



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

Meeting Minutes of Monday November 18, 2013

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Bernie Campbell, Anthony Losordo & Meagan Neville Dunne

Absent: Jeffrey Puleo

Others: Assistant Town Planner / CPC Coordinator, 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 November 4, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from November 4, 2013. Bernie Campbell made a motion to accept the Planning Board meeting minutes from November 4, 2013 with corrections. Tony Losordo seconded the motion. All others voted in favor.

Site Plan Minor Modification: 1764 Washington Street

Bank of America located at 1764 Washington Street requested a minor modification to remove trees along the frontage of Route 53 and add shrubbery and plantings that would be maintained at a lower height. Bank of America has requested this minor modification because the current trees have grown to a height that has obstructed visibility to their sign. The Board stated that trees are required to improve the esthetics along Route 53 and if modification were to be made the Board would need to see a certified landscape plan. The Board was also concerned about sight lines at the intersection of Woodland Drive & Washington Street. Bernie Campbell made a motion to continue the minor modification until a future Planning Board meeting. The Board has requested a formal certified landscape plan detailing the propose work on site and planting list. Anthony Losordo seconded the motion. All others voted in favor.

Continuance of Site Plan Minor Modification: 637 Washington Street (TPL-13-22):

Kevin Reilly, Chris Horn and Sean Malloy represented the applicant Star Land Holding L.L.C. Certified Architect Sean Malloy presented the Board a sketch up and three dimensional display of the propose façade. An email from Jim Gallagher of the Hanover Fire Dept. addressed to Peter

Matchak, Administrative Assistant states that the applicant has met with the Fire Dept. and they are satisfied with the proposal. The applicants agreed to insert a hatch allowing access to the roof. Mr. Malloy stated that the color will remain neutral with white lettering with back lighting. The lettering will be 189 sq. ft. Anthony Losordo made a motion to close and approve site plan minor modification (TPL-13-22). Lou Paradis second the motion. All others voted in favor.

Continuance of Public Hearing: 899 Washington Street (TPL-13-18):

The Planning Board reopened the public hearing for 899 Washington Street to review the application of Bay State Sheds L.L.C. & D.B.A. Bay State Structures. Marcus Wenger representing Bay State Structures presented the Board with an updated site plan which was date stamped by the Hanover Town Clerk on November 15th, showing the proposed four display areas. Display area 1 may be used for future parking for employees. Display area 4 will be used for lawn furniture display and small items. While display area 2 & 3 will be used to show sheds, gazebos and other outdoor structures. Ken Blanchard made a motion to close and approve the Special Permit for 899 Washington Street (TPL-13-18). Bernie Campbell seconded the motion. All other voted in favor

Public Hearing: 765-775 Washington Street (TPL-13-20):

The Planning Board opened the public hearing for 765-775 Washington Street to review the application of David R. Delaney. Anthony Losordo read the public hearing notice and an email from Victor Diniak dated November 15th into the public record. Assistant Planner Margaret Hoffman addressed the Board concerning the project asking the board to review the project to see if an automobile dealership could be considered a grandfathered use on the site and in the aquifer protection district. The applicant David Delaney addressed the Board explaining his application and desired use of the site. Mr. Delaney wants to open an automotive collision center and used car sale lot/showroom. Attorney Steve Garvail representing Mr. Delaney spoke to the Board and outlined his applicants application and reasoning for the ability to obtain a permit. It was decided that the Board would consult outside Counsel, James Toomey to review the application.

Greg Morse on the applicants behalf presented the Board with a preliminary site plan displaying the proposed building footprint and parking along with multiple levels of water protection. It was noted that the site has undergone phase 1 & 2 environmental testing. Both test have found no contaminates. Paul Hutchins of Hanover Landscaping & Garden Center spoke in favor of the project. Tony Losordo made a motion to continue the public hearing until December 2nd at 7:00 pm. Bernie Campbell seconds the motion. All other voted in favor.

Discuss Possible Zoning Bylaw changes for 2014:

- Medical Marijuana
- Accessory Dwelling
- Average Grade – Building Height

The Board discussed zoning bylaw changes.

Lou Paradis made a motion to adjourn the Planning Board meeting at 9:45 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant