



**Hanover Planning Board**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Monday, July 25, 2022 – 6:45 pm**

**Committee Attendees**

Ken Blanchard, Vice Chairman  
Giuseppe Fornaro  
Meaghan Neville-Dunne

Bernie Campbell  
Tony Cavallaro

**Absent**

MaryAnn Brugnoli  
David Traggorth

**Other Attendees**

Christine Stickney, Town Planner  
Irene Coleman, Asst. Town Planner  
Robert Tombari, Tombari Law Group  
Scott Ferrigno, Sign Design  
Tim Fisher, ID Sign Group  
Sean Curry, Curry Hardware

Deb Kelleher, Merrill Engineers & Land Surveyors  
Patty Hook, 74 School Street  
Kevin Sealund, Sealund Corporation  
Stephen Callahan, Global Property Developers  
Adam Brodsky, Drohan, Tocchio & Morgan, P.C.

**Opening**

The Vice Chair Ken Blanchard opened the meeting at 6:46 PM and made note the meeting was being recorded.

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

**Review of Meeting Minutes**

The Board voted to approve the meeting minutes from June 13, 2022 as written.

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

**Other Business**

The Board met with Attorney Robert Tombari regarding a modification to the Special Permit for Previte's Marketplace. The Vice Chair Ken Blanchard suggested Attorney Tombari hold his full presentation of the project since a major modification will need to be filed and a public hearing held. Attorney Tombari noted he was questioning whether a minor modification would be acceptable versus the major modification; however, if the Board has determined a major modification is needed, Attorney Tombari will file the appropriate paperwork. The Board confirmed with Attorney Tombari the filing deadlines for their September meetings.

Town Planner Christine Stickney noted for the Board that an updated master schedule for construction and completion has been received for the four residential buildings at Hanover Crossing.

The Board briefly discussed their upcoming case schedule.

**Public Hearing – 1167 Washington Street (Target) – Special Permit & Site Plan Review – PB 22-4**

The Board continued with a public hearing for Target Corporation. The applicant is requesting a major modification of an approved Special Permit and Site Plan Review (PB File #08-10) to reconfigure approved parking fields to accommodate the

installation of overhead canopies as part of Target's Drive-up program for customers. A request for continuance has been submitted by representatives for Target as they are awaiting a completed survey of the property. The Board voted to accept the request for continuance and scheduled the next hearing for Monday, August 15<sup>th</sup> at 7 PM.

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

**Public Hearing – 548 Washington Street (Yale Appliance) – Digital Sign Permit - PB 22-5**

The Board continued with a public hearing for Sign Design Inc. The applicant is requesting a permit to install an eighty-seven (87) inch by twenty-nine (29) inch digital message board on an existing pylon sign at Yale Appliance & Lighting. Scott Ferrigno of Sign Design was present. Town Planner Christine Stickney stated that all Sign Bylaw requirements have been met except Section 7.2 C which requires standing signs be "set back a minimum of ten (10) feet from any street, right of way, driveway, parking area and loading area". Mr. Ferrigno stated the existing standing sign was present when Yale Appliance took over the property and has been there at least 10 years. The Board briefly discussed the status of the Digital Message Board portion of the Sign Bylaw and their intention to not accept further applications until proposed amendments at next Annual Town Meeting are voted on. The Board voted to continue the hearing to Monday, August 15<sup>th</sup> at 7 PM when they will review and vote on a draft decision.

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

**Public Hearing – 1271 Washington Street (Curry Hardware) – Digital Sign Permit – PB 22-7**

The Board opened a public hearing for I.D. Sign Group. The applicant is requesting a Permit for a new Message Board installed at the site without Planning Board approval but with a sign permit issued for Curry Hardware and tenants of the strip mall at #1271 Washington Street, Map 24 Lot 56. Board member Meaghan Neville-Dunne read the hearing notice into the record as well as comments from Town Departments. Tim Fisher of ID Sign Group and Sean Curry of Curry Hardware were present. Town Planner Christine Stickney noted the new free-standing sign has already been installed and was moved back from the street for better line of sight when exiting the property. Mr. Fisher explained the oversight that took place when the application was submitted for a sign permit with the Hanover Building Department. Mr. Fisher noted that multiple revisions of the design had been made, and the Digital Message Board portion of the sign was not properly labeled in the design submitted. Mr. Fisher apologize to the Board for the oversight. Mr. Fisher explained Curry Hardware would like to offer other tenants at the property access to the Digital Message Board for their advertising purposes. The Board discussed whether this can be allowed under Section 5.1.1 A that states "Digital Message Boards can only display goods and services available at the petitioner's place of business". Mr. Curry stated one tenant expressed interest in using the Digital Message Board but it's not an issue of concern for him if the Board doesn't allow it. Board member Meaghan Neville-Dunne thanked Mr. Fisher for being honest about the mistake that was made. The Board discussed how many colors can be allowed at one time on the Digital Message Board. The Board discussed the hours of operation for the sign. Mr. Curry stated it could be shut off at 10 PM each night. The Vice Chair opened the floor to public comment, seeing and hearing none. The Board voted to close the public hearing.

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

The Board reviewed the draft decision. The Board voted to approve the draft decision with special conditions.

