



Planning Board

March 27, 2017

Town of Hanover

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

Planning Board Attendees:

Present: Jeff Puleo, Maryann Brugnoli, Meaghan Neville-Dunne, and Anthony Losordo

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 second floor hearing room at Town Hall, Hanover, Massachusetts.

Public Hearing for Site Plan Approval “65 Silver Street”, case TPL-17-4:

Jeff Puleo, Planning Board Chairman, opened the public hearing for case TPL-17-4, 65 Silver Street, concerning the application of Anthony Marino, 550 Hanover Street, Hanover, MA 02339 for the Center School expansion. The applicant Anthony Marino is applying for site plan approval under Section 10.000 (Site Plan Approval).

The applicant is proposing renovation of the existing school building and an addition with related site improvements including, driveways with an extended driveway to Hanover Street, parking for 180 cars, play areas, wastewater septic system, storm drainage system, water main with fire hydrants, driveway parking and walk lighting, lawns and plantings.

Daniel Pallotta, Project Manager, asked the Board to not request that David Nyman review the plans as it is the town that is putting this proposal forward and as such the engineers that have been hired for the project work for the best interest of the town and it would be redundant to have David Nyman also review the plans. The Board discussed and agreed to waive Dave Nyman’s review. Mr. Pallotta discussed roadways and explained connecting Silver Street and Hanover Street will help with traffic flow and circulation. Ben Gary, landscape architect, for the project explained that the proposed parking will increase from the current 70 parking spaces to 180 to alleviate the parking issues. Mr. Gary discussed the proposed plans and also informed the Board that they have been working with the Towns Veterans’ Agent to work around the planned Memorial Garden. Chris Emilious from GEOD Consulting presented to the Board the traffic and traffic counts. He showed via the map where the new bus loop is being proposed for afternoon pick up and explained the loop would be locked except during that time. Meaghan Neville-Dunne inquired about the staggered bus timing in the morning and whether that would affect bus times. Mr. Emilious clarified the bus times will stay the same. Peter Matchak, Town Planner,

asked whether the parking spaces in the loop would be open during events. Mr. Emiliou said that would be up to the discretion of the school. Jim Marr presented to the Board the storm water and site utility plans. Jeff Puleo asked for a clarification about the catch basin. Anthony Losordo inquired if the whole school would be sprinkled which Mr. Marr responded that the whole building will be and will be up to code. Luis Ascensao discussed the layout of the classrooms, new cafeteria, cafeteria glass, and entrance glass. Meaghan Neville-Dunne asked for a proposed timeline of the project. Luis Ascensao stated the total project is slated to be 20 months. Maryann Brugnoli stated that the applicant should be applauded for their work with all the departments and with the town. Jeff Puleo asked for further explanation about the hydraulics of the cooling and heating system as well as if there was a plan for trash and dumpsters. Dan Pallotta provided that the maintenance will handle the trash and asked for confirmation that the David Nyman review has been waived. Maryann Brugnoli stated that it had.

Jeff Puleo opened the meeting for public comments. Matt Tocchio, 46 Pine Street, inquired whether there were lockdown precautions being built and if certain parts of hallways can be closed down and how will technology at other recess and entrance doors be used. Luis Ascensao responded that yes, hallways can be closed and all entrances will use card readers. Jeff Puleo made a motion to approve. Tony Losordo seconded the motion. All others voted in favor.

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. MacSharry.

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, stated that Peter Matchak, Town Planner, and Anthony Marino, Assistant Town Manager, had a meeting with the applicant, Michael MacSharry and Steve Calhoun, to discuss the possibility of having the pre-existing non-conforming setbacks of the three family house be grandfathered in to the current layout and to obtain legal opinion about the 3 year moratorium as well as to add 10 parking spaces for that buildings use. Maryann Brugnoli, asked if the applicant would be increasing the size of the building. Al Loomis replied that it would not be any bigger and the property layout wouldn’t allow them to go any bigger. Jeff Puleo asked for clarification that the applicant does not want to increase the layout but grandfather in the building so the applicant would not need to get a new variance for a new building. Maryann Brugnoli added that the applicant cannot make non-conforming more non-confirming. Al Loomis stated that the property would not allow them to go larger or they would have to add more parking spaces which the property doesn’t allow for. Maryann Brugnoli asked for the revised site plans. Al Loomis and Steve Calhoun both stated that there are no current revised site plans but this was a preemptive meeting to see whether this was something the Board would be interested in moving forward with. Anthony Losordo asked for clarification of when the three years starts, when the plan is accepted or after the building is built. Peter Matchak, Town Planner, responded that it is always the date when the decision is filed with town clerk. Maryann Brugnoli asked whether this dual use conflicts with the zoning

with this agreement. Peter Matchak replied that it does not because by the time the new building would be up this building would be out. Meaghan Neville Dunne asked about future problems with the renters currently residing in the three-family house. Steve Calhoun assured the Board that would not be an issue because Michael MacSharry would have to have the renters out prior to him purchasing it. Jeff Puleo asked whether the financing is based on this front building and Steve Calhoun answered that it was because the pro forma does include the front building. Jeff Puleo asked that Peter Matchak look into the legality of the three year agreement with the dual use and asked the applicants representatives whether storm water calculations had been done. Al Loomis responded that they have done some septic and storm water work and currently could support the building.

Matt Tocchio, 46 Pine Street, voiced concern about privacy issues and asked why not push the building forwards towards Old Washington Street and Route 53 and keep the whole project away from the hill and asked for more consideration of the residents. Al Loomis stated that they are bound by zoning and Old Washington Street is still used for utility by the town and that the hill would stay intact for Mr. Tocchio as the applicant would not be removing the hill just carving it and putting trees in. Andrew LeBlanc, 63 Grove Street, asked for clarification about it being zoned business or commercial. Rich Salvucci, 37 Pine Street Drive, requested legal clarification whether business can be in commercial and if commercial vehicles can be parked there.

Jeff Puleo asked that they reschedule another meeting. Peter Matchak made a motion to continue the public hearing to the next scheduled Planning Board hearing on April 10th at 7:00PM. Jeff Puleo Seconded. All others voted in favor.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by:

Peter Matchak, Town Planner