



Planning Board

January 9, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, December 12th, 2016 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Maryann Brugnoli, Rich Deluca, Lou Paradis, Anthony Losordo, Meghan Neville-Dunne and Bernie Campbell

Others: Peter Matchak, Town Planner and Heidi Cho, Assocaite Planning

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

Requested Lot Release: 132 Spring Street, TPL-16-15

The applicant Michael J. McSharry, 6 Leah drive, Rockland, MA 02370 requests Lot Release for Lots 1 and 2 for the Planning Board approved "Spring Street Knolls" Definitive Subdivision case TPL-16-15. The applicant has constructed the first of two, required two inch binder coat as asphalt on the approved roadway and is in the process of executing a bond in the amount approved by both the Town Planner and Department of Public Works Director. Tony Losordo made a motion to release the request two subdivision lots contingent of the approval and sub mission of a roadway bond in the amount approved by the Town Planner and Department of Public Works Director. Bernie Campbell seconded the motion. All other voted in favor.

Continuance of Public Hearing Requested Definitive Subdivision Minor Modification: Buttercup Lane, case PB 86-28C:

The applicant Ronald J. Poliseno, 150 Breamoor Road, Brocton, MA 02301 requests a modification to the 1986 Planning Board approved 1986 "Buttercup Estates" Definitive Subdivision case PB-86-28C.

Peter Matchak, Town Planner briefed the Planning Board on the history of the subdivision stating, "Buttercup Estates", a nine (9) lot definitive subdivision, was approved by the Hanover Planning Board in 1986. Lot 9 on the approved plan set was identified as a "non-buildable" lot due to the anticipated roadway extension and construction. Ronald J. Poliseno, the original applicant of "Buttercup Estates" and owner of the lot 9, has request to modify the approved 1986 plan to create one additional buildable lot. Lot 9 meets the town of Hanover's dimensional requirement concerning both land area and roadway frontage. The property is shown as Lot: 32 on Assessors' Map: 22 and is located on the easterly end of Buttercup Lane.

The Planning Board requested additional information from town counsel concerning the legal standing the Board can evoke under the Rules and Regulations governing the Subdivision of Land for drive way material and access.

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-16-20, 1070 Washington Street. Al Loomis, P.E. of McKenzie Engineering, Inc., representing the applicant Michael J. McSharry, addressed the Board presenting a revised site plan for 1070 Washington Street.

The applicant proposes to construct a new 9,000 sq. ft. commercial building for the purpose of garaging contractor’s vehicles. The site would include 29 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. The site is located at 1070 Washington Street and is further identified as Lot 94-1 on Assessor’s Map 30. The site lies in the Business Zoning District, and Aquifer Protection Zone.

Al Loomis, explained to the Board the revised plans have shifted the dumpster location to the northerly corner of the lot and added a buffer screening fence to the abutting property line.

The Board after discussion and deliberation requested the applicant analyzes and revise the plan to include landscaping plan, lighting and architectural detail of the building developing curb appeal. Other members of the planning Board express concerns with traffic and location and proximity to abutting residential housing.

The Board then opened the public hearing up to abutters. First Town Planner Peter Matchak presented an email received by Bob Steele of 389 Union Street received on Monday Nov 14th, 2016 concerning the application of 1070 Washington Street. Rich Sal of 37 Pine Street Drive spoke to his ongoing concerns of loss of privacy due to the development of Route 53. 394 Union Street a direct abutter residential home is zoned business expressed concerns of light and noise pollution and the future used within the Aquifer Protection District.

The Board then requested a landscaping plan, an updated site plan and architectural rendering of the building. Lou Paradis made a motion to continue the public hearing to the next scheduled Planning Board hearing on December 12th at 7:00 p.m.

The Planning Board’s next meeting date was set for Monday January 9th, 2017.

Rich Deluca made a motion to close the Planning Board meeting. Bernie Campbell seconded the motion, and all others voted in favor.

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

Respectfully submitted by:

Peter Matchak, Town Planner