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

### **Public Hearing – B Street – Special Permit & Site Plan Review – PB 22-9**

The Board opened a public hearing for Fox Island, LLC & HeadHouse, LLC. The applicants are requesting a Special Permit and Site Plan Review for the construction of a new 4,500 SF commercial building with site improvements such as asphalt parking/access roadway, installation of a new drainage systems, utilities, site grading, landscaping and a new Title V system at Plot 50 "B" Street and portions of the adjoining lots for site improvements. Map 60 Lots 95, 103, 105, 113 and 139. Board member Meaghan Neville-Dunne read the hearing notice into the record as well as comments from Town Departments. Deb Kelleher of Merrill Engineers & Land Surveyors was present and reviewed the plans with the Board. Ms. Kelleher explained the revised placement of the new building to meet the required fifty (50) foot setback, the stormwater runoff, new septic system and proposed landscaping at the entrance to the property. Ms. Kelleher also noted an Order of Conditions has been issued by the Hanover Conservation Commission. The Board noted the proposed changes are improvements to the property. The Vice Chair confirmed the new building will be utilized for warehouse storage. The Board opened the floor to public comments. Patty Hook of 74 School Street would like to confirm the hours of operation. It was noted the process of cleaning up the back portion of the property, which Ms. Hook's property abuts, is almost complete. There will be no work taking place on Saturdays and Sundays in the future. Town Planner Christine Stickney stated the decision will have a condition regarding the hours of operation. Ms. Stickney questioned the lot coverage figures, and Ms. Kelleher explained the calculations used. Ms. Stickney also noted the comments from the Hanover Water Department, and Ms. Kelleher stated those requested changes will be addressed. The Board voted to continue the hearing to Monday, August 29<sup>th</sup> at 7 PM when they will review and vote on a draft decision.

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

### **Other Business**

The Board met with Kevin Sealund of Sealund Corporation and Attorney Adam Brodsky of Drohan, Tocchio & Morgan PC. regarding a request for lot release for Oakland Estates. Town Planner Christine Stickney explained that an existing home is located on Lot 1, and the tenant has yet to be relocated which is preventing Mr. Sealund from closing the sale of the subdivision. Mr. Sealund and Attorney Brodsky, who represents the owner, have agreed to request the Board release Lot 1 from the subdivision as a temporary solution so that the closing may take place. Attorney Brodsky estimates the tenant will be relocated in 30 to 90 days, and Mr. Sealund will purchase lot 1 separately at that time. Mr. Sealund showed pictures of the existing subdivision road and reviewed the status of the project with the Board. The Board voted to approve the release of lot 1.

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

The Board met with Stephen Callahan of Global Property Developers and Attorney Adam Brodsky of Drohan, Tocchio & Morgan PC regarding 1070 Washington Street which is a residential structure on property in the Business Zone. A previously approved project to build contractor bays on the property had a special condition requiring the residential structure be razed. Town Planner Christine Stickney noted that Hanover Town Counsel Kevin Feeley agrees with the opinion submitted to the Planning Office in February of 2017 by Attorney Lauren Galvin that construction of a building for a conforming business use would remove the non-conforming residential uses grandfathered protections. Attorney Brodsky disagrees with Town Counsel but moving forward sees the two issues as the requirement that the building be razed and not allowing the two uses on the same property. Attorney Brodsky stated the owner sees no need to demolish the existing building as it is in good condition and serviceable. The owner has been marketing the property for Business uses but given the current market changes due to Covid, has been unable to secure a tenant. Attorney Brodsky noted a marketing analyses of the property by Atlantic Properties has been submitted to the Board. Attorney Brodsky also noted the property is in the Aquifer Protection District which excludes certain uses such as hair or nail salons. Mr. Callahan agreed with Attorney Brodsky that it has been difficult to market the property given its location in the Aquifer Protection District, and the size of the property limits potential parking. The existing structure is currently three tenant occupied apartments with reasonable rents. Attorney Brodsky stated they are considering filing for a major modification with the Board to allow the existing building to remain and/or an extension on the time limit to market the property for a conforming Business use. The Board asked Mr. Callahan if the tenants of the residential structure have been informed of the possibility they will have to move. Mr. Callahan stated no, and he is hopeful an agreement can be reached. The Board expressed disappointment that the issue has gone on for this length of time, and they feel forced into an unfair position by

the owner regarding the residential tenants at the property. Attorney Brodsky acknowledge the situation is not the Board's fault. The Board discussed various marketing ideas for the property including converting the property to a 40B, building contractor bays and enlarging the property by buying the Town owned land adjacent to it. The Board agreed that following the guidance of Town Counsel should be a priority. The Board opened the floor to public comment, seeing and hearing none. The Board will continue the discussion on Monday, September 12<sup>th</sup>.

The Board briefly discussed their upcoming case schedule.

### **Adjournment**

The Vice Chair opened the floor to public comment, seeing and hearing none. The Board voted to adjourned at 8:45 pm.

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

### **Upcoming Meetings**

Monday, August 15<sup>th</sup> & 29<sup>th</sup>, 2022

Monday, September 12<sup>th</sup> & 26<sup>th</sup>, 2022