



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

**Meeting Minutes of Monday October 21, 2013**

**Planning Board Attendees:**

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

Absent: Meagan Neville Dunne

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 September 23, 2013 Planning Board Meeting Minutes:**

The Board reviewed the Planning Board meeting minutes from September 23, 2013. Bernie Campbell made a motion to accept the Planning Board meeting minutes from September 23, 2013 as written. Jeff Puleo seconded the motion. All others voted in favor.

**ANR Review: Elm Street (TPL-13-19):**

The Board reviewed an ANR Site Plan titled Plan of Land Elm Street in Hanover Massachusetts (Assessor's Map: 65 Lot: 50 & 52) Developed by Outback Engineering Inc. 165 East Grove Street, Middleborough, MA 02346. Scale: 1" = 20'. Ken Blanchard made a motion to endorse the ANR site plan TPL-13-19. Lou Paradis seconded the motion. All others voted in favor.

**Public Hearing: 112 & 136 Washington Street:**

The Planning Board opened the public hearing for 112 & 136 Washington Street to review the application of Valre Realty Trust. The applicant is asking permission to develop two curb cuts through a stone wall along that portion of Washington Street which is designated as a scenic road. This public hearing was held in accordance with M.G.L Ch. 40, Sec 15C. Anthony Losordo read the public hearing notice into the record. Anthony Losordo then recused himself from the hearing. Paul Ricciardi representing Valre Realty Trust presented the Board with two proposed curb cuts in the existing stonewall to gain access to two newly created lots on the premise. Mr. Ricciardi explained to the board he plans to respect the historical nature of the existing stone wall by creating two cobble stone drives and by reusing the removed stones in the architectural design of the driveway. Joyce MacLellan of 111 Washington Street spoke to the board concerning

future headlight glare. Mr. Ricciardi informed the Board that the proposed drives are not in an area that would shed headlight glare on to Ms. MacLellan's property. Steve Dunn of 96-98 Washington Street spoke to the Board of his concern of a seasonal stream on the premise of his home and 112 & 136 Washington Street. The Board agreed that Mr. Dunn's concerns are outside the scope of the application and would be address by the Conservation Commissions as the new lot is developed. Jeff Puleo made a motion to close the public hearing and approve the two openings in the existing stone wall at 112 & 136 Washington Street. Bernie Campbell seconded the motion. All others voted in favor. Tony Losordo abstained.

Jeff Puleo made a motion to adjourn the Planning Board meeting at 8:30 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant