



**Planning Board**

**January 9, 2017**

**Town of Hanover**

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The following minutes are from the Hanover Planning Board meeting held on Monday, January 9<sup>th</sup>, 2017 in Hanover Town Hall.

**Planning Board Attendees:**

Present: Jeff Puleo, Maryann Brugnoli, Meaghan Neville-Dunne  
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 Tree Removal on Scenic Roads**

In accordance with Massachusetts General Laws (MGL), Chapter 87, Public Shade Tree Law, Section 3 (Cutting of Public Shade Trees; Public Hearing; Damages to Fee Owner) and Chapter 40, Section 15C (Scenic Road Designations; Improvements; Fines) the Town of Hanover Planning Board and the Tree Warden held a Joint Public Hearing regarding an application from National Grid to remove or prune public shade trees.

All work is recommended to remove hazard trees and prune for additional clearance in order to reduce tree outage problems affecting large numbers of customers served by these main lines. National Grid's arborists have identified ten (10) town trees for removal and three (3) town trees for pruning along scenic roads. Town trees located within the public way designated for removal or pruning, have been posted with a notice of public hearing in the field. The roads with town trees affected by the program are designated Scenic Roads: Broadway, Center Street and Water Street.

At 6:45 Jeff Puleo opened the public hearing. Jodi Stone of National Grid presented to the Board the list of 10 trees that have been cited for removal and three for pruning. Pictures of each tree were presented and a review of the health of each tree was given to all present Board members. Ms. Stone representing National Grid placed the public hearing notice on each tree 14 days prior to the public hearing as required by law. National Grid pays for the removal of each tree; however stump removal is not included.

Jensy Padilla, of 1003 Broadway and David Keegan, of 1044 Broadways asked if there is a replacement plan for specimen trees? Town Planner, Peter Matchak responded that there is no line item for the replacement of scenic trees in the current town budget. Jodi Stone, cited a National Grid hazard tree grant program available for local towns for the replacement of trees. David Keegan asked the Board to include a tree on the property of 1044 Broadway that had been recently damaged by a car accident. The town followed up with Jodi Stone and the town plans to apply for a National Grid grant program.

Due to a recent snow storm the Hanover Tree Warden was not present at the meeting.

Rich Deluca made a motion to close the public hearing and approved the removal of 10 trees as listed within the public notice and the removal of the specimen tree at 1044 Broadway as requested by said property owner. Maryann Brugnoli seconded the motion. All others voted in favor.

**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. Town Planner, Peter Matchak presented an email received on January 9<sup>th</sup>, 2017 from the applicants engineer Al Loomis, P.E. of McKenzie Engineering, Inc., representing the applicant Michael J. McSharry, requesting a continuance of public hearing.

Rich Deluca made a motion to continue the public hearing to the next Planning Board meeting scheduled for January 30, Maryann Brugnoli seconded the motion. All others voted in favor.

**Continuance of Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14:**

Jeff Puleo opened the public hearing for the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061. In accordance with the provisions of M.G.L. Chap 40A (The Zoning Act) and Section 10 (Site Plan Approval). The applicant is seeking Site Plan Approval for the proposed expansion of an existing automobile dealership creating four (4) new bays associated with the existing service center. Furthermore, the applicant is looking to expand the existing parking area creating thirty two (32) new parking spaces for the display and inventory of automobiles. The project includes alterations and improvements to the existing storm water management system. The site is located at 1 Saturn Drive and is further identified as Lot 058 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use Overlay District, Wireless Telecommunications Overlay District and Medical Marijuana Overlay District.

Kevin Grady of Grady Engineering presented the site plan to the Board. Coastal Volkswagen currently located in Hanover is looking to expand their service facility by adding 4 service bays and additional parking. In 2011, Coastal Volkswagen received special permits from the Hanover Planning Board to operate as car dealership facility. Peter Matchak, Town Planner cited all permits are valid.

Rich Deluca made a motion to close the public hearing and approved the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061, d.b.a Coastal Volkswagen, 1 Saturn Drive for the requested site plan approval as submitted. Jeff Puleo seconded the motion. All others voted in favor.

**Planning Board Vote: Requested Definitive Subdivision Minor Modification: Buttercup Lane, case PB 86-28C:**

Town Planner, Peter Matchak at the request of the Planning Board presented brief summary of the requested modification to “Buttercup Estates” Definitive Subdivision case PB-86-28C approved by the Planning Board in 1986:

“Buttercup Estates”, was permitted as a nine (9) lot definitive subdivision, and 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. Polisenno, the original applicant of “Buttercup Estates” and owner of the lot 9, has requested 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 proposed site plan has been reviewed by all departments. Fire Department has requested the proposed 1,200 ft driveway be paved for emergency access. Researching purpose of the subdivision control law in Hanover and 527 CMR Regulations the Planning Board has the ability to require the requested paved surface for emergency access.

After reviewing all material concerning the requested modification Maryann Brugnoli made a motion to approved Lot 9 as a buildable lot, with the condition the applicant will pave the entirety of the driveway as requested by the Hanover Fire Dept. and all conditions requested by the Hanover Fire Dept. Jeff Puleo seconded the motion. All others voted in favor.

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

Respectfully submitted by:  
Peter Matchak, Town Planner