



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

Meeting Minutes of Monday, March 25, 2013

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Lou Paradis, Ken Blanchard, Bernie Campbell

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 March 11, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from March 11, 2013. Tony Losordo made a motion to accept the Planning Board meeting minutes of March 11, 2013, as amended. Lou Paradis seconded the motion. All others were in favor.

Public Hearing for Waste Water Treatment Plan –PB2013-12S:

The Board opened the public hearing concerning the development of a waste water treatment facility at 1775 Washington Street also known as the Hanover Mall. Bernie Campbell made a motion to waive the reading of the public notice into record. Tony Losordo seconded the motion and it was so voted unanimously. The applicant had requested to continue the public hearing to April 8, 2013, citing the need to reconfigure site plans. Ken Blanchard made the motion to continue the public hearing to April 8, 2013. Bernie Campbell seconded the motion. All others voted in favor.

ANR Tolman Road PB13-15A:

The Board reviewed an ANR Plan for Tolman Road. Margaret Hoffman, Assistant Town Planner briefed the board that the applicant James O'Brien changed the lot configurations in reaction to issues and concerns discussed at the previous Planning Board meeting. Concerning Special Condition 2 of the Tolman Road decision PB08-24C states "There shall be no further subdivision of the subject land, nor extension of the proposed right-of-way without prior approval by the Planning Board and full construction of the roadway to regulations governing the subdivision of land in Hanover in effect at that time." Tony Losordo made the motion to endorse ANR PB13-15A. Ken Blanchard seconded the motion. All other voted in favor. With endorsement of the plan, board members signed the mylar site plan to be registered with the Plymouth County Registry of Deeds.

Request for Limited Site Plan Review for 309 Columbia Road:

Attorney Bob Tombari attorney for the applicant requested a Limited Site Plan for 309 Columbia Road. The property 309 Columbia Road currently under the title A&E Auto is an existing gas station and vehicle repair shop. The applicant is looking to acquire a class II auto dealership license to sell used cars at the site. Margaret Hoffman, Assistant Town Planner points to the fact that the property in question is within the Aquifer Protection District, and is an operating pre-existing, non-conforming land use lacking the proper frontage, lot coverage and proper setbacks. The board within discussion established that storm water runoff is an ongoing issue within the aquifer protection zone. Richard Deluca asked, what is in place currently for storm water management? Bob Tombari answered that current storm water management practices are unknown. Tony Losordo asked when the last time that areas wells were tested and inspected? Again this was unknown. Margret Hoffman, Assistant Town Planner sees that this is an opportunity for the applicant to study onsite storm water management and to bring their management practice up to par.

Turning to the request of a Limited Site Plan vs. a Site Plan, Margret Hoffman briefs the planning board that the differences between the two are consult and engineering fees, to study traffic impacts, storm water effects and site impacts.

Tony Losordo made a motion to waive the \$500 special permit fee and to reduce the Consultant Review fee from \$6,000 to \$3,000 and to waive the requirement for a Development Impact Statement. The applicant will be required to submit fees for public hearing notification. Lou Paradis seconded the motion. All others voted in favor.

Request for Limited Site Plan Review for 1557 Hanover Street:

Tim Lopes owner of Go-Green Landscaping, Inc. of 1557 Hanover Street requested a Limited Site Plan for a proposed farm stand at 1557 Hanover Street. Mr. Lopes explained that he plans to open a seasonal farm stand selling locally grown produce starting in June and ending in September. The farm stand would occupy a temporary structure Monday through Saturday.

Margret Hoffman, Assistant Town Planner noted that the Town of Hanover currently doesn't have any bylaw regulating farm stands within the Commercial zone, however she recommended to the board that the proposed use allows for a Limited Site Plan. Richard Deluca noted that the one concern he sees is parking. The Board determined they would like to see a plan of the proposed use. The applicant would need to come to the Board for a special permit under section 5.610 –Outdoor Storage in order to display goods for sale. Ken Blanchard made a motion to allow a limited site plan review and reduce the special permit fee to \$250 as allowed under section 5.610. Lou Paradis seconded the motion. It was voted unanimously.

Attendance at Advisory Committee, March 27, at 6:30 pm:

Richard Deluca and Lou Paradis volunteered to attend the Advisory Committee to field questions regarding the proposed zoning ordinances prepared for Town Meeting.

Richard Deluca made a motion to adjourn the meeting at 7:40 p.m. Ken Blanchard moved the motion, Lou Paradis seconded the motion and it was so voted unanimously.

Respectfully submitted by Peter Matchak, Administrative Assistant