



Hanover Planning Board

Meeting Agenda

March 13th, 2017 6:45 p.m.

Hanover Town Hall

Second Floor Public Hearing Room

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order
2. Review minutes
3. Staff Update
4. Approval Not Required (ANR) Plan: 466 Broadway
5. Informal Meeting for the Center School Expansion Project
6. 7:00 p.m. Public Hearings:
7. Public Hearing for 2017 Annual Town Meeting Zoning Amendments:
 - CREATION OF ZONING BYLAW FOR THE TEMPORARY MORATORIUM OF THE SALE AND DISTRIBUTION OF RECREATIONAL MARIJUANA
 - *ARTICLE WITHDRAWN -- AMEND ZONING MAP 55/LOT 004*
 - AMEND ZONING BYLAW TO AMEND SECTION 6.040 “USES PERMITTED BY SPECIAL PERMIT” WITHIN THE RESIDENTIAL DISTRICT: PLANNED RESIDENTIAL DEVELOPMENT FOR SENIORS
 - AMEND ZONING BYLAW, SECTION 6.11.20 “VILLAGE PLANNED UNIT DEVELOPMENT SECTION AREA AND DIMENSIONAL REGULATIONS
8. Continuance of Public Hearing for Special Permit and Plan Approval “1143 Washington Street”, case TPL-17-2:

The Planning Board will re-open the public hearing for the application Honey Dew Association, Inc., c/o Richard Brown, 2 Taunton Street, Plainville, MA 02762, requesting a site plan approval and a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 6.220.B and Section 6.220.N (Uses Permitted by Special Permit in Commercial District), Section 6.820.A (Administrative Authority with the Water Resource Protection District), Section 6.860.B.1, Section 6.860.B.5 (Use Permitted by Special Permit is the Aquifer Protection District), and Section 10 (Site Plan Approval). The applicant proposes construction of a new Honey Dew donut shop with a drive-thru window approximately 1,846 sq. ft., accommodating 50 seats including outdoor patio seating. Site work includes 26 parking spaces, landscape, and the implementation of stormwater system. Infrastructure work includes septic replacement and utility upgrades. The site is located at 1143 Washington Street and is further identified as Lot 055 on Assessor's Map 24. The site lies in the Commercial Zoning District, and Water Resource Protection District.

9. Continuance of Public Hearing for Site Plan Approval and Special Permit “1070 Washington Street”, case TPL-16-19:

The Planning Board will re-open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA 02370, requesting a site plan approval and a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 6.130.A (Uses Permitted by Special Permit from the Planning Board) and Section 6.860 B.1(Uses Permitted by Special Permit in an Aquifer Protection Zone), Section 7.660 (Change of final grade greater than 500 sq. ft.), and Section 10 (Site Plan Approval). The proposal includes construction of a new 9,000 sq. ft. commercial building for the purpose of garaging contractor’s vehicles. The applicant intends to continue the current use of the pre-existing non-conforming 2,045 sq. ft. three-family house on said premise. The site lies in the Business Zoning District, and Aquifer Protection Zone.

10. Adjourn (Next Meeting March 27th and April 10th, 2017)

This Agenda is subject to change without notice