



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday July 14, 2014**

Planning Board Attendees:

Present: Richard Deluca, Anthony Losordo, Ken Blanchard, Lance Mortland, Bernie Campbell, and Lou Paradis

Peter Matchak, Associate 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 June 30, 2014.

The board reviewed the meeting minutes from June 30, 2014. Lou Paradis made a motion to accept the meeting minutes from June 30, 2014 as amended. Bernie Campbell seconded the motion. All others voted in favor.

Continuance of Public Hearing for Definitive Subdivision: 1226 Webster Street, TPL-14-9

The Board reopened the public hearing for the applicant of Thomas Tasney, 1226 Webster Street. The applicant is proposing a two lot definitive subdivision. The property consists of approximately 3.975± acres. On June 16th the Planning Board opened the public hearing. The Board pointed out two legal hurdles the first being ownership of the paper road and second, the applicant needs to have the legal rights to improve Cynthia Way. Associate Planner, Peter Matchak explained to the Board that he has talked with town counsel and reviewed deed documentation for the property in question. Town counsel has recommended to the Board the applicant Mr. Tasney does have the legal right to use and improve Cynthia Way. Deb Keller of McKenzie Engineering Group represented the applicant. The Board has the choice to hold Mr. Tasney to the 1992 Planning Board decision requiring the development of a full subdivision road, or continue with the application. The applicant currently has frontage on Webster Street. If the applicant decides to build on the proposed lot 2, his current house, 1226 Webster Street would gain frontage on Cynthia Way and his proposed lot 2 would gain frontage on Webster Street. That action would trigger Special Condition #3.b. of the 1992 planning board decision which states if there is any further subdivision of land along Cynthia Way the road will be developed to full subdivision standards. Peter Matchak advised the board to hold the applicant to the 1992 Planning Board decision if he would like go further with the definitive subdivision application. The Board concurred with Associate Planner, Peter Matchak's opinion and requested the applicant present a site plan which showed the development of Cynthia Way to full subdivision standards. Lou Paradis made a motion to continues the public hearing to July 28, 2014 at 7:00 p.m. Ken Blanchard Seconded the motion. All other voted in favor.

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

Richard Deluca opened the public hearing for 1810 Washington Street. Lou Paradis read the public hearing into the record. The applicant, 1810 Washington Street c/o Brian Murphy, proposes construction of a new 15,400 sq. ft. single story free standing commercial structure for retail purposes. The site is located at 1810 Washington Street and it lies in the Commercial Zoning District and Interchange Overlay District. Associate Planner, Peter Matchak explained to the Board that a departmental review meeting was held with the applicant to discuss the details of the project. Issues that were identified with the proposed plan included the filling of the existing detention basin and setbacks from the property lines. Deb Keller of McKenzie Engineering Group presented the site plan to the Board. Currently, the site has four buildings located across the site. The applicant is requesting wavier to increase encroachment on both side and rear setback buffers from section seven of the Hanover Bylaws. Furthermore, the applicant's transportation engineer has been in contact with MassDOT discussing the proposed ingress and egress to the site. The applicant explained that they have already scheduled wetland scientist to for a third party review of the existing detention basin. After reviewing the site plan it was determined a variance would need to be obtained concerning the side and rear setbacks and a 50' buffer from a residential zone from the ZBA. Tony Losordo made a motion to continues the public hearing to August 11, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All other voted in favor.

Continuance of Public Hearing of Site Plan Approval: Village at Seven Springs / Northland Residential Corporation TPL-13-24

The board was present a request for continuance by the applicant Northland Residential Corporation. Ken Blanchard made motion to continue the application of Village at Seven Springs to August 11, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All others voted in favor

Lance Mortland made a motion to adjourn the Planning Board meeting at 8:15 p.m. Bernie Campbell moved the motion, all other voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner