



### Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, April 10, 2023** – 6:45 PM

#### Committee Attendees

Mary Ann Brugnoli, Chair  
Kenneth Blanchard, V- Chair  
Bernie Campbell *via zoom*  
Meghan Dunne

**Absent:** Giuseppe Fornaro, Tony Cavallaro,  
Dave Traggorth

**Other Attendees:** Christine Stickney, Town Planner

#### Opening

Chair Brugnoli opened the meeting at 6:50 PM and made note the meeting was being recorded.

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| <b>Roll Call Vote:</b> MaryAnn Brugnoli– Yes | Bernie Campbell - Yes |
| Ken Blanchard – Yes                          | Meaghan Dunne – Yes   |

#### Other Business:

The Planning Board reviewed the minutes of 3/13/23. Member Dunne Motion to accept the minutes, seconded by Member Campbell

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| <b>Roll Call Vote:</b> MaryAnn Brugnoli– Yes | Bernie Campbell - Yes |
| Ken Blanchard – Abstain                      | Meaghan Dunne – Yes   |

**As-Built Approval – Sconset Landing** – Al Loomis of McKenzie Engineering was present via zoom on behalf of the applicant. Christine reported that all the funds missing for affordable housing payments have now been paid and the plans have addressed all the outstanding issues staff had raised and she would recommend the project is ready for As-Built Approval and release of surety.

Member Blanchard Motion to grant As-Built Approval to Sconset Landing, seconded by Member Dunne

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| <b>Roll Call Vote:</b> MaryAnn Brugnoli– Yes | Bernie Campbell - Yes |
| Ken Blanchard – Yes                          | Meaghan Dunne – Yes   |

Member Blanchard Motion to release the applicant of the posted surety of \$175,000.00 in a Tri-Partite Agreement originally posted with the Town, seconded by Member Dunne

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| <b>Roll Call Vote:</b> MaryAnn Brugnoli– Yes | Bernie Campbell - Yes |
| Ken Blanchard – Yes                          | Meaghan Dunne – Yes   |

#### **7 PM Public Hearing – Wood Hollow Way (a/k/a Stable Ridge Estates) Street Acceptance (File #23-4)**

This is a request from the residents of the above street to have the road publicly accepted by upcoming Town Meeting (5/1/23) and pursuant to General Bylaw Section 6-6; the Director of Public Works and the Planning Board hold the hearing jointly for public comment. Member Dunne read the legal notice into the record which had been posted 3/29/23 and mailed to the abutters. Chair Brugnoli welcomed Victor Diniak, the DPW Director and noted this article #28 on the ATM warrant. Members briefly discussed that As-Built Approval has been given by the Planning Board for the subdivision. Member Blanchard

Motion to make a favorable recommendation to Town Meeting for the acceptance of the roadway as a public way, seconded by Member Dunne

**Roll Call Vote:** MaryAnn Brugnoli– Yes  
Ken Blanchard – Yes

Bernie Campbell - Yes  
Meaghan Dunne – Yes

Chair Brugnoli acknowledge and thank Ms. Adams and Mr. Moore for their support in getting to this point in time given it had been a long time coming. Ms. Jen Adams, 5 Wood Hollow Way did ask for clarification about the trees and who is responsible. Mr. Diniak said the DPW does not replace trees if they fall down but will remove it. The Home Owners Association (HOA) is responsible for the common areas landscaping. Member Campbell asked who is responsible for the drainage basins and Mr. Diniak responded the HOA. Ms. Adams noted presently they mow the basins 2-3 times a year as needed. Ms. Adams asked about the parcels the HOA pays taxes on now and if they are part of this street acceptance would they have to continue to pay and Christine noted that the developer transferred the fee in ownership to the HOA and the street acceptance is probably by easement not fee – actual ownership of the land. No further to public comment. Member Dunne Motion to close the public hearing, seconded by Member Blanchard

**Roll Call Vote:** MaryAnn Brugnoli– Yes  
Ken Blanchard – Yes

Bernie Campbell - Yes  
Meaghan Dunne – Yes

#### **Public Hearing for 283-285 Columbia Road – Major Modification Previte’s Market Place (File #23-3)**

Member Dunne read the legal notice into the record that was posted in the newspaper and mailed to the abutters and correspondence from Town departments and/or general public. Present at the meeting was the property owner, Joseph Previte, Attorney Robert Tombari and Architect Jerry Pucillo on behalf of the project. Attorney Tombari explained the applicants seek to make a major modification to the original 2018 approval for two additions at the rear of the existing building different from what they previously were approved for last fall – 2022 which was unfeasible due to cost. The first addition is with in the loading docks area for a two-story addition (24 ‘x 15’.6” If = 748 GSF) that will be an office on the first floor and office on the second floor. The second addition is only a second-floor addition (20’ x 65’If =1300 SF) supported by pilings/columns with no first floor at the rear of the building in the area of the HVAC equipment also to be office area only on the second floor. Using site floor plans, Mr. Pucillo present the project to the Planning Board. Chair Brugnoli questioned how many offices are proposed and Mr. Previte answered 4 offices all for use by Previte’s. Mr. Pucillo noted that it is also reconfiguration of existing space and the mezzanine will be extended over the retail store for the future restaurant use. Chair Brugnoli noted Christine’s report and Christine said most every issue was answered with exception of the lot coverage because it is within the Aquifer Protection Overlay – Attorney Tombari was not involved in the original application – Christine said the second-floor addition will cover green space. No other members or the general public expressed any questions or concerns. Member Blanchard asked if the offices are for the Previte’s operation and Mr. Previte said yes. Member Campbell noted the office use would probably be opposite of the restaurant uses and there should plenty of parking. The applicants were agreeable to extending the public hearing to afford time for staff to prepare a draft decision employees or Motion to continue the public hearing for Previte’s to Monday, April 24, 2023 at 7pm, seconded by Member Dunne

**Roll Call Vote:** MaryAnn Brugnoli– Yes  
Ken Blanchard – Yes

Bernie Campbell - Yes  
Meaghan Dunne – Yes

#### **Public Hearing for 303 Columbia Road – Special Permit Starbucks Drive-thru (File #23-5)**

Member Dunne read the legal notice into the record that was posted in the newspaper and mailed to the abutters including department comments and a letter from Liam Finn (no address). Also, a letter form CEI, the Planning Board’s consulting engineer sent comments in today that was referenced. The request

is for a Special Permit for a drive-thru window on a pre-existing non-conforming lot within the Aquifer Protection Overlay District. Starbucks was represented on Zoom by Daniel Brennan of DBP Permits, Casey Hart and Bill Scully of Kimley Horn. Also present were Alana Eagley & Colleen O'Brien of Starbucks Store Development Division and the property owner, Frank Zona. Mr. Brennan presented the project for the site, noting the building was previously used for as a bank with two drive thru lanes. Starbucks would rehabilitate the building both inside and out, widen the Broadway street entrance, provide seating for 48 seats included inside and out, a one lane drive thru window and queue, new septic system and 22 parking spaces including handicap and mobile app parking for customers. Casey Hart explained the site improvements as to Title V/septic, removing the canopy/bank islands and site access and internal circulation including improvements to widen second Broadway entrance. She also went over the milling/re-pavement of the parking lot. Bill Scully provided a power point presentation as to the existing roadway system, existing street volumes and capacity and the Starbucks projected traffic volumes included in the Kimley-Horn traffic Report submitted. Chair Brugnoli noted to this is a very tough area and is listed on the MDOT District's 200 worst intersections. Member Dunne noted if a motorist were traveling north on Route 53/Columbia Rd to access the drive-thru, they would have to take a left on Broadway and then another left into the site – wait in the queue for the drive thru, leave the site with a right back on to Broadway and weave to the left to take a left to return north onto Route 53 – which she feels this is a significant number of left turns for a LOS F intersection and a very small congested area especially during peak hours. She added her experience with the other Hanover Starbucks on Washington Street and lengthy queues that are a daily occurrence. Dan Brennan noted improvements to come with their other location and they feel a second location will help both sites as to customer volume. Member Blanchard said traffic at peak times already backs up eastbound on Broadway up to the other intersection of Broadway/Elm Streets and in addition in the PM – left turns out of Previte's driveway on Broadway blocks all the lanes in both directions. Member Campbell noted the property has been vacant for a number of years and the prior bank volumes are not comparable to Starbucks and he questions the directional and volume analysis taking into consideration the redevelopment of Previte on the other corner. Member Campbell said he is uncomfortable with the volume of traffic Starbucks will bring into the site and the intersection. Chair Brugnoli said traffic is the foremost concern for the board both on neighboring streets and internally how it moves around the site. She suggested Starbucks team needs to go to MDOT asap and figure out what can be done for example designated like left turns. She asked Christine to explain the staff recommendation for a Traffic Peer Review of the submitted study, potential cost and it needs to be reviewed for the best interest of the customers and the residents as to all potential options, other members concurred to traffic peer review. The chair suggested to Mr. Brennan that they discuss this with the Starbucks folks as to the traffic review.

