



Planning Board

June 20th, 2016

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, June 20, 2016 in Hanover Town Hall.

Planning Board Attendees:

Present: Rich Deluca, Anthony Losordo, Meghan Neville-Dunne, Maryann Brugnoli, Bernie Campbell, Lou Paradis and Jeff Puleo

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 Meeting held on May 23rd 2016:

The Board reviewed the meeting minutes from May 23rd, 2016. Jeff Puleo made a motion to accept the meeting minutes as amended from May 23rd. Tony Losordo seconded the motion. All others voted in favor.

Informal Meeting with Albert Lorusso of 50 Dana Drive:

Mr. Albert Lorusso the present homeowner of 50 Dana Drive which encompasses 5.63 ± acres of land and the original developer of Dana Drive in 1986 requested an informal discussion with the Hanover Planning Board concerning the possible subdivision of land.

Public Hearing for Special Permits and Site Plan Approval: 577-579 Washington Street, case TPL-16-9

Richard Deluca, Chairman of the Hanover Planning Board opened the public hearing for 577-579 Washington Street, case TPL-16-9 at 7:00 p.m. and read the public hearing notice into the record as well as an email from Eric Johnson, Hanover Fire Prevention Office dated June 13, 2016.

The applicant Star Ice Partners, LLC and engineers Christian Farland of Farland Corp. have requested a Special Permit and Site Plan Approval proposing development of a Dairy Queen, Grill and Chill restaurant. This work includes the demolition of the existing building on the property and construction of a new 2,591 sq. ft. restaurant with a drive thru window. The project includes the development of a 183 car parking lot which will increase the University Sports Complex's total parking stops to 619. Additional, impervious surface will be directed into bio retention areas allowing for water infiltration. The existing stormwater infrastructure will be cleaned and inspected for working order.

The applicant engineer Christian Farland presented the site plan to the Planning Board explaining the placement the new building including the drive thru window and bio retention areas for storm water recharge. The Planning Board discussed the need for greater connectivity between the University Sports Complex, Starland Amusement Park and the proposed Dairy Queen. The Board requested the development of sidewalks for pedestrian safety. Additionally, the Planning Board requested a large site plan to study the site connectively and information on the regulations of width of a drive thru window lane.

The Planning Board and the applicant agree to continue the Public Hearing on August 1, 2016. Bernie Campbell mad a motion to continue the public hearing for 577-579 Washington Street to August 1, 2016. Tony Losordo seconded the motion. All other voted in favor.

The Planning Board's next meeting date was set for August 1, 2016.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:

Heidi Cho

Associate Planner