



Planning Board

May 15, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, May 15, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Maryann Brugnoli, Richard Deluca, Kara Nyman, Ken Blanchard, Bernie Campbell, 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 second floor hearing room at Town Hall, Hanover, Massachusetts.

Continuance of Public Hearing for Site Plan Approval and Special Permit “495 Hanover Street B. Everett Hall Field” Case TPL-17-9

Jeff Puleo, Planning Board Chairman, re-opened the public hearing for case TPL-17-9 for the joint application of Hanover Build the Boards Committee and Hanover Park and Recreational Committee for 495 Hanover Street “B. Everett Hall Field”, Hanover, MA 02339, requesting Site Plan Approval and Special Permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 7.660 (Change in grade in excess of 1’ over 500 sq. ft.), Section 7.660 (Reduction in parking requirements), and Section 10.000 (Site Plan Approval). The applicant proposes construction of one 65’ x 125’ regulation size recreational outdoor hockey rink and one 40’ x 65’ recreational outdoor hockey rink. Renovations to the existing B. Everett Hall recreational facility include the expansion of the existing parking facility creating an additional 18 parking spaces, and storm water infrastructure. The site is identified as Lot 005 on Assessor’s Map 47. The site lies in the Residential A District and Aquifer Protection District.

Dana Altobello, Merrill Engineers and Land Surveyors, presented the newly submitted site plans to the Board that took into account the Boards concerns and abutters comments. The proposed hockey facility will be moved towards the baseball field away from the woods and adding fencing to protect from fly balls at the baseball fields. Maryann Brugnoli asked whether they will be touching any buffers surrounding the rinks. Dana Altobello stated they will be leaving the 100’ buffer. Joe Grey, Build the Boards Member, stated the small rink will go directly overtop the current tennis court and won’t touch any more trees. Maryann Brugnoli asked about the hours of operations. Bob Malone, Member of Build the Boards, stated they were willing to

work with the Planning Board and Park and Rec to determine exact hours but they had thought normal recreational hours were appropriate. Maryann Brugnoli asked about the lights and Peter Matchak, Town Planner, explained the history of the lights at the fields. Maryann Brugnoli inquired about start time and Bob Malone stated they can start at 9AM and go until 9PM but did state that the equipment for the outdoor hockey rink is much quieter than ice hockey. Jeff Puleo asked abutters about their opinion on the lights. Deirdre Kehoe informed the Board that the lights are still on at 1:30AM until around 2:15AM. The Board asked Peter Matchak to look into the lights more and that the rinks would only be open until 9PM. Deirdre Kehoe stated weekends could be later but weekdays no later than 10PM would be good. Meaghan Neville-Dunne asked the age of the kids and whether they would really be playing so late at night. Bob Malone, agreed that it is mostly kids though high school age using the facility. Paul Nimeskern, 151 Candlewood Lane, informed that Board the lights are on a switch so if a coach forgets to turn off the lights then the lights stay on and the basketball lights stay on and the kids will stay until the lights turn off. Jeff Puleo advised the hours to close Monday-Thursday at 9PM and Friday and Saturday at 10PM. Richard Deluca asked about the bio retention base and whether there will be a path connecting the rinks. Dana Altobello informed the Board the bio retention will be capture water and there will be a small path connecting the two rinks. Bob Malone stated there will be netting to collect stray shots around the rink at a height of 10' feet. Kelly Gilroy, Parks and Recreation Committee, stated as far as lights go she believes they shut off at 10PM and that the Parks and Rec Committee met with Build The Boards and they approve the plan. Kara Nyman asked about hours and whether seasonal hours might make sense for the summer months and Jeff Puleo agreed seasonal could be good. Ken Blanchard asked about an exit for the medivac flights and Joe Grey stated they can use the Center School exit. Meaghan Neville Dunne asked whether it will be included as a closed campus for the summer months during camp and Kelly Gilroy stated that yes it would be part of the closed campus. Maryann Brugnoli made a motion to close the public hearing and approve the application with special conditions of the hours of operation, netting, and parking. Bernie Campbell seconded. All others voted in favor.

Continuance of Public Hearing for Definitive Subdivision "50 Dana Drive Extension", case TPL-17-5:

Jeff Puleo, Planning Board Chairman, re-opened the public hearing for case TPL-17-5, 50 Dana Drive Extension, concerning the application of Karen and Albert Lorusso, 50 Dana Drive, Hanover, MA 02339, requesting a residential Definitive Subdivision Plan under M.G.L., Chap. 41, Sec. 81T. The applicant is proposing the development of a residential definitive subdivision plan, to be known as "Dana Drive Extension". Said subdivision contains two (2) lots; the property on which the subdivision is to be located consists of approximately 5.63 + acres of land. The property is shown as Lot: 63 on Assessors' Map: 120 and is located at the end of the cul-de-sac. The entrance road to the subdivision is proposed to be an extension off the cul-de-sac.

Gregg Morse, Morse Engineering Co., Inc. presented the revised site plans to the Board. Mr. Morse explained due to abutting drainage issues they moved the potential house away from the property line. Jeff Puleo asked him to explain the grading in the rear of the property. Gregg Morse stated the water flows southerly and all water is being directed behind the house, Richard Deluca asked for clarification that this will slope even further away from abutters homes along Pine Tree Drive than the previously plan. Mr. Norton asked for clarification about a mentioned river and stated he felt DEQE should be part of this.

Richard Deluca asked Gregg Morse whether more water will go onto Mr. Norton's property and Mr. Morse stated in his opinion was "no". Virginia Clarke asked whether they would be clear cutting the trees and Mr. Morse did say "there will be some disturbance of around 1 acre of the total 3.2 acres and they will have lawn and rain gardens". Jeff Puleo asked about perc tests which Gregg Morse stated they had done two already and which have both passed. Steve Chase asked about lot 2 supporting another structure which Gregg Morse clarified that the Hanover Bylaws will only allow one main structure on a buildable lot. Maryann Brugnoli stated that what is before the Planning Board is for them to allow one property with one house and that the Board needed to have Dave Nyman's reviews. Bernie Campbell asked what the chances were that building this lot would improve the abutters conditions. Gregg Morse stated the backyards do drain back to the new lot and they are proposing 2 new pipes to alleviate water backup that currently backs into those backyards, so bettering their conditions. Karen Pierce, stated the abutters would all like no more water to be added to their lots and not to be flooded. Jeff Puleo again stated the Board would like Dave Nyman to be present at the next meeting with his comments. Gregg Morse stated the DEQE which is now the DEP has received these plans and reviewed them. Virginia Clarke asked about whether they can add other structures such as sheds or garages and Jeff Puleo answered the Board can add special conditions stating they can't do that. Albert Lorusso questioned why others in town could be 20' and his would have to be 70' which Jeff Puleo stated for reasons of extenuating circumstances. Richard Deluca made a motion to continue the hearing to June 6th and Maryann Brugnoli seconded. All others voted in favor.

Public Hearing for Site Plan Approval and Special Permit "35 Hanover Street" Case TPL-17-8

Jeff Puleo, Planning Board Chairman, re-opened the public hearing for case TPL-17-8, 35 Hanover Street for the application of A Murphy Inc. Electrical Design and Contracting, 35 Hanover Street, Hanover, MA 02339, requesting Limited Site Plan Approval and Special Permit. The applicant proposes to construct a 48'x24' storage facility on the rear of the property. The applicant proposes additional pavement and storm water infrastructure. The site is identified as Lot 015 and Map 48. The site lies in the Residential A District, Business District, Commercial District, and Aquifer Protection District.

Joshua Trainer, representative for the candidate, presented the revised site plans to the Board. Richard Deluca stated he had previously been worried about the amount of paved space which Joshua stated was for the increased need for more parking. The Board agreed no special permit was needed and the Board found under section 6.110G that the building was allowed be right. After review of the revised plans Jeff Puleo asked if there are any special conditions which Peter Matchak, Town Planner, stated there were none. Richard Deluca made a motion to approve and close and Maryann Brugnoli seconded. All others voted in favor.

Continuance of Public Hearing for Site Plan Approval and Special Permit "1070 Washington Street", case TPL-16-19:

Jeff Puleo, Planning Board Chairman, re-opened the public hearing for case TPL-16-19, 1070 Washington Street concerning the application of Michael J. McSharry, 6 Leah Drive, Rockland, MA 02370, requesting a site plan approval and a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 6.130.A (Uses Permitted by Special Permit from the Planning Board) and Section 6.860 B.1(Uses Permitted by Special Permit in an Aquifer Protection Zone), Section 7.660

(Change of final grade greater than 500 sq. ft.), and Section 10 (Site Plan Approval). The proposal includes construction of a new 9,000 sq. ft. commercial building for the purpose of garaging contractor's vehicles. The applicant intends to continue the current use of the pre-existing non-conforming 2,045 sq. ft. three-family house on said premise. The site lies in the Business Zoning District, and Aquifer Protection Zone.

Al Loomis, presented a revised plan based on Dave Nymans comments. Al stated they called DEP about the stormwater infiltration system and the O&M plan had been updated also. The Board discussed the usage of the house and allowing a second use to be allowed for a select period of time. Peter Matchak, Town Planner, said that the uses expiration date would be from when the decision is filed with Town Clerk. Maryann Brugnoli asked about monitoring which Peter Matchak stated there would be a deed restriction and would be a zoning law enforcement issue. Maryann asked about the buffer in the back. Al Loomis said they have varied the trees more but kept them 12' feet on center allowing for maximum growth. Matt Tocchio, informed the Board it is in his opinion lot lines change and maps get changed. Jeff Puleo stated that it is currently zoned Business and therefore the Board will go with the current zoning. Richard Salvucci stated concerns about who enforces this after two years and who will go there. Al Loomis stated they would need to go before the board for the replacement tenant and Peter Matchak stated there would need to be modifications and they could include that in the decision. Matt Tocchio asked about landscape plan and Maryann Brugnoli asked if the applicant could add trees surrounding the dumpster. The Board recommended they close the debate and draft a decision with special conditions included so the Board can all be in agreement with them. Maryann Brugnoli made a motion to close the debate and approve with special conditions. Richard Deluca seconded. All others voted in favor.

Update on 1112 Washington Street, Legit Lacrosse

Anthony Marino, Assistant Town Manager, went through the Planning Boards approval process of 1112 Washington Street. He explained some of the abutters issues with the current buffer zone and asked the Planning Board to please do a site visit to discuss the buffer and possibly re-open the case to include a butter buffer zone for the abutters from Route 3.

Jeff Puleo asked if there is a still a buffer and was there a 50' buffer rule in 2008 when it was approved. Anthony Marino said there is but the abutters were looking to increase it and yes there was a 50' buffer zone. Bernie Campbell asked if the Planning Board has the right to do that and Anthony Marino replied that because the permit isn't done it is within the Boards rights. Richard Deluca and Bernie Campbell asked whether the applicant would plant trees or if we could which Anthony Marino responded based on the original decision the applicant has done what was approved and Tony can only enforce what the Board allows.

The meeting was adjourned at 9:40 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner