Board and they do plan to enclose the dumpster. The Board all voted in favor of the landscaping plan.

**Benjamin Brooks Estates Minor Modification:**

Shane Brenner, Merrill Engineers, presented minor updates to the Benjamin Brooks Estates subdivision plans. Mr. Brenner stated there were minor changes and they wanted to explain those changes to the Board. Mr. Brenner pointed out the changes. The Board asked if the conditions to protect the neighbor from the original decision are still in place with Peter Matchak stated they are and those special conditions are in perpetuity that they will always have to abide by. Jeff Puleo made a motion to accept the minor modifications, Maryann Brugnoli moved the motion, Rich Deluca seconded. All others voted in favor.

**Public Hearing for Site Plan Approval and Special Permit “111 Mayflower Drive” Case TPL-17-12**

Jeff Puleo, re-opened the public hearing for case TPL-17-12, 111 Mayflower Drive, for the application of Robert Sennett. The applicant is applying for special permit and site plan approval under Section 6.510.C (Use Permitted by Special Permit Utility Structure and Warehouses) and Section 10 (Site Plan Approval).

Bob Rego from River Hawk Environmental presented the revised plans. The Board asked about drainage issues and Comprehensive Environmental Incorporated (CEI) comments which Mr. Rego stated have all

been taken into consideration with the revised plans. The Board asked if this property connects to Mayflower Drive and Mr. Rego showed an aerial map showing that the cars can't exit through Mayflower Drive and would have to exit Phillips Lane/Wearguard Drive. The Board asked if the 22,000SF include the office space and who is in charge of the O&M. Robert Sennett stated it does include the office and he will be in charge of the O&M. The Board inquired about changing the address to be easier to find. Mr. Sennett stated since it is a warehouse there will be limited traffic and those who will be going to it will know where it is. Peter Matchak stated the planning office can look into that with the applicant. Jeff Puleo made a motion to close the public hearing, Ken Blanchard moved the motion, Maryann Brugnoli seconded. All others voted in favor. Jeff Puleo made a motion to approve the site plan and special permit. Maryann Brugnoli moved the motion, Ken Blanchard seconded and all others voted in favor.

### **Public Hearing for Site Plan Approval and Special Permit "63 Wearguard Drive" Case TPL-17-13**

Jeff Puleo, re-opened the public hearing for case TPL-17-13, 63 Wearguard Drive, for the application of Robert Sennett. The applicant is applying for special permit and site plan approval under Section 6.510.C (Use Permitted by Special Permit Utility Structure and Warehouses) and Section 10 (Site Plan Approval).

Bob Rego from River Hawk Environmental presented the revised plans. The Board asked if they could put in rules that Mayflower not connect to Phillips Lane and Robert Sennett stated he is fine with that if the Board wanted that in writing. Jeff Puleo stated that should be something that is decided if the applicant ever brings forth a plan to do such. Jeff Puleo made a motion to close the public hearing. Maryann Brugnoli moved the motion and Ken Blanchard seconded. All others voted in favor. Jeff Puleo made a motion to approve the site plan and special permit. Maryann Brugnoli moved the motion with the special conditions Dave Nyman review the plans and access by on Phillips Lane, Ken Blanchard seconded. All others voted in favor.

### **Public Hearing for Limited Site Plan Approval "1076 Washington Street" Case TPL-17-15**

Jeff Puleo re-opened the public hearing for case TPL-17-15, 1076 Washington Street, for the application of Wozny Barbar and Associates. The applicant seeks Limited Site Plan approval from the Hanover Planning Board under Section 10.4000 to replace and replant the required fifty foot (50') vegetated buffer strip along the westerly rear property line which abuts the Residence A district.

Marjorie Adams presented the Board with a packet of photos previously shown by Mr. Salvucci at the site visit and past meeting. Ms. Adams stated the applicant has attempted to address the abutters concerns and provided two plans to the Board, one plan showed landscaping with the paving taken out and the second plan showed if the paving is kept in. The Board asked if abutters had seen the plans yet and that if they did not agree with the parking then the parking needs to be taken out and new trees planted. Maryann Brugnoli asked Peter Matchak if the applicant has to remove the parking and Peter stated that yes they have to remove it and the ZBA variance has 4 requirements the applicant must meet and the ZBA did not feel the applicant met those 4 requirements. Matt Tocchio presented an email he sent following the site visit and Maryann Brugnoli asked the abutters to review the plans submitted. Richard Salvucci stated he did not want the parking and felt there had been issues on Rt. 53. Andrew LeBlanc stated he felt the applicant should not be able to keep the parking and have no penalties. The Board asked the applicant

how removing the parking would affect them. Fidaa Wozny stated they will either move the employees to Rhode Island or they will be forced to let them go. Jeff Puleo made a motion to close the public hearing. Maryann Brugnoli moved the motion and Ken Blanchard seconded. All others voted in favor. Maryann Brugnoli stated she would like to see the retaining wall put back in. Matt Tocchio and Marjorie Adams presented photos for their cases about the retaining walls. The Board stated they would like to see the applicant remove the parking and do the full plantings. Marjorie Adams asked that the Board not accept that plan because the trees will be unable to grow due to proximity of each other. Jeff Puleo stated he wants the applicant to rip up the parking and plant trees. The Board stated the applicant will plant the following trees: 5 White Spruces, 5 White Pines, 6 Rhododendrons, 4 Mountain Laurels, 2 Red Maples, and 4 Norway Spruces. Jeff Puleo made a motion to approve the limited site plan to rip up the parking and plant the discussed plantings. Maryann Brugnoli moved the motion and Kara Nyman seconded. All others voted in favor.

Jeff Puleo made a motion to close the meeting, Maryann Brugnoli moved the motion. Kara Nyman seconded and all others voted in favor.

**The meeting was adjourned at 9:05 p.m.**

Respectfully submitted by:  
Peter Matchak, Town Planner