



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

Meeting Minutes of Monday, August 5, 2013

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Jeffrey Puleo & Ken Blanchard

Absent: 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 June 22, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from July 22, 2013. Ken Blanchard excused himself from the vote due to his absence of the meeting. Jeff Puleo made a motion to accept the Planning Board meeting minutes from July 22, 2013, as amended. Tony Losordo seconded the motion. All others voted in favor.

Hanover Housing Production Plan:

The Board reviewed the draft of the 2013 Hanover Housing Production Plan. Jeff Puleo made a motion to accept & recommend that the 2013 Hanover Housing Production Plan be submitted to the State's Department of Housing and Community Development for certification. Lou Paradis seconded the motion. All other voted in favor. A memo was then sent to the Board of Selectman stating the Planning Boards acceptance. Once approved by the Board of Selectmen the plan will be submitted to the state for certification.

Continuance of Public Hearing – 577 Circuit Street (TPL-13-9):

Rich Deluca reopened the public hearing for 577 Circuit Street at 7:00 p.m. in the second floor hearing room. Margaret Hoffman Assistant Town Planner briefed the Board that the Planning Office had received a letter from the applicant's attorney asking to withdraw their application without prejudice, and a refund of his application fee. Lou Paradis made a motion to accept the applicant's withdrawal without prejudice and to grant a refund the \$500 application fee. Ken Blanchard seconded the motion. All other voted in favor.

Request for Extension of Special Permit: 555 Whiting Street (PB11-19C):

The Board was presented an email that was sent to the Planning Office by the applicant of 555 Whiting Street, PB11-19C requesting a permit extension. Ken Blanchard made a motion to grant an extension of the expiration of the permit for two years to August 15, 2015. Jeff Puleo seconded the motion. All others voted in favor.

ANR Review: 128 Washington Street Lot 4 Retreat Lot (TPL-13-14):

The Board reviewed an ANR Site Plan titled Plan of Land 128 Washington Street (Assessor's Map: 58 Lot: 009) Developed by Morse Engineering 19 Union Street, P.O. Box 92 Scituate, MA 02066, Scale: 1" = 30'. This ANR looks to create Lot 4 a so called "Retreat Lot". The plan has a date of July 31, 2013 and stamped with the Town Clerk on August 1, 2013. Lou Paradis made a motion to endorse the ANR site plan TPL-13-14. Ken Blanchard seconded the motion. All others voted in favor.

Continuance of Public Hearing: 2117 Washington Street (TPL-13-12) Dunkin Donuts:

The Planning Board reopened the public hearing for 2117 Washington Street (Dunkin Donuts) at 7:15 p.m. in the second floor hearing room of Hanover Town Hall. The Board was presented with an email from Jim Gallagher; Hanover Fire Dept. stating that the Fire Dept. had no concerns with the revised site plan for ingress and egress. Dana Altobello of Merrill Associates, Inc. representing the applicant presented the revised site plan of the proposed project. The revised plan eliminates a proposed island, and created a right turn only and a left turn only lane exiting on to Webster Street. Assistant Town Planner, Margaret Hoffman stated that the revised site plan had incorporated all points of discussion from the previous Planning Board meeting on July 22, 2013. The Applicant had also requested a change to their previous Special Permit PB 97 19SP Special Condition #5 which restricted the colors that were allowed on the signage for the site. The Board approved the modification of Special Permit PB97-19SP to remove Special Condition #5. Tony Losordo made a motion to close the public hearing. Lou Paradis seconded the motion. All others voted in favor. Tony Losordo made a motion to approve Site Plan/Special Permit TPL-13-12 for 2117 Washington Street (Dunkin Donuts) with special conditions as discussed. Jeff Puleo seconded the motion. All others voted in favor.

Jeff Puleo made a motion to adjourn the meeting at 8:10 p.m. Lou Paradis seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant