



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday June 16, 2014**

Planning Board Attendees:

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

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.

ANR: 691 Main Street / 33 Buttercup Lane: TPL-14-8

The Board re-endorsed the ANR plan for 691 Main Street / 33 Buttercup Lane. The applicants Kevin & Vanessa Garufi and Chris & Kim Giovanucci propose a 300 sq. ft. land swamp. Both parcels are conforming lots. Ken Blanchard made a motion to approve the ANR plan. Lou Paradis seconded the motion. Richard Deluca, Lou Paradis, Meagan Neville Dunne and Bernie Campbell, and Lance Mortland voted to approve the ANR plan. Anthony Losordo voted not to endorse the plan. The motion carries with a majority vote required.

Informal Meeting with Planet Subaru, 596 Washington Street:

The Board meet with Deb Keller, MaKenzie Engineering Group In., and Jeff Moral of Planet Subaru to discuss the possibility of adding additional inventory parking (265 parking spaces). Planet Subaru plans to file a formal application to add the additional parking.

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

Richard Deluca reopened the public hearing for 1226 Webster Street and read the public notice and comments from Hanover municipal dept. into the public record. The applicant Thomas Tasney is petitioning the Board to create one additional building lot on his property. Deb Keller of Makenzie Engineering Group Inc., presented the proposed site plan to the Board. The plan included moving the current 1226 Webster Street septic system, upgrading Cynthia Way currently a paper road. The new lot would be accessed by a paved 12' ft. wide and 4' ft. shoulders drive way, 700± ft.in length, a pull off area, one new fire hydrant. A bottomless culvert will have to be installed for a stream crossing. The Board then reviewed the Hanover Planning Board's 1992 decision which created the one lot subdivision (10 Cynthia Way). Special Condition # 3. b. states if there is any further subdivision of land Cynthia Way will be required to be built to full subdivision standard. The Board supported the 1992 Planning Board decision to require the development of a full subdivision road.

Bill Lee, 10 Cynthia Way who's currently main route of ingress and egress to his home is 10 Cynthia Way voices concerns of drainage on this property and maintenance of the proposed

road way. Mr. Lee opposes the project. Steven Bikofski, 2 Sawmill Lane Rockland stated to the Board concerns of flooding in his backyard from the proposed driveway. Sandra L. Pilleri, 2 Sawmill Lane Rockland raised concerns of endangers species habitat on the property. Amanda McCloy, 4 Sawmill Lane Rockland disapproves the proposed project and stated concerns of flooding in her yard and basement. Mervat Youssef, 14 Sawmill Lane Rockland opposed the project.

The Board took time to identify the legal hurdles which are presented within the case concerning the applicant's right to develop Cynthia Way and drainage of the roadway. Tony Losordo made a motion to continue the public hearing on July 14, 2014 at 7:00 p.m. Ken Blanchard seconded the motion. All other voted in favor.

Continuance of Public Hearing: 803 Washington Street Hanover County Florist: TPL-14-5

The board was present a request for continuance by the applicant Joseph Lenard of Hanover County Florist. Ken Blanchard made motion to continue the application of 803 Washington Street, Hanover Country Florist to July 14, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Public Hearing: 2053 Washington Street Merchants Row: TPL-14-11

The board opened the public hearing for 2053 Washington Street, and read the public hearing notice and comments from Hanover Municipal Dept. into the record. The applicant Caputo Project Delivery Solutions presented a request for continuance. Tony Losordo made motion to continue the application of 2053 Washington Street to July 14, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All others voted in favor

Continuance of Public Hearing: 775 Washington Street TPL-13-20

The board reopened the public hearing for 775 Washington Street. The revised site map with the latest revision date of June 6, 2014 was presented to the Board. Comments from James Gallagher from the Hanover Fire Department and Neal Merritt, DPW were presented to the Board and read into the public record. Tony Losordo made a motion to close the public hearing. Ken Blanchard seconded the motion. All others voted in favor.

Minor Modification: 795 Washington Street Hanover Landscaping and Garden Center PB12-07LSP

The Board was presented with a draft approval letter for the application of Paul Hutchins owner of Hanover Landscaping & Garden Center requesting a minor modification of Special Condition #4 of the signed decision for case PB12-07SP. Mr. Hutchins would like to add a third cement block mulch bin in the rear of his property. The original site plan was approved in 2011 for one storage bin. In 2012, the Planning Board approved a second mulch bin as a minor modification. Tony Losordo made a motion to approve the minor modification with the special condition that the applicant, Paul Hutchins will renew his Water Quality Compliance Certificate with the Hanover Dept. of Public Works. Bernie Campbell seconded the motion. All other voted in favor.

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

The Board reopened the public hearing for applicant Northland Residential Corporation proposing the development at Seven Springs, TPL-12-24. Jack Dawley, President of Northland Residential Corporation and Deb Keller, Site Engineer briefed the Board on the process and future timeline of the development. A site plan has been submitted and is being reviewed by

town dept. and the town's stormwater review consultant. The discussion included traffic impacts on Route 53 and the future of Park Drive extension. Yolanda Stone of 155 Donna Drive spoke to the board about her concern of the negative impact the development will have on her property. Lou Paradis made a motion to continues the public hearing to July 14, 2014 at 7:00 p.m. Ken Blanchard Seconded the motion. All other voted in favor.

Lance Mortland made a motion to adjourn the Planning Board meeting at 10:00 p.m. Lou Paradis seconded the motion all others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner