



Planning Board

June 27, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Tuesday, June 27, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Kara Nyman, Ken Blanchard, Bernie Campbell,

Absent: Maryann Brugnoli and Meaghan Neville-Dunne

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

Stable Ridge Estates Bond Reduction

The Board heard from Peter Matchak, Town Planner, concerning the request by Northland Residential Corporation to reduce the Definite Subdivision Bond amount for Stable Ridge Estates. Greg Young, Northland Residential Corporation, spoke to the Board and said there have two lots under construction leaving only 2 lots remaining for sale. They would like to put a topcoat of paving on before winter. Peter Matchak stated he was in communication with Victor Diniak, Director of Public Works, concerning the bond reduction amount and the cost of the remaining work. Richard Deluca made a motion to approve the bond reduction to \$191,000.00. Bernie Campbell seconded the motion. All others voted in favor. Richard Deluca made the motion to extend the Stable Ridge construction expiration date 12 months. Bernie Campbell seconded the motion. All others voted in favor.

Spring Street Knoll Minor Modification

Peter Matchak discussed the Spring Street Knoll minor modification for the coats of pavement. Richard Deluca asked what the size of the road is currently. Peter Matchak responded it is about 80' feet in length. Bernie Campbell asked who inspects the roadway construction; Peter Matchak stated for small project the DPW road foreman would inspect the paving procedure. The Board stated they would like to modify the subdivision approval by adding a special condition stating; upon approval of the requested modification Spring Street Knoll roadway shall never become a public way and the homeowners association will need to install and maintain the 1.5" asphalt top course. Bernie Campbell made a motion to accept the minor modification with the special condition. Kara Nyman seconded. All others voted in favor.

Public Hearing for Special Permit and Site Plan Approval “111 Mayflower Drive”, case TPL-17-12:

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-12, 111 Mayflower Drive, Hanover, MA 02339, concerning the application of Robert Sennett. The applicant is applying for special permit under and site plan approval under Section 6.510.C (Use Permitted by Special Permit Utility Structure and Warehouses) and Section 10 (Site Plan Approval). Kara Nyman read in the public hearing notice.

The applicant is proposing to construct a 22,000 square foot warehouse including a 2,000 square foot associated office. The site is located at 111 Mayflower Drive, Hanover, MA 02339 and is further identified as Lot 036 and Map 52. The site lies in the Industrial District.

Bob Rego, River Hawk, Environmental, LLC, presented the certified site plan for 111 Mayflower to the Board. The building would be divided into 2 separate uses with a loading dock on both ends. Mr. Rego stated there is already plenty of existing parking so there will be no need to add more. They have already done a perc test and the septic would go on the east side of the lot. Storm water flows from Phillips Lane to the wetlands and the plans are proposing the storm water be collected in a catch basin on westerly paved portion of the site. Traffic Impact study showed it would be about 78 trips per day leading only to a .7% increase for Hanover Street for traffic. Bernie Campbell asked if Mayflower intersects with Wearguard. Bob Rego stated it does not that this property would utilize Phillips Lane which intersects with Hanover Street, Route 139. Richard Deluca asked if there is an easement or right that this property will always be able to travel to Phillips. Robert Sennett stated he wants to redo the entire lot while reconfiguring the entrance and circulation to surrounding properties. Richard Deluca said he supports the development with the main access through Phillips Lane and not through Mayflower Drive. Robert Sennett stated to the Board a water company is looking to lease space in the building but they have had other companies such as Amazon or Mercedes look at it as well. Jeff Puleo asked about landscaping plan for the front of the property and Bob Rego responded that not much will be done and the property is pretty bare. Jeff Puleo asked about the water going to the catch basin and Bob Rego explained it is designed to drain from the property to a CDS catch basin. Ken Blanchard asked if the existing slab of concrete is staying and Bob Rego said the building will use one side of it and incorporate the rest in. Robert Sennett added there were bathrooms on either side and they will go over by 20'-30' and use the existing slab. Ken Blanchard asked about industrial waste water holding tanks. Bob Rego responded that since they will be proposing the installation of overhead doors Massachusetts laws requires tight tanks. Richard Deluca asked if Dave Nyman will be reviewing and Peter Matchak stated he is and hopefully will have something by the end of next week but he liked the plans. Richard Deluca made a motion to continue the public hearing to the next Planning Board meeting while awaiting a report on the stormwater review. Bernie Campbell seconded. All others voted in favor.

Public Hearing for Special Permit and Site Plan Approval “63 Wearguard Drive”, case TPL-17-13:

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-13, 63 Wearguard Drive, Hanover, MA 02339, concerning the application of Robert Sennett. The applicant is applying for special permit under and site plan approval under Section 6.510.C (Use Permitted by Special Permit Utility Structure and Warehouses) and Section 10 (Site Plan Approval). Kara Nyman read in the public hearing notice.

