



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

Meeting Minutes of Monday December 1, 2014

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Lance Mortland, Bernie Campbell, and Meagan Neville-Dunn

Others: Peter Matchak, Town Planner

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 Minutes from Planning Board Meetings held on November 17, 2014

The Board reviewed the meeting minutes from November 17, 2014. Lou Paradis made a motion to accept the meeting minutes as amended from November 17, 2014. Lance Mortland seconded the motion. All others voted in favor.

Public Hearing for Special Permit “Retreat Lot” 1010 Broadway case TPL-14-24:

The Board reopened the public hearing for 1010 Broadway case TPL-14-24. The applicant has proposes to establish a 60,305+ sq. ft. “retreat lot” to be located on the easterly side of Broadway. The applicant proposes to divide the existing lot, 1010 Broadway, Assessors Map: 71 Lot: 26 (by subsequent ANR) to create one conventional lot containing 44,724+ sq., ft., and a so-called “retreat lot” containing 60,305+ sq., ft.,. The existing dwelling at 1010 Broadway would be located on the conventional lot. The public hearing is being held in accordance with the “Scenic Way Act” for the purpose of hearing testimony and receiving public input relative to the proposed removal of a section of stone wall along the scenic way at 1010 Broadway for the purposes of gaining access to the proposed “retreat lot”. The applicants engineer Al Loomis of McKenzie Engineering represented the applicant presented the revised site plan showing the mature trees which are slated to be removed for the installation of a driveway. The proposed home on the retreat lot will be developed in Nantucket style architecture. Jocelyn Keegan of 1044 Broadway expressed concerns regarding the front landscaping of 1010 Broadway and existing trees on the property. George Dahill, 1024 Broadway a direct abutter to the proposed “retreat lot” stated this concerns about the removal of trees and future privacy. Michael Phillips, 21 Trail Side Lane spoke about his concern of the removal of the maple tree in the front yard. The applicant Mr. McSharry addressed the abutters concerns and stated he is willing to move the proposed property line to try to conserve as many trees as possible. The applicant and the Board

agreed to continue the public hearing until Dec 15, 2014 at 7:00 allowing time for a revised site plan to be submitted. Ken Blanchard made a motion to continue the public hearing to December 15, 2014. Lance Mortland seconded the motion. All others voted in favor.

Continuance Public Hearing for Site Plan Approval: 1810 Washington Street (TPL-14-17)

The Board reopened the public hearing for 1810 Washington Street, TPL-14-17. The Board was presented with a revised site plan dated October 30, 2014. The Board read a public notice advertising the requested special permit for Section 7.660 (Final grade alteration of greater than 1 ft. over 500 sq. ft. or more) in to the record along with comments from Hanover town departments and David Nyman's review letter dated Nov 13, 2014. The applicant's engineer Deborah Keller, of McKenzie Engineering presented a revised site Plan to the Board. The board discussed the site plan with the applicant regarding the size of the parking spaces, the entrance to the property, height of retaining walls, and circulation within the site. The owner Hanover Five Star service station located at 1808 Washington Street expressed his concern of stormwater runoff. An Attorney representing 1808 Washington Street, LLC reviewed the plan to make sure this property was not affected by the proposed development. The Ken Blanchard made a motion to close the public hearing and approve the proposed site plan and requested special permits with conditions. Bernie Campbell seconded the motion. All others voted in favor.

Public Hearing for Site Plan Approval 342 Circuit Street case TPL-14-26:

The Board opened the public hearing for 342 Circuit Street and read the public hearing notice into the record along with comments from Hanover town departments and Dave Nyman's review letter dated November 24, 2014 and December 1, 2014. The applicant is seeking site plan approval from the Planning Board to develop an additional parking area consisting of 8,377 sq. ft. of impervious surface and improvements to the site which include an upgrade to the building's façade and the installation of overhead service doors. The site is further identified as Lot: 21 on Assessor's Map: 61. The site lies in the Industrial District and Wireless Telecommunication District. Dana Altobello, of Merrill Engineering presented the proposed site plan to the board. The Board reviewed the plan and asked for lighting along the crosswalk and an enclosed dumpster area. Bernie Campbell made a motion to approve the application for Site Plan Approval, 342 Circuit Street TPL-14-26 with special conditions. Ken Blanchard seconded the motion. All others voted in favor.

Public Hearing for Site Plan Approval and Special Permits 637 Washington Street, The University Sports Complex case TPL-14-26:

The Board opened the public hearing for 637 Washington Street, The University Sports Complex case TPL-14-26 and read the public hearing notice into the record along with comments from Hanover town departments, and Dave Nyman's stormwater review letter dated November 25, 2014. The applicant MILS, LLC is proposing Phase II of a two phased parking expansion plan for The University Sports Complex. Phase II proposed to construct 230 additional parking spaces in the rear of the property creating 100,000± sq. ft. of impervious surface. The site is located at 579-637 Washington Street and is further identified as Lot: 9, 10, and 11 on Assessor's Map: 39 and Lot: 4, and 29 on Assessor's Map: 40. The applicants engineer Dana Altobello, of Merrill Engineering presented the site plan to the Board. Chris Horn representing the applicant MILS, LLC spoke to the Board about the ongoing construction on the site and phase 1 of the parking

expansion plan. The Board discussed issues surrounding the site which included traffic, site circulation, parking, front façade, and traffic solutions for route 53. Gerald Shea, 40 Crickets Run Road a direct abutter of the sports complex expressed concerns about traffic and headlight glare into his property. The applicant and the Board agreed to continue the public hearing until January 12th, 2015. Tony Losordo made a motion to continue the public hearing on January 12th, 2015 at 7:00 p.m. Lance Mortland seconded the motion. All other voted in favor.

Lance Mortland made a motion to adjourn the meeting at 10:30 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Town Planner