



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

Meeting Minutes of Monday, May 20, 2013

Planning Board Attendees:

Present: Richard Deluca, Tony Losordo, Ken Blanchard, Bernie Campbell, Meagan Neville Dunne, and Jeffrey Puleo

Absent: Lou Paradis

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 March 25, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from April 22, 2013 and May 6, 2013. Bernie Campbell made a motion to accept the Planning Board meeting minutes of April 22, 2013, as amended. Jeff Puleo seconded the motion. All others voted in favor. Jeff Puleo made a motion to accept the Planning Board meeting minutes from May 6, 2013, as amended. Ken Blanchard seconded the motion. All others voted in favor.

As Built Plan for Tolman Road

Applicant Jim Rodriguez requested a release of covenant for the Tolman Road Subdivision. The Board was presented an as-built plan representing Tolman Road as constructed. Hanover DPW Director Victor Diniak confirmed via email through Assistant Planner Margaret Hoffman that he was satisfied with the installation of the private road and water line. Assistant Planner Margaret Hoffman stated she discussed the release of covenant with town counsel who has granted his approval of the release of covenant. Jeff Puleo made a motion approve the release of covenant. Ken Blanchard seconded the motion. All others voted in favor.

Starland Traffic:

The Board was updated on the ongoing weekend traffic issues occurring at Starland by John Proirier representing Startland/University Sports Complex. John Proirier stated to the Board that the past weekend of May 18th and 19th the traffic issues were minimal due to the opening of 100 new parking spots in the lower parking lot of the Starland complex. Hanover Police Sargent John Owens addressed the Board and stated that the weekend traffic issues on Route 53 have

improved with a working relationship between the Hanover Police Department and the University Sports Complex and the deployment of a new traffic circulation plan that has one dedicated entrance to the facility and one devoted exit which only allows for a right hand turn on to Route 53. Sargent Owens added that signage and a curb cut is needed to force exiting traffic to make a right hand turn on to Route 53. Joyce McClellan of 111 Washington Street, Hanover stated to the board that she noticed an improvement in traffic circulation from the past two weekends.

Public Hearing – Special Permit (Retreat Lot) for 128 Washington Street – TPL-13-4

The Board opened the public hearing for 128 Washington Street at 7:00 p.m. in the second floor hearing room. Tony Losordo read the public hearing notice, comments presented to the Board by Barbara Stone, Hanover Deputy Fire Chief, and Conservation Agent Amy Walkey into the record. Greg Morse of Morse Engineering representing the applicant Stephen C. Warner presented his plan titled Plan of Land 128 Washington Street (Assessor's Map:58 Lot: 009). Developed by Morse Engineering 19 Union Street, P.O. Box 92 Scituate, MA 02066. The plan would create two residential lots one conventional lot (Lot 3) of 43,560 sq. ft. all considered up land and one retreat lot (Lot 2) of 100,717 sq. ft. 65,981 sq. ft. of which land are considered upland. Greg Morse within his presentation explains that the plan reconfigures a prior lot layout and moves the access handle to the retreat lot the southwesterly side of Lot 3. Joyce McClellan of 111 Washington Street, Hanover addressed the board with her concerns of rain water runoff from 128 Washington Street. Her property, 111 Washington Street lies across the street from 128 Washington Street at a lower elevation. Ms. McClellan asks the board to consider rain water runoff in their decision. In addition, Steven Dunn of 96-98 Washington Street addresses the board with his concern of rain water runoff from 128 Washington Street. Jeff Puleo made a motion to close public hearing. Tony Losordo seconded the motion. All other voted in favor. Jeff Puleo made a motion to approve the special permit with the following special conditions:

- The retreat lot's drive way is built to the Hanover Road Standard described in the Hanover Bylaws.
- The residential dwelling on the retreat lot is built to the Hanover Fire Safety regulations.
- Any addition storm water runoff will be captured on 128 Washington Street

Ken Blanchard seconded the motion. All other voted in favor.

Review ANR Application: 691 Main Street (TPL -13-7):

The board reviewed an ANR Site Plan titled Plan of Land 691 Main Street (Assessor's Map: 22 Lot: 014) Developed by Morse Engineering 19 Union Street, P.O. Box 92 Scituate, MA 02066. Greg Morse of Morse Engineering representing the applicant Christopher & Kimberly Giovanucci of 691 Main Street, Hanover, MA presented the board the ANR plan to move existing lot lines. Tony Losordo made a motion to approve the ANR site plan TPL-13-7. Jeff Puleo seconded the motion. All others voted in favor.

Request for Limited Site Plan: 577 Circuit Street:

Thomas H. Ingle owner and applicant of 577 Circuit Street requested a Limited Site Plan for 577 Circuit Street to expand an existing commercial use. Thomas H. Ingle described to the board that he would like to expand his existing use by adding a commercial vehicle inspect license, for the inspection of buses & trucks. The applicant stated that there will be no proposed changes to the site (577 Circuit Street), anticipated hours of operation are from 12 p.m. to 6 p.m. The applicant predicts that he has the ability to inspect 8-12 vehicles a day. Ken Blanchard made a motion to

grant the request for Limited Site Plan with the conditions that the \$500.00 special permit application fee must be paid, abutter notification must be delivered and a public hear notification must be published two weeks prior to the hearing in the Hanover Mariner. Bernie Campbell seconded the motion. All others voted in favor.

Planning Board Reorganization:

The board discussed the reorganization and nominated Richard DeLuca as Chair, Jeff Puleo Vice-Chairman and Tony Losordo as Clerk.

Bernie Campbell made a motion to adjourn the meeting at 9:10 p.m. Ken Blanchard seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant

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