



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339
Meeting Minutes of Monday May 19, 2014**

Planning Board Attendees:

Present: Richard Deluca, Anthony Losordo, Meagan Neville Dunne, Ken Blanchard and Lance Mortland

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.

Request of Limited Site Plan Approval: Uhaul of Rhode Island 49 Franks Lane

Sandra Gardner representing Uhaul of Rhode Island corporate management of the existing Uhaul at 47 Franks Lane in Hanover request Limited Site Plan approval under section 10.400 of the Hanover Zoning Bylaws. Uhaul proposed to rebrand the façade of the existing building. The Board requested the size of the lettering and the percentage of the exterior wall the lettering would cover. The Board raised concerns about a 2006 zoning violation concerning truck parking on a grass area. No parking area was approved in the approved plans. The Board took no action and requested additional information from the applicant.

ANR:283 Columbia: TPL-14-12

The Board reviewed an ANR application for 283 Columbia Road. The applicant H. Briars Realty Co., Inc. proposes to create Parcel A an 5,906 sq. ft. non buildable lot. The parcel will be transferred to N/F Dyer Broadway Reality Trust owner of the abutting parcel. Parcel A will give the abutting parcel increased frontage on Route 53. Tony Losordo made a motion to approve the ANR plan. Ken Blanchard seconded the motion, all others voted in favor.

Public Hearing for Definitive Subdivision 1226 Webster Street / Cynthia Way (TPL-14-9):

At 7:00 p.m. Rich Deluca opened the public hearing for the application of Thomas Tasney , Definitive Subdivision, 1226 Webster Street also known as “Cynthia Way”. The board was presented with a request for continuance to the Planning Board’s scheduled meeting on June 16, 2014.

Continuance of Public Hearing 803 Washington Street - Site Plan Approval: (TPL-14-5):

At 7:10 p.m. the Board reopened the public hearing for 803 Washington Street and was presented with a updated plan identifying the placement of movable hanging racks. Comments from the James Gallagher, Hanover Fire Department and Tony Marino Director of Community Services were presented the Board and read into the public record. The comments sited the lack of parking spots on the site plan. Attorney, Gregory Sullivan represented the applicant the

Lenard's of Hanover Country Florist explained the revised site plan to the board. Three (3) racks would be placed in the front of the building and ten (10) along the sides. Paul Hutchins, 795 Washington Street sited the lack of parking on the site for three store fronts. David Chan owner of the Imperial Garden cited the ongoing concern with parking on the two abutting lots. Rich Deluca speaking for the Board requested an updated plan showing parking spaces on the site. Tony Losordo made a motion to continue the public hearing of 803 Washington Street (TPL-14-5) on Planning Board's meeting scheduled for June 2, 2014 at 7:00 pm. Lance Mortland seconded the motion. All other voted in favor.

Continuance of Public Hearing 775 Washington Street - Site Plan Approval: (TPL-13-20):

Rich Deluca reopened the public hearing for 775 Washington Street at 7:40 p.m. Greg Morse of Morse Engineering representing the applicant Dave Delaney presented the revised site plan to the Board. The new plan proposes 7,000 sq. ft. work shop and a 3,000 sq. ft. show room, two points of ingress and egress complying with sight distances at the designated egress from the property. The parking lot will have 23 employ parking spaces and 173 for inventory spaces. At the time of the hearing the stormwater review was being completed by David Nyman. Tony Losordo made a motion to continue the public hearing of 775 Washington Street (TPL-13-20) on Planning Board's meeting scheduled for June 2, 2014 at 7:00 pm. Ken Blanchard seconded the motion. All other voted in favor.

Public Hearing 2000 Washington Street-Jannell Ford (TPL-14-6):

Rich Deluca reopened the public hearing for 2000 Washington Street at 8:15p.m. Thomas Pozerski, site engineer representing the applicant presented the revised site plan to the Board. The newly revised plan will replace the existing culver which runs thought the property. Additionally at channel will be redefined to help move stormwater runoff thought the watershed. The new culvert will be 2'X 3' and will replace an 18 inch pipe. Dave Nyman, Hanover's consulting stormwater engineer addressed the Board stating that the proposed plan satisfied stormwater regulation and it is the best solution for the issue presented on the site. Tony Losordo made a motion to close the public hearing. Meagan Neville Dunne seconded the motion at other voted in favor. A decision will be drafted and presented to the Board at the next meeting on June 2, 2014.

2014 Reorganization:

The Board discussed the reorganization of the Planning Board for the coming year. The Board voted and approved the following positions on the Board.

Chairman: Rich Deluca

Vice Chairman: Tony Losordo

Clerk: Lou Paradis

Tony Losordo made a motion to adjourn the Planning Board meeting at 9:00 p.m. Lance Mortland seconded the motion all others voted in favor.

Respectfully submitted by Peter Matchak, Associate Planner