



Hanover Planning Board
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Monday, June 8, 2020 – 6:45 pm
Via Zoom

Committee Attendees

MaryAnn Brugnoli, Chairman
Richard Deluca, Vice Chairman
Ken Blanchard
Meaghan Neville-Dunne
Giuseppe Fornaro
Bernie Campbell

Other Attendees

Susan Kent
John McCall
Scott Roger, J.K. Holmgren Engineering, Inc.
Barry Lines, Abutter – 272 Old Town Way
Joseph Boyle, Abutter – 260 Old Town Way

Opening

Chair MaryAnn Brugnoli opened the meeting at 6:45 pm.

Review of Meeting Minutes

The Board voted to approve the meeting minutes from May 26, 2020 with the following additions/amendments:

- The Chair MaryAnn Brugnoli recused herself as her husband owns a car sales business in Hanover.
- The shared lot line of the two properties is being slightly altered to make it straight.
- Board member Bernie Campbell asked if people will be able to walk near the zipline tower, and will emergency vehicles have access. Mr. Altobello stated ~~no~~, just access for emergency vehicles.
- The zipline being proposed has an excellent safely safety record
- Board member Ken Blanchard stated his concern regarding lack of parking in the past.

Informal – Susan Kent and John McCall

The Board met with Susan Kent and John McCall for an informal discussion regarding property at 176 King Street and possible conversion into condos. The property is currently zoned industrial/commercial. The Chair explained the property is not zoned for residential and would not qualify for a Planned Residential Development (PRDS) which requires minimum acreage and must be a 55 plus community. The property would also not qualify for a Village

Planned Unit Development (VPUD). The Chair also stated getting a change in zoning at Annual Town Meeting would require considerable work. Ms. Kent and Mr. McCall explained they are interested in buying the property and understand the task of getting it re-zoned at Annual Town Meeting. They have previously met informally with the Zoning Board about the project. Vice Chair Richard Deluca suggested Ms. Kent and Mr. McCall also meet with other Boards and Committees to get advice. The Vice Chair stated the project is a good idea and also suggested retaining a land use attorney to help with the process. Board member Ken Blanchard suggested sharing the project idea with residential abutters to the property to get their feedback. Ms. Kent stated they have forwarded the project presentation to abutters and will take any feedback into strong consideration. Mr. Blanchard stated a 2/3 vote at Annual Town Meeting will be required to change the zoning of the property, and he agrees with the Vice Chair that the project is a good idea. The Vice Chair also suggested the idea of a friendly 40B if all Boards, Committees and Town Departments are in favor of the project. Ms. Kent and Mr. McCall thanked the Board for their time and consideration.

Public Hearing - Gray's Place - Case PB-19-21

The Board opened a public hearing for the application of Grays's Place, Harbor One Bank. The applicant is seeking approval of a Definitive Plan for a two (2) lot subdivision to be known as Gray's Place, off Old Town Way. Board member Meaghan Neville-Dunne read the hearing notice into the record. The Chair MaryAnn Brugnoli explained the case was being re-heard due to an error notifying abutters of the prior hearing on April 21, 2020. Scott Rogers of J.K. Holmgren Engineering reviewed the status of the project for the Board. All the plantings requested by the Board have been added. The DPW has reviewed water services for both lots and all requirements requested by Hanover DPW Deputy Superintendent Neil Merritt have been met. The project has received approval from the Hanover Conservation Commission and Board of Health for Lot 1. Lot 2 has not been approved. Mr. Rogers explained each of the six (6) waivers from Subdivision Rules and Regulations the applicant is requesting.

1. Section V.A.1 Minor streets – twenty-six (26) feet of pavement width is required. **Sixteen feet (16') of pavement and (2) 2' gravel shoulders is proposed.**
2. Section V.B.1 – Vertical granite curbs shall be installed on all streets except for a cul-de-sac island where granite edging shall be used. All curbing and edging shall be installed in conformance with Appendix A. **Cape cod berm is proposed in lieu of granite curbing.**
3. Section V.C.1 – Paved sidewalks shall be constructed along the full length of both sides of every subdivision way. **No sidewalks are proposed. It should be noted that sidewalks do not exist along Old Towne Way.**
4. Section V.I.1 – Street trees shall be planted at a minimum of one tree per forty feet of road on each side of the road within the right of way. **Evergreen trees are proposed to be planted in areas of abutter's view of the roadway, in lieu of street trees.**
5. Section V.D.1 – Dead end water mains are not permitted. **Water mains are not required, individual water services are proposed for each lot, per the DPW.**
6. Section V.C.1 – Circular islands with granite curbing and landscaping is required. **A Tee shaped turnaround area is proposed. The fire department has reviewed and commented on this issue.**

The Chair asked for questions or comments from other Zoom attendees. Barry Lines of 272 Old Town Way stated his property abuts proposed Lot 2. Mr. Lines stated his concerns regarding the retention basin and septic system being 100 feet from wetlands. Mr. Lines stated he has never received notification via mail regarding Gray's Place, and as a direct

abutter he should be on the list. The Board reviewed the abutters list. After accessing the Hanover Assessor's database, the Board discovered that Mr. Lines's notifications are being mailed to his former address. The Board advised Mr. Lines to contact the Hanover Assessors office to correct his mailing address. Board member Giuseppe Fornaro stated tax bills for Mr. Lines's property at 272 Old Town Way are likely being mailed to his former address also. The Vice Chair Richard Deluca stated the Gray's Place subdivision has been planned for many years. Mr. Lines stated his concern that the retention basin will be a breeding ground for mosquitoes. Mr. Rogers stated the retention basin is essentially a rain garden and is designed to drain within 72 hours. Mr. Lines asked when an application for Lot 2 will be submitted. Mr. Rogers stated his client, Harbor One Bank, is not actively seeking approval for Lot 2 at this time. Joseph Boyle of 260 Old Town Way asked why the hearing was taking place as the project was previously approved. The Chair MaryAnn Brugnoli again explained the case was being re-heard due to an error notifying abutters of the prior hearing on April 21, 2020. Mr. Boyle stated his concern that the development of Lot 2 could adversely affect his currently working 50 year old septic system. Mr. Rogers stated Lot 2 will need to be approved by the Conversation Commission and the Board of Health and requirements/guidelines will prevent any damage to Mr. Boyle septic system.

The Board voted to approve all six waivers listed above and submitted in a letter dated April 2, 2020. The Board voted to approve the Definitive Subdivision Plan for two residential lots. The Board voted to close the hearing at 7:28 pm.

Article 43 – Amend Zoning Bylaw Section 6.230

The Board discussed Article 43 that proposes an amendment to the Zoning Bylaw that would allow gas/service stations to offer three different services simultaneously, these being gas purchases, auto repair service and retail/food purchases. Currently, the bylaw requires gas/service stations to choose two services only and does not allow all three to be offered at one business simultaneously. The Chair MaryAnn Brugnoli stated language to modify the warrant article will be drafted with the assistance of Ann Lee and Hanover Town Counsel. The Board agreed that words open to interpretation such as "appropriate" or "reasonable" should be removed. The Board's intent is to retain special permit authority and review each gas/service station on a case by case basis. Board member Giuseppe Fornaro suggested adding wording that references the parking requirements in the bylaw. Vice Chair Richard Deluca stated parking spaces in the rear of buildings or long term parking spaces for car repairs cannot be counted as retail parking. The Board will discuss and review draft language at their next meeting.

Other Business

The Board discussed past decisions regarding parking at Starland. If additional parking was waived in a previous Planning Board decision, the Board would like the authority to enforce construction of the previously waive parking now. The Chair will look at the previous decision and inquire with Town Counsel regarding the Board's authority. The opinion of the Hanover Fire Department regarding Starland parking will be confirmed. Starland has not yet filed with the Zoning Board for a height variance for the proposed zipline tower. The Board agreed they will require the additional parking be constructed prior to the zipline. The Board directed Dana Altobello of Merrill Engineering be contacted to inquire if Starland would like to request a continuance until after a Zoning Board variance decision.

The Board briefly discussed the possibility of in person meetings in the future.

Adjournment

The meeting ended and adjourned at 7:55 pm.

Next Meetings

Monday, June 22, 2020