In addition, Chair Brugnoli commented she has concerns with the on-site circulation and queue. She said the order board's location will cause a problem with a queue out onto Broadway because there are not enough car lengths. She also noted the site plan does not show a 20' wide bypass lane adjacent to the queue line as required by the Zoning Bylaw in case a car has to leave the queue line. Chair Brugnoli noted those parking spaces dedicated for the mobile app are designated as such can't be counted to the general public use. Dan Brennan explained how Starbucks mobile app works and that it used a lot by their customers the four spaces are dedicated to those users which will have a high turnover because customers run in and out with their order already pre-paid. Dan also spoke about why the menu boards are closer to the entrance and it tends to make the line move faster – it allows time for the order to be done.

The Chair opened it up to the public for comments. Mr. John Sousa, 242 Broadway office address (direct abutter to the west) expressed his concern with the modified driveway closest to his property and that when Broadway traffic backs up his customers can't access his site already – what will happen if the

drive-thru que extends out into the street? He feels Starbucks anticipates a problem therefore they are widening the driveway at Broadway. Dan Brennan said the driveway entrance is an exist as well and as such warrants it to be opened up. Mr. Scully noted they are proposing do not block box pavement markings. Ms. Karen Sousa noted that currently Broadway is used as two lanes up in front of their property and added to that the Previte's left out of their she is surprised there hasn't been more accidents. Mr. Les Molyneaux, 23 Water Street said Columbia and Broadway is such a bad intersection many people avoid it and he said the painted pavement markings are useless, our own fire station on Center Street has them and drivers block the fire station. He added it is an issue that the State needs to address particularly with the development of Pembroke Country Club development also impacting this intersection. The Town needs to do something about the intersection and light sequencing and a Starbucks will only make it worse. Bill Scully said that they are aware how right turns on Broadway eastbound create two lanes however the study was conservative an analyzed as one lane. They had reached out to MDOT but intend to discuss that they have data and asked if there were any improvement coming forward from Previte? Christine noted the MDOT mitigation for Previte and they have a sign off from MDOT. Christine commented on the Town's effort to discuss with MDOT about potential improvements and we are asking them to look at the intersection in more detail. Chair Brugnoli noted to the applicant there appears to be a lot of work to be done and comments from CEI needs to be addressed. Christine noted that in addition to her staff report she is recommending that a peer review of the traffic report submitted by the applicants needs to be done – she has contacted three firms and received two estimates between \$10,000.00 - \$11,000.00 dollars for such a review. The applicant is being asked to fund the Traffic Peer Review and if the funds were to be received immediately they need time for the review and recommendation – she suggests the last May meeting for a continuance. Chair asked if Mr. Brennan agrees extension to 5/22/23. Christine noted that the Special Permit is for the drive-thru, the coffee shop use is by right, the drive-thru special permit requires the lot to be of a certain size hence the second special permit under Article 4 and the third special permit is for the development in the Aquifer Protection district. She wants everyone to understand that this use (Starbucks) is a use by right because of commercial zoning and can go into the building within out the drive-thru she didn't want everyone leaving assuming if the traffic can't be resolved Starbucks is gone.

Member Dunne Motion to continue the public hearing to May 22, 2023 at 7PM, seconded by member Blanchard -

**Roll Call Vote:** MaryAnn Brugnoli– Yes  
Ken Blanchard – Yes

Bernie Campbell - Yes  
Meaghan Dunne – Yes

Member Campbell Motion to adjourn the meeting, seconded by Member Dunne

**Roll Call Vote:** MaryAnn Brugnoli– Yes  
Ken Blanchard – Yes

Bernie Campbell - Yes  
Meaghan Dunne – Yes

Meeting adjourned at 8:50PM