The applicant is proposing to construct a 9,100 square foot warehouse with a 2,000 square foot associated office. The site is located at 63 Wearguard Drive, Hanover, MA 02339 and is further identified as Lot 045 and Map 52. The site lies in the Industrial District.

Bob Rego, River Hawk, Environmental, LLC, presented the certified site plan to the Board explaining the proposed development of 63 Wearguard Drive, a 4,300 square feet and existing access is off Phillips Lane. All traffic would come and go on Hanover Street, Route 139. The parking requirement is 23 and they are proposing 30 spaces. They are also proposing onsite septic and have done perc tests. There is a catch basin on the North East section as well as other catch basins. They will have a CDS in the North East for the catch basin and they will do treatment prior to discharge. The traffic at peak PM would be about 3 cars so added traffic would be very low and would go to Hanover Street. Jeff Puleo asked if Dave Nyman reviewed these plans yet. Peter Matchak responded that they are being reviewed by Dave Nyman. Richard Deluca asked about Phillips Lane and who plows it and if it is private. Robert Sennett stated he plows it and it has always been private way. Richard Deluca asked whether the Fire Dept. has reviewed the plans and the height of the building and Robert Sennett replied yes it is 12” piping and the height is 20’ to peak 22’ to eaves. Jeff Puleo asked if there will be a dumpster and Bob Rego stated he needed to add it to the site plan. Jeff Puleo asked if there is existing lighting on the site and if it is closer to neighbors and Bob responded that lighting on the site exist but all proposed lighting is further away from neighbors and will include the installation of shoebox light forcing all light down. Ken Blanchard made a motion to continue the public hearing awaiting storm water review. Richard Deluca seconded. All others voted in favor.

Public Hearing for Special Permit “803 Washington Street” Case TPL-17-14

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-14, 803 Washington Street, for the application of Joseph and Nancy Leonard. The applicant proposes alterations and structural changes to the existing building identified as 803 Washington Street which is located on a pre-existing non-conforming lot. The proposed work includes the vertical extension of the northerly and southerly existing side walls. The site is located at 803 Washington Street and is further identified as Lot 053 on Assessor’s Map 39. The site lies in the Commercial Zoning District and Aquifer Protection District. Kara Nyman read in the public hearing notice.

Joseph Leonard stated that he did not have any plans he just wanted to raise his roof on either side. Peter Matchak, Town Planner identified the Hanover Zoning Bylaw, Section 4.340, (Pre-Existing, Non-Conforming Lots) and Section 4.220.A.3.a (Pre-Existing, Non-Conforming Structures), siting the application process with the Planning Board. Jeff Puleo invited the applicant to show on the map / site plan of the proposed work. The applicant Joe Leonard presented engineering drawings of the proposed addition as submitted with the original application. Richard Deluca asked if this new building triggers any code updates such as a sprinkler system and if the current onsite septic system can handle increased capacity. Joseph Leonard stated that everything is good with all he was looking to do was add one bedroom to the existing unit. Richard Deluca asked if it will be the same entrance and exit and will there be more parking. Joseph Leonard stated that everything stays the same. Jeff Puleo asked whether signage changes and Joseph Leonard replied it stays the same. Brian Curly, 161 Main Street stated he is concerned with the egress from the currently residential unit. Planning Board member, Bernie Campbell, asked Peter Matchak, Town Planner to follow up with the Building Commissioner. Joseph Leonard stated it had been addressed. Paul Hutchins, 139 Hearthstone Way asked if there are any plans and are there 2 exits shown. Paul Hutchins, 139 Hearthstone Way stated that the property was grandfathered in for a one bedroom and now he is adding a second bedroom so he's no longer protected as a preexisting non-conforming building. Jeff Puleo asked if it is only one parking space per bedroom. Peter Matchak read in the regulations in the town of Hanover for parking for a dwelling. Richard Deluca made a motion to close the public hearing. Ken Blanchard seconded. Bernie Campbell opposed. All others voted in favor. Kara Nyman made a motion to approve the special permit. Richard Deluca seconded. Ken Blanchard, Kara Nyman and Richard Deluca voted in favor. Bernie Campbell and Jeff Puleo opposed the motion. The motion failed due to M.G.L. Chapter 40A Section 9 requires a vote of at least four (4) members of a five (5) member board to grant a special permit.

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

Public Hearing for Special Permit "2000 Washington Street" Case TPL-17-11

Richard Deluca made a motion to continue 2000 Washington Street to the next meeting. Ken Blanchard seconded that. All others voted in favor.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner