



Hanover Planning Board

550 Hanover Street, Hanover, MA 02339

Meeting Minutes – **Monday, April 8, 2024** – 6:45 PM

Board Attendees

Mary Ann Brugnoli, Chair
Giuseppe Fornaro, Vice-Chair
Meaghan Dunne, Clerk
Kenneth Blanchard
Dave Traggorth

Other Town Employees:

Ann Lee-Director of CDMI
Matthew Heins – Hanover Planner
Joe Colangelo – Town Manager
Victor Diniak- DPW

Board Members Absent:

Bernie Campbell
Tony Cavallaro

Others:

Kelley fry
Blake Costier
David Neglio
Joe Rull
Adam Brodsky
Andrea McNamara
Ken Gainy
Greg Satterwhite
Frank Teixera
Dana Altobello
Brent Campbell
Jamie Campbell
JP Wins

Opening

Chair Brugnoli opened the meeting at 6:45 PM and made note the meeting was being recorded

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES

Board Remote:

Remote:

Mr. Salvucci
Stephen Carroll
Melissa Evans
Elizabeth Corbo
Chief Jason Cavalarro -HFD
Tricia Shea
Casey Lieberman
Kristen Singleton
Aaron Hemquist
Dawn Johnson

Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

Minutes: The Planning Board reviewed the minutes of 3/18/2024. Chair Member Brugnoli mentioned that she did not support the language for the ADU Warrant Article. Chair Member Brugnoli motions to approve 3/18/2024 the minutes.

Roll Call to Approve minutes.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-ABSTAIN

Other Business:

*The board will consider an application for a Minor Modification at 1987 Washington Street (Cumberland Farms) (PB 19-9) (vote may be taken). The Board voted to approve the Minor Modification to allow 2 parking spots be changed to EV spots in the 1987 Washington St. property.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

*Bernie Campbell resigned his position as member effective April 30, 2024, due to moving out of Hanover.

Public Hearings – 7:00pm (Public hearings may be heard out of order) –

Public Hearing –Town Article to be submitted for May 6, 2024 Annual Town Meeting

The Board opened the public hearing for Proposed zoning Warrant Article.

Proposed Article: The Town will support accepting Laurel Lane as a public way submitted by Hanover DPW.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES

David Traggorth-YES

Proposed Article: Call for hearing a Warrant Article for creating a Route 3 Corridor Sign Overlay District. Mr. David Neglio presented the slides on the Billboard Overlay presentation. The State would like the Town to consider a new Billboard Overlay District that would benefit the Town and its residents. A Special Permit would be required as well as need Select Board approval as well. The hope is that some businesses further down Rt 53 would want to advertise, as well as the State could utilize the sign for 15 hours per month for alerts, AAA, Amber Alerts, weather updates, public safety. Examples of terms were presented in 20-year terms. Mr. Salvucci asked if only 1 can be put up in the overlay district. Mr. Stephen Carroll asked about why rushing this By Law change so quickly. Ms. Melissa Evans asked about who monitors the content of the material on the Billboard. There is a provision in the By-Law that would limit the content. Ms. Elizabeth Corbo asked about the maintenance and possible complaints would be addressed by the Town Building Inspector.

Chair Brugnoli motioned to Support the article to create a billboard overlay district Bylaw for the Annual Town Meeting on May 6, 2024.

Roll Call Vote:

Mary Ann Brugnoli, Chair-NO
Giuseppe Fornaro, Vice-Chair- NO
Meaghan Dunne, Clerk-NO
Kenneth Blanchard-Abstain
David Traggorth-NO

The Board will hear a public hearing – 637 Washington Street – Starland (PB #24-4)

The Board will hear a public hearing for a Major Modification of Special Permit (PB 14-19) and Site Plan Review at 637 Washington Street to replace 2 attractions. A Spinning Coaster replacing the trampoline location and an 8-person drop tower replacing 2-person drop tower in the same space.

Fire Chief Cavallaro talked about scheduling a meeting with Starland and Police Chief Kane could look at short term and long-term goals for making the safety of the area. Residents were concerned about not getting out of their streets onto Rt 53 because events are not staggered.

The noise from the new rides will be less than what is currently there. Residents have concern about speakers and music being played till closing and the lights that the new rides will cause.

Conservation Commission will be meeting with the Starland group. Resident concerned about asking for more parking spaces and encroaching on Crickets Run residents.

BISA SBA is the company that is building the spin coaster. Starland has 7 more acres behind their property that they could start using for parking if needed.

Chair Brugnoli suggest that Starland talk to DPW about traffic only going out to the right, or north on Rt 53. Also, suggested blocking off back lot at night so that no traffic is back there at all.

The Board has voted to continue the meeting till April 29, 2024 so that Starland can meet with HPD and HFD to discuss short- and long-term goals for safety and emergency access at the facility to have something in writing for the Planning Board to have.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

The Board will hear a public hearing – 1167 Washington Street – Target (PB #24-3)

The Board will hear a public hearing for a Major Modification of Special Permit (PB 08-10) and Site Plan Review at 1167 Washington Street to convert 18 spaces to 21 Drive-up parking spaces with loading areas.

Target would like 12 drive up spaces and restore 18 existing drive up spaces to revert back to regular parking spaces.

Member Blanchard is impressed with the cleanliness of the parking lot. He also said he notice the canopies at Target Abington and would like to change his opinion from his original belief that they would be a mess and not help the area.

Target presented a safety items that would be implemented to keep employees safe during the car pick up area- curb cut, walk way, and stop sign put in.

Vice Chair Fornaro would like for Target to talk to condominium owner about the trash at another end of complex. It is atrocious and the bins behind Petco that has yet to be addressed.

Target office says 5% of shoppers are drive up and or pick up in store.

A vote was made to close the hearing

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

A vote on a special permit for the creating of 12 drive up spots and restoring 18 existing drive up spots to regular parking spots.

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES

Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

Other Business:

Member Traggorth asked if there is a fine in the Town for having trash.
Dawn Johnson asked if Cumberland Farms has come up yet.

Chair Brugnoli motioned to close meeting. Roll Call to close meeting:

Roll Call Vote:

Mary Ann Brugnoli, Chair-YES
Giuseppe Fornaro, Vice-Chair- YES
Meaghan Dunne, Clerk-YES
Kenneth Blanchard-YES
David Traggorth-YES

Meeting adjourned at 9:07 PM