



Planning Board

September 12, 2017

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Tuesday, September 12, 2017 in Hanover Town Hall.

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Kara Nyman, Ken Blanchard, Bernie Campbell, Meaghan Neville-Dunne, and Maryann Brugnoli

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

Jeff Puleo , called the meeting to order at 6:45PM in the first floor hearing room at Town Hall, Hanover, Massachusetts.

Review Minutes from Planning Board Meeting held on June 27, July 18, and July 25, 2017:

The Board reviewed the meeting minutes from June 27, July 18, and July 25, 2017. Maryann Brugnoli made a motion to accept the meeting minutes. Rich Deluca seconded the motion. All others voted in favor.

Public Hearing for Definitive Subdivision “Linwood Terrace Extension” TPL-17-18

Jeff Puleo, opened the public hearing for case TPL-17-18, Linwood Terrace Extension, for the application of Barbara Wilson. The applicant seeks a residential Definitive Subdivision “Linwood Terrace Extension” containing three (3) lots; the property on which the subdivision is to be located consists of approximately 6.1 + acres of land. The property is shown as Lots: 26, 124, and 125 on Assessors’ Map: 54 and is located on the northerly side of easterly side of Center Street. The entrance road to the three subdivision lots are proposed as an extension to the existing roadway identified as Linwood Terrace.

Kara Nyman read in the public notice.

Peter Matchak, Town Planner, discussed the 2007 approval of this application and explained that it had now expired so they are asking for the Board to reapprove their original plan. The Board stated that there should not be a connection or thruway for traffic to Pine Tree Drive through lot 3 to Linwood Terrace Extension. The applicant stated that there are currently walking paths but no access by car or vehicle and there is no plan to have any access by vehicle. Dennis O’Sullivan asked to review the plans. Jeff Puleo made a motion to close the public hearing Maryann Brugnoli moved the motion. Kara Nyman seconded and all others voted in favor. Jeff Puleo made a motion to approve the definitive subdivision with the one condition, Maryann Brugnoli moved the motion. Kara Nyman seconded and all others voted in favor.

Continuance of Public Hearing for Site Plan Approval “2000 Washington Street” Case TPL-17-11

Jeff Puleo reopened the hearing for case TPL-17-11, 2000 Washington Street. Kevin Grady of Grady Consulting, representing the applicant Jannell Motors presented the revised site plan to the board that took into account the comments from David Nyman, Town Consultant. The site plan showed an improvement for stormwater management. Bernie Campbell made a motion to close the public hearing. Rich Deluca seconded and all others voted in favor. Ken Blanchard made a motion to approve site plan for the property at 2000 Washington Street. Bernie Campbell seconded and all others voted in favor.

Public Hearing for Site Plan Approval “551 Washington Street” Case TPL-17-16

Jeff Puleo opened the hearing for case TPL-17-16, 551 Washington Street, for the application of Robert Sullivan. The applicant proposes to construct a new parking area to provided 16 additional parking spaces. Said project will increase the total number of parking spaces from 69 to 85. The site is located at 551 Washington Street, Hanover, MA 02339 and is further identified as Lot 18 and Map 48. The site lies in the Commercial District and Aquifer Protection Zone. Kara Nyman read in the public notice.

Jeff Puleo opened the public hearing. The Board heard from the applicant Robert Sullivan who presented his plans for more parking. Rich Deluca inquired about additional lighting which the applicant stated there is enough lighting currently out there but if an issue arises he will add more. Kara Nyman made a motion to close the public hearing. Bernie Campbell seconded and all others voted in favor. Maryann Brugnoli made a motion to approve the site plan for the property at 551 Washington Street. Kara Nyman seconded and all others voted in favor.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by:
Peter Matchak, Town Planner