



Hanover Planning Board

Meeting Agenda

August 29th, 2016, 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 from Planning Board Meeting held on August 1st, 2016.
3. 6:45 p.m. Public Hearing for Tree Removal on Scenic Roads
In accordance with M.G.L. Ch. 40, Sec. 15C, the Tree Warden for the Town of Hanover and the Hanover Planning Board will hold a joint consolidated Public Hearing beginning at 6:45 p.m.

Said Public Hearing is being held in accordance with the “Scenic Way Act” and is for the purpose of hearing testimony and receiving public input relative to the proposed removal of a total of twelve street trees located along the following scenic ways: Broadway, Center Street, Main Street, and Whiting Street.

4. Approval Not Required / 132 Spring Street, case TPL-16-15:
The applicants, Michael J. McSharry, have submitted an ANR / Form A application to subdivide an existing parcel of land further identified as, 132 Spring Street (Assessor’s Map 55 Lot 008) to create Lot 1 (148,779 SF) and Lot 2 (50,923 SF).
5. Informal Meeting with the Star Land’s Representative regarding traffic mitigation within the approved minor modification approved January 25, 2016.
6. 7:00 p.m. Public Hearings
7. Continued Public Hearing for Definitive Subdivision “Benjamin Brook Estates”, case TPL-16-11

The applicant has requested a continuance to the first scheduled October Planning Board meeting

The Planning Board will re-open the public hearing for the application of Joan and Jonathan D. Shellington, 33 Anderson Farm Lane, Hanover, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as “Benjamin Brook Estates”. The property is further identifies as Lot: 8 on Assessors’ Map: 20 and is located on the northerly side of Anderson Farm Lane. Said subdivision contains six (6) lots; the property on which the subdivision is to be located consists of approximately 9.20 + acres of land. The entrance road to the subdivision is proposed to be located at 33 Anderson Farm Lane

8. Continued Public Hearing for Definitive Subdivision “Spring Street Knoll”, case TPL-16-12

The applicant has requested a continuance to the scheduled September 12th Planning Board meeting

The Planning Board will re-open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, and Section 5.870 B. (Special Permit for a Common Drive), a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as “Spring Street Knoll”. The property is further identifies as Lot: 8 on Assessors’

Map: 55 and is located on the easterly side of Main Street. Said subdivision contains three (3) lots; the property on which the subdivision is to be located consists of approximately 4.58 + acres of land. The entrance road to the subdivision is proposed to be located at 132 Spring Street.

9. Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14

The applicant has requested a continuance to the first scheduled October Planning Board meeting

The Planning Board will re-open the public hearing for the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061. In accordance with the provisions of M.G.L. Chap 40A (The Zoning Act) and Section 10 (Site Plan Approval). The applicant is seeking Site Plan Approval for the proposed expansion of an existing automobile dealership creating four (4) new bays associated with the existing service center. Furthermore, the applicant is looking to expand the existing parking area creating thirty two (32) new parking spaces for the display and inventory of automobiles. The project includes alterations and improvements to the existing stormwater management system. The site is located at 1 Saturn Drive and is further identified as Lot 058 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use Overlay District, Wireless Telecommunications Overlay District and Medical Marijuana Overlay District.

10. Adjourn

This Agenda is subject to change without notice