



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

**Meeting Minutes of Monday November 17, 2014**

**Planning Board Attendees:**

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

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 Meetings held on November 3, 2014**

The Board reviewed the meeting minutes from November 3, 2014. Bernie Campbell made a motion to accept the meeting minutes as amended from November 3, 2014. Ken Blanchard seconded the motion. All others voted in favor.

**Requested Limited Site Plan Review 333 Columbia Road:**

Emily Cipolletti requesting a Limited Site Plan Review for a proposed doggie daycare business located at 333 Columbia Road. Bob Senate, owner of 333 Columbia Road addressed the Board supporting the proposed use and location. Ken Blanchard made a motion to approve Limited Site Plan Review under section 10.400 of the Hanover Bylaws; reducing the application fee to \$500.00, and waiving the consultant review fee requirement. Lance Mortland seconded the motion. All others voted in favor.

**Public Hearing for Special Permit "Retreat Lot" 1010 Broadway case TPL-14-24:**

The Board opened the public hearing for 1010 Broadway case TPL-14-24. Lou Paradis read the public hearing into record along with comments from Hanover Town Dept. The applicant proposes to establish a 60,305+ sq. ft. Retreat Lot to be located on the easterly side of Broadway. The applicant proposes to divide the existing lot, 1010 Broadway, Assessors Map: 71 Lot: 26 (by subsequent ANR) to create one conventional lot containing 44,724+ sq., ft., and a so-called "Retreat Lot" containing 60,305+ sq., ft.,. The existing dwelling at 1010 Broadway would be located on the conventional lot. The public hearing is being held in accordance with the "Scenic Way Act" for the purpose of hearing testimony and receiving public input relative to the proposed removal of a section of stone wall along the scenic way at 1010 Broadway for the purposes of gaining access to the proposed "retreat lot". The applicants engineer Al Loomis of McKenzie Engineering represented the applicant presented the proposed site plan to the Board.

The removed section of stone wall would be used to create a return into the driveway mitigating any changes along the scenic way. Jocelyn Keegan of 1044 Broadway expressed concerns regarding the front landscaping of 1010 Broadway. Jason Dillion of 49 Trail Side Lane stated he did not receive a meeting notification. Steven Kmito, voiced a concern for water runoff. Jim Lynch, voiced his concern about the effect of stormwater runoff, and the preservation of open space. The Board with concerns that abutters were not notified of the public hearing asked to re notify abutters with 300' of the locus. Lou Paradis made a motion to continue the public hearing to December 1, 2014. Bernie Campbell seconded the motion. The applicants engineer agreed to the continuance. All others voted in favor.

**Requested Minor Modification 353 Circuit Street case PB11-16SP:**

The owner of 353 Circuit Street has requested a minor modification from a 2011 Planning Board decision. In 2011 the Board permitted a 7,500 sq. ft. addition, 25 new parking spaces, and new septic system through site plan approval. The applicant since 2011 has installed the additional parking and rain garden. The applicant is proposing a smaller 2,280 sq. ft. addition which includes adequate drainage structures. The addition would be concrete square building off the rear of the existing building used for storage. Lance Mortland made a motion to approve the requested minor modification represented on the revised site plan 353 Circuit Street, dated April 28, 2011 filed with the Hanover town Clerk on November 5, 2014 with special conditions. Ken Blanchard seconded the motion. All others voted in favor.

**ANR: Lot 13 Wood Hollow Way (Stable Ridge Estates) and 292 Old Forge Road TPL-14-27**

The Board was presented with an ANR plan which proposed to grant 800 sq. ft. from Lot 13 Wood Hollow Way to 292 Old Forge Road. Lance Mortland made a motion to approve ANR Lot 13 Wood Hollow Way and 2929 Old Forge Road case TPL-14-27. Lou Paradis seconded the motion. All others voted in favor.

Lance Mortland made a motion to adjourn the meeting at 9:00 p.m. Bernie Campbell seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Town Planner