



Hanover Zoning Board of Appeals
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - **Wednesday, April 12, 2023** – 7:30 pm

Committee Attendees

Matthew Perkins, Chair	David Connolly
Frederick Adami	Brian Callow
Christopher Bernard	

Absent

Glenn Openshaw

Other Attendees

Christine Stickney, Town Planner	Steve Louko, 43 King Hill Road
Patrick Brennan, PGB Engineering	Jason Cavallaro, 211 Larchmont Lane
Adam Hill, 40 Hillside Circle	Sean Niland, 78 Bates Way
John Fogg, 269 King Street	Doug Long, 265 East Street

Opening

The Chair Matthew Perkins opened the meeting at 7:31 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

Public Hearing –Forge Pond Park- 253 King Street – Amendment to Special Permit Decision

The Board opened a public hearing for the Forge Pond Park Major Modification of Special Permit 2009-7SP proposing to allow after hours use of the facility and site lighting for six (6) ballfields as well as lighting for adjacent walkways and parking areas. Forge Pond Park property address is 253 King Street, Hanover, MA, Map 67 plot 001, Residence A District. The applicants would like the Zoning Board to amend the original special permit conditions #7 as it pertains to use after sunset and lighting for installation of eighteen light poles – eight around three softball fields and 10 around the three baseball fields. During the season the lights would be used seven days a week from dusk to 10 PM. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters. The Chair made note of all the documents submitted with the application.

Mr. Patrick Brennan, Engineer of PGB Engineering presented the request before the Zoning Board noting in 2009 a Special Permit was issued (File #2009-7SP) for the use of the property as playground and recreational facility. Today the area is used by many residents for walking in addition to the organized sports. The applicants are here today seeking modification of the decision to allow the following 1) Illumination of the fields with lights and 2) the allowance of the park to be open after sunset. Using a site plan, Mr. Brennan showed the ZBA were the underground utilities and light stanchions that are proposed for the various fields. He added that they had appeared before the Conservation Commission and received approval for the project. Chair Perkins asked about the light spillover to abutting properties and how that would be handled. Mr. Dan Deland, lighting consultant speaking remotely on zoom, described the photovoltaic plans presented and that if needed shields could be added to the lights. Member Connolly asked what the cost of these shields would be at the offset and why these can't be on the lights rather than wait for the worst-case scenario. Mr. Deland speculated a couple of hundred per fixture – he then explained how the lights are controlled also by a wireless system. Member Connolly felt the shields are better than someone controlling the lights and potentially causing a public safety issue with adjustment. Mr. Brennan explained there is lower intensity on some lights to allow only necessary illumination of the parking areas and lower along the roadway. Member Callow asked about solar power and Mr. Brennan noted on the roadway up to the fields are solar. Chair

Perkins asked if not the season for sports are no lights on at the fields and what is estimated season? Mr. Brennan responded mid-April /May to October the projected season. Chair Perkins also asked who is responsible for locking the gate and making sure all folks are out? Jason Cavallaro responded that the gate hasn't been used or locked for quite awhile the police patrol the area. Member Bernard asked if the lighting shed on walking areas, driveways – he was concerned with light shed from the parking lot particularly in the area of the #231 King Street? Chair Perkins noted a letter sent from the Duggin family directly across from the entrance that stated they had no issue with the proposal.

Mr. John Fogg of 269 King Street, direct abutter, on the left of the driveway, commented on his history of the project when it was originally approved and the conditions as to no lighting and a locked gate were part of the decision as well as no use at night. He explained how he appealed the ZBA decision and feels the Town of Hanover is walking away from the agreements of the original Special Permit decision and it has impact on my property. Chair Perkins asked in particular what agreements he is speaking to the fencing and he noted light restrictions, the run-off from the public way and a potential public announcement system. He feels compelled to speak about these concerns if this request is allowed to amend and he has sought assistance from legal counsel. Member Callow asks if the concern is the use of the park at night and Mr. Fogg feels there is a lot noise with these athletic events and the original decision keeps being modified. Member Connolly asked if Mr. Fogg if he could explain to him what is meant by the agreements and asked him to come forward with concerns. Chair Perkins feels a site visit may be necessary to see where the poles are actually going there are a lot people vested in the project. Steve Lucco of 43 King Hill Rd, spoke of his familiarity of the park; additional lighting would improve the public safety of pedestrians walking - Forge Pond Park has changed the character of West Hanover in a beneficial way – he also wonders if the walkways at the pond could be lite at night. The Chair asked for any comments on the zoom call – no comments.

Chair Perkins asked if the applicant had anything more to add. Jason Cavallaro noted lighting of the fields has been in the works for years, they have CPC article before Town Meeting for \$500,000.00 – they had originally wanted to light all 6 fields but scaled it back because of the abutters and cost – the project is one softball, 1 baseball now and in the future if additional funds were raised more fields. Chair Perkins asked which fields are slated? Jason Cavallaro responded they would look at pole placement to maximize light between fields. He also noted they can control the lights unlike B. Everett field also that are on even no one is there. Adam Hill noted that he in the past had been responsible for the gate and with the agreement of the police department they started to patrol the area on a more regular basis not needing the gate. Discussion as to the facilities – seasonal basis and port potties removed at end of season. Chair Perkins asked if the lighting is for Town of Hanover teams or club teams. Adam Hill said the primary use is for Hanover Youth Athletics (HYA) and if others wanted to use the fields they would need a permit from parks and recreation. Jason Cavallaro noted that Youth Softball has taken off and lighting would help with demands for scheduling. He also mentioned that there is a woman's softball league that has had an interest in using.

Chair Perkins advise the applicants to talk with Mr. Fogg as to his concerns and see if there is any common ground. The Board needs to have a site visit on the site, Christine was asked to post the site visit on Tuesday the 18th if it makes the timing – we will meet at 9am near first diamond. Chair Perkins asked about members availability to meet before 5/1 Town Meeting – after some discussion – April 24, 2023 was agreed and the ZBA voted by roll call to **continue the public hearing to April 24, 2023 at 7:30PM.**

The Board voted by roll call to adjourn the meeting at 8:35PM