



Hanover Planning Board

Meeting Agenda

June 22, 2015, 6:45 p.m.

Hanover Town Hall

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order.
2. Review Minutes from Planning Board Meeting held on June 1, 2015.
3. Informal Discussion – Dana Drive/Pine Tree Drive Extension
4. Request Limited Site Plan Review: Hanover Automotive and Tire, 1434 Washington Street.
 - The applicant, Hanover Automotive and Tire is requesting a Limited Site Plan Review process for a proposed Class II Auto Dealer's use within the existing parking area on the current premise of 1434 Washington Street, Assessors Map 17 Lot 1.
5. Request Lot Releases for Stable Ridge Estates, case TPL-14-15
6. 7:00 p.m. Public Hearings (Public Hearings may be heard out of order)
 - Public Hearing for Special Permit: 1222 Hanover Street, case TPL-15-6:
(Special Provisions: Change in Final Grade) Section 7.660: The applicant is proposing site improvements and modifications which include the construction of a new 2,5500 sq. ft., convenience store and a drive up window, four dispensing gasoline pumps covered by a steel overhead canopy. The applicant proposes to replace the existing underground storage tanks and fuel lines with double-walled fiberglass tanks and lines and new concrete containment pads. The site is located at 1222 Hanover Street and is further identified as Lot 003 on Assessor's Map 44. The site lies in the Business Zoning District.

The Zoning Board of Appeals has already approved an application for Special Permits from Zoning Bylaw Section 4.110 A.1 and 4.110 A.2 Pre-Existing Non-Conforming Uses and a variance from Zoning Bylaw Section 7, Table 1: Dimensional Regulations, Front Setbacks within a Business District, and Site Plan Approval Section 10.000, for this project at 1222 Hanover Street. *This Planning Board Special Permit application was necessitated due to the final change in grading on the site.*
 - Continuance of Public Hearing for Special Permit Site Plan Approval: 357 Columbia Road, case TPL-15-2:
The applicant Cirees, Inc., proposes to reuse and expand the existing site and structure for retail use at 357 Columbia Road. The proposed project will transform an existing single tenant building into three (3) separate retail spaces. The site can be further identified as Lot 069 and 070 on Assessor's Map 65. The site lies in the Business Zoning District, and Aquifer Protection Overlay District.
7. Other matters presented to the Board
8. Adjourn.

This Agenda is subject to change without notice