



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339**

Meeting Minutes of Monday, April 22, 2013

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Bernie Campbell, Meagan Neville Dunne

Others: Assistant Town Planner, Margaret Hoffman; Administrative Assistant, Peter Matchak

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

Review of March 25, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from March 25, 2013. Tony Losordo made a motion to accept the Planning Board meeting minutes of March 25, 2013, as amended. Lou Paradis seconded the motion. All others were in favor.

Denial of endorsement of Tolman Road ANR - PB13-13A

The Board was presented a letter from Mr. Jim Rodriguez concerning the denial of plan PB13-13A an Approval Not Required for Tolman Road. The Board denied the plan on March 11, 2013. Board chairman Rich Deluca acknowledged the Board received Mr. Rodriguez letter and it has been submitted to Town Counsel. Assistant Town Planner, Margaret Hoffman implied that the denial of the ANR reflects Special Condition 2 of the Tolman Road decision PB08-24C states "There shall be no further subdivision of the subject land, nor extension of the proposed right-of-way without prior approval by the Planning Board and full construction of the roadway to regulations governing the subdivision of land in Hanover in effect at that time." The Board also indicated that the parcels as shown on the ANR had no frontage on a way as required by Mass General Law. Mr. Rodriguez suggested that the denial of the ARN would have an effect on the pending sale of the lots on Tolman Road and he plans to pursue the issue further in court.

Request for lot releases Tolman Road

Mr. Rodriguez and Mr. Jim O'Brien requested the release of all lots on Tolman Road Definitive Subdivision PB13-15A. The Board was presented with a memo from DPW Director Victor Diniak confirming the completion of the construction of Tolman Road. Ken Blanchard made a motion to release the lots at Tolman Road after determining that the road had been constructed

accordance with the Planning Board previously approved decision. Lou Paradis seconded the motion and it was so voted unanimously.

Minor Modification in Site Plan for 1316 Washington Street (Wendy's)

Brandon Li, Project Engineer, Kelly Engineering Group, Inc. representing 1316 Washington Street (Wendy's) requested a minor modification to the site plan. The request asked for the addition of a handicapped ramp on the southwesterly corner of the building. Assistant Town Planner, Margret Hoffman stated that the ramp is required by the American Disability Act which calls for two handicapped means of egress out of the building.

Ken Blanchard made a motion to approve the minor modifications to the site plan. Tony Losordo seconded the motion. All others voted in favor.

Public Hearing - Review Limited Site Plan for 1557 Hanover Street - PB13-16LSP

The Board opened the public hearing for 1557 Hanover Street at 7:00 p.m. in the second floor hearing room. Tony Losordo read the public hearing notice, comments presented to the board by Barbara Stone, Hanover Deputy Fire Chief, and John Owens, Hanover Police Sargent into record. The applicant Tim J. Lopes presented his plan for parking and the location of the table which will be used to sell fruits and vegetables.

Abutter Susan Kent, 1556 Hanover Street, Hanover, MA 02339 spoke in opposition of the proposed farm stand. She feels that the applicant does not secure the property at night and that trucks have been going in and out of the site after hours.

Bernie Campbell made a motion to close public hearing, Ken Blanchard second the motion. All other voted in favor.

Ken Blanchard made a motion to approve the special permit with the following special conditions:

- This shall be a seasonal operation running from July 1st through October 1st
- Hours of Operation shall be 8 a.m. to 6 p.m. Monday through Saturday
- All parking shall be on the site and no parking shall be allowed on Hanover Street. The parking shown on the plan on the right hand site of the work yard is to be devoted for permanent parking. The left side of the yard is to be considered temporary seasonal parking.
- There will be no additional deliveries to the site for this purpose. All fruits and vegetables are to be transported by private car on a daily basis.
- No rotting fruits or vegetables shall be left on the site.

Lou Paradis seconded the motion and it was voted unanimously.

Minor Modification of Site Plan for 637 Washington Street (Starland) - PB12-13SP

University Sports Complex at Starland proposed minor modifications to the approved site plan. The minor modifications include the addition of a kiosk, zip line, and bumper cars. Assistant Planner Margret Hoffman indicated that Deputy Chief Barbra Stone had no objections to the modifications. Hanover Police Sargent John Owens spoke to the Board noting that he sees no new traffic impacts to the existing traffic and circulation situation that has present in the site. Board was the assured by Hanover Building Commissioner Tony Marino that the amusement ride will have to conform and be inspected by the state building commission. Ken Blanchard made a motion to approve the Minor Modification to PB12-13SP for the addition of a Kiosk, zip line and bumper cars. Lou Paradis second the motion. Richard Deluca, Meagan Neville Dunne,

Ken Blanchard, Bernie Campbell, Lou Paradis voted in favor of the motion. Tony Losordo voted against the motion.

A further discussion of the University Sports Complex's traffic circulation and parking took place. The Board expressed concerns that the complex didn't have adequate parking. Hanover Police Sargent John Owens spoke to the concern stating that he has been working with the owners to develop a better circulation pattern in the parking area. He believes that in time visitors to complex will become educated and comfortable with the circulation patterns. The Board expressed that that the traffic situation is an ongoing concern.

An abutter Jerald Shea of 40 Crickets Run voiced concerns that the significant buffer vegetation has been lost and he would like to see vegetation added to buffer his residential home from the University Sports Complex. Owners of the University Sports complex showed a willingness to work with abutted to develop a vegetation buffer.

Review and vote on decision for Hanover Mall WWTP – PB13-12SP

The board was presented a draft decision for the waste water treatment plant for the Hanover Mall at 1775 Washington Street PB13-12SP. The special conditions were reviewed and discussed. Rich Deluca made a motion to close the public hearing.

Ken Blanchard made a motion to approve the decision for the Hanover Mall Wastewater Treatment Plant PB13-12SP. Lou Paradis second the motion. All others voted in favor.

Ken Blanchard made a motion to adjourn the meeting at 9:10 p.m. Lou Paradis seconded the motion and it was so voted unanimously.

Respectfully submitted by Peter Matchak, Administrative Assistant