



**Hanover Planning Board**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Monday, January 10, 2022 – 6:45 pm**

**Committee Attendees**

MaryAnn Brugnoli, Chairwoman  
Ken Blanchard, Vice Chairman  
Giuseppe Fornaro  
Bernie Campbell

Meaghan Neville-Dunne  
Dave Traggorth  
Tony Cavallaro

**Other Attendees**

Christine Stickney, Town Planner  
Jon Ruseni, Gray's Place  
Karen Gray, Wildlands Trust

Erik Boyer, Wildlands Trust  
Andrew Butler, 167 Washington Street

**Opening**

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

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from December 20, 2021 as written.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes

**ANR – Prevites – 283 Columbia Road – PB 21-20**

The Board reviewed an Approval Not Required (ANR) plan to alter a lot line at Prevites Marketplace. Town Planner Christine Stickney explained that when Prevites purchased 283 Columbia Road for their new location, they also purchased the property to the rear of them which is 237 Broadway. The ANR being presented removes the lot line between the two properties. The Board voted to endorse the ANR plan.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes

*Board member Tony Cavallaro joined at 6:56 pm.*

**VPUD Warrant Article**

The Board was presented the commentary used at Town Meeting in 2021 for the VPUD Moratorium. The Chair explained she will work with the Town Planner Christine Stickney to combine the past commentary with the report to rescind the VPUD Bylaw to produce new Planning Board commentary for the Annual Town Meeting coming this May. The draft warrant article has been forwarded to the Town Managers Office and Town Counsel for review.

**Administrative**

The Board discussed the re-certification of the decision for Gray's Place. The Town Planner Christine Stickney explained the Board needs to vote to re-certify the plan since the recorded signatures are older than 6 (six) months. The new signatures will need to be recorded at the Registry of Deeds along with the note that no changes have been made. The Board voted to re-certify the plan.

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

Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

Ms. Stickney asked Board member to please stop by the Planning Office in the next week to sign the re-certification letter as the Registry of Deeds requires original signatures.

#### **Other Business**

The Board discussed their status as a MBTA community which they believe is based on the Town's use of the GATRA bus service. Town Planner Christine Stickney stated the Planning Department is uncertain of what agreement is in place for GATRA service as the Town does not utilize the regional GATRA bus with scheduled bus stops. Ms. Stickney stated the Planning Office will gather more information and revisit the topic at the February 14<sup>th</sup> meeting. Ms. Stickney also noted an upcoming Webinar being given regarding multi-family zoning requirements for MBTA communities which she will forward to Board members. Board member Bernie Campbell stated the GATRA services should be evaluated by how many residents utilize the service.

#### **Public Hearing - Subdivision Rules & Regulations**

The Board opened a public hearing for the purpose of receiving public input relative to proposed amendments to the rules and regulations governing the subdivision of land. The Chair read the hearing notice into the record as well as commentary from various Town departments. The Board reviewed the draft regulations. Town Planner Christine Stickney stated all the changes the Board approved at the last meeting have been made. The Chair opened the hearing to public comments, seeing and hearing none. The Board voted to amend the subdivision rules and regulation as presented.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

The Board voted to close the public hearing.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

#### **Public Hearing – Sylvester Field (Washington Street) – PB 21-19**

The Board opened a public hearing in accordance with the "Scenic Way Act" for the purpose of hearing testimony and receiving public input relative to the proposed removal of five (5) linear feet of wall and one (1) tree approximately eighteen (18) inches in diameter in order to allow the construction of a small parking area at Sylvester Field. Board member Meaghan Neville-Dunne read the hearing notice into the record. The Chair read DPW Superintendent Victor Diniak's comments into the record. Karen Gray of Wildlands Trust gave the Board an overview of the goals achieved, and land protected/owned by the Trust. Ms. Gray noted the CPC funds and successful fundraiser that allowed the Trust to purchase the land, and the purpose of the proposed changes is to allow safe access for the public to enjoy the property. Ms. Gray introduced Erik Boyer of Wildlands Trust and noted Mr. Boyer gave a presentation to the Hanover Historical Commission regarding the project. The Chair stated the Historical Commission is in favor of the project proposal.

The Chair opened the floor to public comments. Andrew Butler of 167 Washington Street spoke in favor of the project but stated that speeding is a problem in the area and is a safety hazard especially with no sidewalks. Mr. Butler would like speed limit signs added to the street and increased enforcement. Board member Meaghan Neville-Dunne noted the location of the proposed parking area can be wet at times and asked what parking surface is being proposed. Mr. Boyer stated the area will be left grass/dirt but can be re-evaluated in the future if mud becomes a problem. A split-rail fence will surround the parking area. Vice Chair Ken Blanchard asked if more parking could be added in the future. Ms. Gray stated the Trust will likely keep the parking

limited to four (4) cars as the property is small, and the Trust doesn't want too many visitors simultaneously. Board member Bernie Campbell asked that stones removed from the wall be incorporated into the site in other locations. Ms. Gray stated that is the intention. Board member David Traggorth is in favor of the project and agreed with Mr. Butler that speeding is a problem in the area.

The Board voted to close the public hearing.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

The Board voted to approve the removal of five (5) linear feet of wall and one (1) tree with the condition that additional speed limit and safety signs be added to the area.

**Roll Call Vote:** MaryAnn Brugnoli – Yes  
Ken Blanchard – Yes  
Giuseppe Fornaro – Yes  
Bernie Campbell – Yes  
Meaghan Neville-Dunne – Yes  
Dave Traggorth – Yes  
Tony Cavallaro – Yes

### **Other Business**

The Board briefly discussed 1202 Washington Street (Cancun). Ms. Stickney has asked the project engineers to submit a traffic study.

The Board briefly discussed Benjamin Brooks Estates and the proposed inspection of the existing retaining wall by CEI. The Board will discuss the issues further at their January 24<sup>th</sup> meeting.

The Board briefly discussed the litter problem in the Target parking lot brought to their attention by Board member David Traggorth. Ms. Stickney stated the Director of CDMI Ann Lee and Conservation Agent Sandra MacFarlane have looked at the parking area. Ms. Stickney will confirm for the Board what the status is.

The Board briefly discussed ongoing tree clearing for Oakland Estates. Ms. Stickney has been to the site and is taking pictures of the progress for the record. Ms. Stickney has forwarded any comments from abutters to Kevin Sealund. The Board expressed concern that Oakland Avenue be kept clean of dirt and mud. Ms. Stickney stated crushed stone has been added to the entrance to remove dirt and mud from tires, and Oakland Avenue will be broom swept at the end of each work day.

### **Adjournment**

The Board voted to adjourn at 7:53 pm.

### **Upcoming Meetings**

Monday, February 14 & 28, 2022

Monday, March 14 & 28, 2022