



Zoning Board of Appeals/Planning Board Meeting

Monday, January 29, 2018 – 8:00 PM

Town of Hanover

The following minutes are from the meeting of the Hanover Zoning Board of Appeals and Planning Board Joint Meeting held Monday, January 29, 2018 in Hanover Town Hall.

Joint Zoning Board/Planning Board Meeting for 2053 Washington Street, Merchant's Row, Variance Approval Case Z-17-14 and Special Permit and Site Plan Approval Case TPL-18-1
Zoning Board Attendees: Matt Perkins, Dave Connelly, Brian Callow, and Chris Bernard

Planning Board Attendees:

Present: Jeff Puleo, Richard Deluca, Ken Blanchard, Bernie Campbell, Meaghan Neville-Dunne, and Maryann Brugnoli

Others: Michaela Shoemaker, Associate Town Planner and Peter Matchak, Town Planner

Maryann Brugnoli read in the public hearing notice for the Planning Board. Dave Connelly opened the continued case for Z-17-14 for the Zoning Board. Deb Keller, Merrill Engineering and Land Surveyors, presented the plan. The applicant will close one entrance along Route 53 to make it only two entrances to the site. The building will be one floor, no longer multi-level, but will be slightly more spread out. Frank Giglio, applicant, presented his renderings and his overall goal for the site. Jordan Bradley, Troika presented the architectural elements. Jeff Puleo asked about reducing the parking which Deb Keller and Frank Giglio stated they are making the building more conforming to zoning setbacks and reducing the parking already and then showed where the current building is and where the proposed building will be. Rich Deluca asked for clarification on the loading docks and dumpster locations and if the façade could be more New England looking. Frank Giglio pointed out on the plan the dumpster and loading dock locations and stated the architecture is in line with the current retail trend and times. The Board asked about traffic and moving curb cuts. Deb Keller said that there isn't too much they can do since Rt. 53 was just done by MassHighway but she would check with them about moving the entrances. Dave Connelly asked about lot coverage and the current layout and area and that with the current retail landscape the building as it stands now would create a financial hardship and the project will be done without nuisance to the neighbors. Dave Connelly made a motion to approve the variance taking into account the topography, building and relief can be granted without any detriment to the public and the variance is contingent upon keeping open the community space by Building B. Chris Bernard moved the motion Brian Callow seconded. All others voted in favor.

Jeff Puleo made a motion to continue the meeting to March 12th, Maryann moved the motion and Ken Blanchard seconded. All others voted in favor.

Maryann Brugnoli made a motion to close the meeting. Meaghan Neville-Dunne moved the motion and Ken Blanchard seconded. All others voted in favor.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted by:

Michaela Shoemaker

Interim Town Planner