



Planning Board

March 13, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, March 13th, 2017 in Hanover Town Hall.

Planning Board Attendees:

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

Others: Peter Matchak, Town Planner, Michaela Shoemaker, Associate Planning, and Anthony Marino
Assistant Town Manager

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

Center School Addition: The engineer for the Center School addition presented a PowerPoint presentation to the board about the proposed site plan and renovations to the Center School to be more formally reviewed at a later date.

Public Hearing Zoning Bylaw Articles: The Chairman opened the public hearing at 7:00 p.m. The Board discussed the following articles:

Jeff Puleo, Planning Board Chairman, announced that the Article to amend zoning map 55/Lot 004 has been withdrawn and will not be on the town meeting agenda.

Public Hearing for Creation of Zoning Bylaw for the Temporary Moratorium of the Sale and Distribution of Recreational Marijuana: The board discussed the proposed moratorium of the sale and distribution of recreational marijuana. The board then answered questions from the public about the moratorium. Kate Sullivan inquired about voting no to recreational if medicinal is already accepted. Meghan Neville-Dunne asked whether banning it would be better or if that would open the town up to problems. The board agreed the moratorium would be a better decision. Richard Deluca moved to accept the moratorium. Maryann Brugnoli seconded the motion and it was so voted unanimously.

Public Hearing to Amend Zoning bylaw to Amend Section 6.040 "Used Permitted by Special Permit" Within the Residential District: Planned Residential Development for Seniors: The board discussed what the changes to the bylaw would be. Several members of the public were present and had questions for the Board. Peter Matchak, Town Planner, explained the changes from the old bylaw to the proposed new bylaw. Several Board members expressed concerns and reservations about the proposed changes. Jeff Puleo inquired about the buffer requirements and if it would have to be landscaping. Anthony Losordo stated he thought it was unfair that the other three PRDS developments would still be taxed on their clubhouse if the new ones were not forced to have a clubhouse. Rich Deluca stated that

this was a good effort to increase senior housing but going through the PRDS did not seem to be the best route to take due to its creation of small pockets of housing, making it difficult to oversee they stay 55 and older. Maryanne Brugnoli pointed out the issues that North Pointe ran into with selling 55+ condos and started selling to any age. Meaghan Neville-Dunne asked whether there would be any Hanover residence preference. Peter Matchak, Town Planner, addressed these concerns and questions. Jeff Puleo, Planning Board Chairman, opened the meeting to the public. John Thomson questioned how much the Planning Board has been studying senior housing and asked them to withdraw this amendment and to conduct more studies on the topic. Syd Elliott opposed not voting for this due to the clubhouse issues but did state that the PRDS was not the best way to solve the senior housing issues and inquired how many parcels of land in the town this amendment would impact. Viola Ryerson reminded the Planning Board that while the town may want tax relief the community wants to stay a bedroom community and to try and preserve that. Anthony Marino, Assistant Town Manager, responded by saying how important that fact was to the Planning Board and the town and that Hanover had recently been ranked as a top place to live by Boston Magazine. John Thomson asked the town to please research other towns for their senior housing plans such as Pembroke. Eleanor Kimball asked about the potential to freeze taxes at a certain age so seniors wouldn't have to sell their houses. Jocelyn Keegan inquired about how the town went from the current 20 acre requirement to 3 acres and if there were price restrictions. Anthony Marino, Assistant Town Manager, addressed the issue that the town no longer has available the size parcels of land currently in the bylaw. Viola Ryerson mentioned that developers may want the smaller parcels. Carol Mattis stated that we all need to listen to our seniors and that in the Hanover 300 there has been a request for Senior Housing and there is clearly a need for it. The board agreed more research needs to be done on the matter of senior housing. Maryann Brugnoli moved to withdraw the proposed PRDS changes. Meaghan Neville-Dunne seconded the motion. Richard Deluca and Jeff Puleo voted in agreement stating further study needs to be done on this issue and for it to become an action item for the Planning Board.

Public Hearing to Amend Zoning bylaw Section 6.11.20 "Village Planned Unit Development Section Area and Dimensional Regulations" The board discussed the proposed changes to the VPUD bylaw. Peter Matchak, Town Planner, explained the changes to the VPUD amendment. There were no comments from the public. Maryanne Brugnoli stated that this is a great idea for business and commercial and protects residential. Rich Deluca agreed that in business and commercial sections not all sides need a large buffer. Jeff Puleo made a motion to accept the bylaw changes. Anthony Losordo seconded the motion and it was so voted unanimously.

Continuance of Public Hearing for Special Permit and Plan Approval "1143 Washington Street", case TPL-17-2:

Jeff Puleo, Planning Board Chairman, reopened the public hearing for case TPL-17-2, 1143 Washington Street concerning the application of Honey Dew Association, Inc., c/o Richard Browen, 2 Taunton Street, Plainville, MA 02762. The applicant presented revised site plans.

The applicant is applying for special permits under Section 6.220.B and Section 6.220.N (Uses Permitted by Special Permit in Commercial District), Section 6.820.A (Administrative Authority with the Water Resource Protection District), Section 6.860.B.1, Section 6.860.B.5 (Use Permitted by Special Permit is the Aquifer Protection District), and Section 10 (Site Plan Approval).

The applicant is proposing construction of a new Honey Dew donut shop with a drive-thru window approximately 1,846 sq. ft., accommodating 50 seats including outdoor patio seating. Site work includes 27 parking spaces, landscape, and the implementation of stormwater system. Infrastructure work includes

septic replacement and utility upgrades. The site is located at 1143 Washington Street and is further identified as Lot 055 on Assessor's Map 24.

Jeff Puleo made a motion to close the public hearing and approved the application of Honey Dew Association, Inc., c/o Richard Browen, 2 Taunton Street, Plainville, MA 02762 for the requested site plan approval and to approve a special permit. Anthony Losordo made a motion to approve the application. Richard Deluca seconded the motion. All others voted in favor, Maryann abstained due to her absence from the previous meeting when the site plans were reviewed. The board added a request that it only be approved under David Nyman's review and if the applicant agrees that if Target ever were to sell them the property on the backend of the applicant's location they will add a second entrance. The applicant was on record saying they want to add an entrance if Target were to sell them the land.

Richard Deluca moved to approve the application with the added request Anthony Losordo seconded the motion.

Approval Not Required / 466 Broadway TPL-17-6:

The applicants Robert and Elizabeth Curran request ANR/Form A to create two identified lots. The applicant is looking to divide a second lot north of the existing house. No parties of interest or abutters spoke in opposition. Jeff Puleo made a motion to endorse the site plan as proposed. Maryann Brugnoli seconded the motion. All others voted in favor.

The Planning Board's next meeting date was set for Monday March 27th, 2017.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner