



Planning Board

April 11th, 2016 – 6:45 PM

Town of Hanover

The following minutes are from the Hanover Planning Board meeting held on Monday, April 11th, 2016, in Hanover Town Hall.

Planning Board Attendees:

Present: Rich Deluca, Ken Blanchard, Anthony Losordo, Lou Paradis and Meaghan Neville-Dunne

Others: Peter Matchak, Town Planner and Heidi Cho, Associate Planner

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:52 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Requested Minor Modification: 357 Columbia Road TPL 15-2:

The applicant, Hanover Development Company LLC., requested a minor modification to the approved site plan of mid-October 2015. The applicant has requested to change the elevation design from that shown in the approved drawings because of higher construction costs and issues with the original design's structural suitability. The applicant has spent an additional \$50,000 to re-engineer and change the structure of the old building and \$40,000 to create cut-through road to the adjacent lot. These items were not originally budgeted, and the additional costs have hindered the applicant from going forward with the proposed façade design. Rich Deluca, the Planning Board Chair, stated that the Board originally permitted the façade design because it gave a fresh look to the building, which is a prominent property on Route 53. The Planning Board agreed that these construction issues should not hinder the new tenants who are planning to occupy the building and that the tenants should be offered a temporary occupancy to go forward with their store openings. The Planning Board required that the applicant submit a new drawing proposal for the changed façade design to obtain a Special Permit. Ken Blanchard made a motion to continue the public hearing. Lou Paradis seconded the motion. All others voted in favor.

Joint Public Hearing with Department of Public Works on Town's Roads:

Lou Paradis read the public hearing notice for the case. The Public Hearing was held to consider the acceptance of the Town's Public Ways including Trailside Lane, Meadow Drive and Sunset Point. A resident of Sunset Point pointed out that the Home Owners' Association was not created before the purchase of the property on Sunset Point. Town Planner Peter Matchak stated that the Home Owners' Association was not created by the current owner before they sold the lot. The owner and town counsel are in the process of drafting the Home Owners' Association agreement. Trailside Lane and Meadow Drive will have updated reports at the Town meeting. Two roads have Home Owners' Association agreements in place. Lou Paradis made a motion to continue the public hearing on March 2nd before the Town Meeting. Ken Blanchard seconded the motion. All others voted in favor.

Continuance of Public Hearing for Special Permits and Site Plan Approval: 778 Washington Street, case TPL-16-2:

Rich Deluca reopened the hearing for 778 Washington Street, case TPL-16-2. Jeff Hasett of Morse Engineering, representing the applicant Melsi Xhengo, 15 Keayne Street, Revere, MA 02151, presented a revised plan which took into account and addressed the matters from the last Planning Board meeting. Jeff Hasett reviewed comments from David Nyman, the Town's Consultant Engineer, and used regular asphalt and reconfigured parking in the revised plan. The site plan shows an improvement of the property by adding two retention basins and a bio-retention area for stormwater management. The capacity of the seating at the

restaurant has been reduced from 75 to 65. Under Section 6.800 and 9.310 the applicant requested a special permit for the parking reduction and stormwater management improvements. The Planning Board requested that the applicant submit a landscape plan showing shrubbery and a letter of approval from David Nyman. Anthony Losordo made a motion to approve the site plan and special permit for the property at 778 Washington Street. Ken Blanchard seconded the motion. All others voted in favor.

The Planning Board's next meeting date was set for May 2nd, 2016.

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by:

Heidi Cho

Associate Planner