



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

Meeting Minutes of Monday September 22, 2014

Planning Board Attendees:

Present: Richard Deluca, Anthony Losordo, Ken Blanchard, Lance Mortland, Bernie Campbell, and Lou Paridis

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 September 8, 2014

The Board reviewed the meeting minutes from September 8, 2014. Tony Losordo made a motion to accept the meeting minutes as amended from September 8, 2014. Lance Mortland seconded the motion. All others voted in favor.

Continuance Public Hearing for Site Plan Approval: 1810 Washington Street (TPL-14-17)

The Board reopened the public hearing for 1810 Washington Street, TPL-14-17. The applicant, 1810 Washington Street LLC, c/o Brian Murphy, proposes to construct a new 15,400 sq. ft. single story free standing commercial structure for retail purposes. The site is located at 1810 Washington Street and it lies in the Commercial Zoning District and Interchange Overlay District. This public hearing was held as a joint hearing with the Hanover Zoning Board of Appeals. The applicant is applying for three variances from the ZBA. Attorney Warren Baker presented the applicant's argument to both the Planning Board and ZBA outlining the proposed site plan. The new development intends to raze the four existing building and develop a new 15,400 sq. ft. retail center. The applicant is requesting three variances from the Zoning Board of Appeals and Special Permit / Site Plan Approval from the Planning Board. The applicant request two variances regarding front and side setbacks and a third variance form the required 50' buffer from the residential zoning district line. Attn: Baker argued that because of the Interchange Overlay District which does not allow residential uses a variance for the 50' buffer is not warranted. Attn: Baker stated in his opinion the Zoning Board of Appeals when applying Massachusetts General Law concerning variances one must take into consideration both the natural and manmade topography and developed surrounding land masses. Furthermore, it is both the applicant and his attorney's opinion that relief can be granted without negatively affecting the surrounding area. David Connolly of the Hanover Zoning Board of Appeals requested the applicant and their attorney submit a memorandum to the Hanover Planning Office

outlining the applicants request and opinions. Tony Losordo made a motion to continues the public hearing to October 20, 2014 at 7:00 p.m. Bernie Campbell seconded the motion. All other voted in favor.

Public Hearing for Site Plan Approval and Special Permits: 596 Washington Street / Planet Subaru (TPL-14-20)

The Board opened the public hearing of the 596 Washington Street / Planet Subaru Case number TPL-14-20. Lou Paradis read the public hearing notice into the record and comments from the Hanover Fire Department and Conservation Commission. Peter Matchak, Town Planner briefed the Board on the application stating that David Nyman the town's stormwater consultant had approved the proposed project and stormwater infrastructure. Deb Keller the applicants engineer formally presented the proposed site plan and two special permits to the Board. The applicant is proposing the development of 235 inventory parking spots. All run off will infiltrate through a proposed infiltration basin on the locus. The Board discussed Planet Subaru's need for the additional parking. Jeff Morrill representing Planet Subaru explained that additional parking is necessary due to his growth in volume in the past ten years. The Board requested that a special condition be included in the decision not allowing Planet Subaru to rent or lease inventory spaces to other car dealership. Lou Paradis made a motion to close the public hearing and approve the application for special permits and site plan approval 596 Washington Street, TPL-14-20 with special conditions. Lance Mortland seconded the motion. All other voted in favor.

Public Hearing for Site Plan Approval and Special Permit: 476 Webster Street / South Shore Vocational Technical School (TPL-14-21)

The Board opened the public hearing of the 478 Webster Street / South Shore Vocational technical School case number TPL-14-21. Lou Paridis read the public hearing notice into the public record and comments from the Hanover Fire Department and Conservation Commission. Peter Matchak, Town Planner briefed the Board on the application stating that David Nyman, Hanover's stormwater consultant had issued comments concerning the original site plan. The applicant's engineer has not submitted a revised site plan to date. Dana Altobello of Merrill Engineering and Surveying the applicants engineer formally presented the proposed site plan and special permits to the Board. The applicant is proposing to build a new 3,000 sq., ft. maintenance garage and 29 additional parking spaces for school instructors including stormwater management infrastructure. Lou Paradis made a motion to continue the public hearing on October 6th, 2014 allowing time for the applicant's engineer to submit a revised site plan. Lance Mortland seconded the motion. All other voted in favor.

Lance Mortland made a motion to adjourn the Planning Board meeting at 8:30 p.m. Bernie Campbell seconded the motion, all other voted in favor.

Respectfully submitted by Peter Matchak, Town Planner