



Planning Board

January 30, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, January 30th, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Rich Deluca, and Anthony Losordo

Others: Peter Matchak, Town Planner

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.

Public Hearing for Special Permit and Limited Site Plan Approval “1090 Washington Street”, case TPL-17-1:

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-1, 1090 Washington Street concerning the application of Highland 54 Trust, c/o Judith A. McAdam, DVM, 121 Barker Street, Pembroke, MA 02359. The applicant Judith McAdams owner of South Shore Animal Services is proposing to move her facility to 1090 Washington Street. The applicant is applying for special permits under Section 6.820 (Administrative Authority within Water Resource Protection District) and Section 6.860.B.1 (Uses Permitted by Special Permit in the Water Resource Protection District), and Section 10.400 (Limited Site Plan Approval).

The applicant proposes to open and operate a veterinary clinic facility within the preexisting non-conforming structure identified as 1090 Washington Street. Said building is deeded 19 parking spots. The Planning Board was presented a letter re: Change of Use Application for the property located at 1090 Washington Street dated Jan 4th 2017, filed on Jan 13th, 2017. The applicant will not board animal for profit. Animal in the care of the veterinary facility in poor health or in the recovery period shall be allowed to stay overnight until certified health.

The owner of 1096 Washington Street cited he was concerned with possible barking noise.

Matt Tocchio, 46 Pine Street stated he is concerned with minimal parking on the site.

Rickard Salvucci, sited a concern that unleashed dogs that are visiting the veterinary clinic could attack his unfenced yard were presently his free range chicken enjoy grass and sunlight.

Due to lack of participating Planning Board members, Jeff Puleo made a motion to continue the public hearing to the next scheduled Planning Board hearing on February 13th at 7:00 p.m.

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

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, explained to the Board the revised plans have shifted the dumpster location to the northerly corner of the lot. Furthermore, the building has been moved as close to Route 53 as possible respecting all buffers. Additional buffer screening and a wood stockade fence along the westerly property line have been added to the plan.

Regarding ingress and egress to each unit, the main business doors face Washington Street while each unit would have an overhead door in the back of the building. The Board then discussed there shall be no contracting work out side of the building.

Rich Salvucci of 37 Pine Street Drive spoke to his ongoing concerns of loss of privacy due to the development of Route 53. Matt Tocchio, 46 Pine Street voiced concern about the increases in traffic to the site. Al Loomis stated there shall be no increase in traffic to Union or Pine Street. Donnell Sidor of 394 Union Street a direct abutter residential home is zoned business expressed concerns of light and noise pollution.

The Board then requested the Town Planner review the application and site plan with Town Counsel regarding the proposed residential and business use on the same locus. Due to lack of participating Planning Board members, Jeff Puleo made a motion to continue the public hearing to the next scheduled Planning Board hearing on February 13th at 7:00 p.m.

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

Respectfully submitted by:
Peter Matchak, Town Planner