



Planning Board

December 4, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, December 4, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Richard Deluca, Jeff Puleo, Ken Blanchard, and Bernie Campbell

Absent: Kara Nyman, Meaghan Neville-Dunne, and Maryann Brugnoli

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

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

Public Hearing for Special Permit and Site Plan 283 Columbia Road Case TPL-17-21:

Jeff Puleo opened the public hearing for case TPL-17-21, 283 Columbia Road, for the application of Previte's Marketplace, 283 Columbia Road, Hanover, MA 02339. The applicant is seeking Site Plan Approval and Special Permits for the proposed construction of a multi-use commercial building to include restaurant and market place. The site is located at 283 Columbia Road and 239 Broadway and is further identified as Lot 086 on Assessor's Map 57 and Lot 087 on Assessor's Map 57. The site lies in the Business Zoning District and Aquifer Protection District. Jeff Puleo read in the public notice.

Jeff Tocchio and Scott Golding, Drohan Tocchio & Morgan PC Law, and Jim Burke, Decelle-Burke-Sala & Associates Engineers, represented the applicant and presented the plans. The Board asked the representatives to please go over the variances and special permits requested. Jeff Tocchio went over all requests and stated they do not currently have traffic reports but will present that during the process. The representatives discussed existing site conditions and proposed site plans and also presented a rendering to the Planning Board. Additionally, Jeff Tocchio presented three similar projects as examples for designs and discussed the various uses slated for the building. The Board stated they had concerns about traffic issues. The Board opened the meeting to the public for comments. Les Molyneaux stated he also had concerns about traffic and wondered if the applicant could reach out to the abutter at 303 Columbia about putting in an additional lane. Ben Cruiser stated he was glad to hear the applicant was working with VHB and MassDOT. Peter Moll asked about landscaping during the project. Jeff Puleo made a motion to continue the public hearing. Ken Blanchard moved the motion Bernie Campbell seconded and all others voted in favor.

Public Hearing for Special Permit and Site Plan 149 Winter Street Case TPL-17-20:

Jeff Puleo opened the public hearing for case TPL-17-20. 149 Winter Street, for the application of Michael and Laurel MacCurtain, Five Rings Dogs, 149 Winter Street, Hanover, MA 02339 requesting site plan and special permit approval. The applicant proposed a dog daycare and dog training facility on the premises. The site is located at 149 Winter Street and is further identified as Lot 043 on Assessor's Map 68. The site lies in the Industrial Zoning District and within the Wireless Telecommunications Overlay District. Jeff Puleo read in the public notice.

Michael MacCurtain represented himself and presented the Planning Board with their plans for the dog facility, waste removal, and outside dog area. The applicant stated this would be a dog training and day care facility. The Board asked about the number of dogs and also asked for a feces management plan. The applicant explained they are below the number allowed in Massachusetts and reviewed the feces removal process and the chemical rotation process they follow. The Board asked about business hours and stated there should be no outdoor activity after 6:30PM Monday-Friday. Jeff Puleo made a motion to accept. Ken Blanchard moved the motion Bernie Campbell seconded and all others voted in favor.

Jeff Puleo made a motion to close the meeting. Ken Blanchard moved the motion and Bernie Campbell seconded. All others voted in favor.

The meeting was adjourned at 9:00 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner