



## **Hanover Planning Board**

### **Meeting Agenda**

*December 12<sup>th</sup>, 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. Requested Minor Modification: 132 Spring Street, TPL – 16-15  
The applicant Michael J. McSharry, 6 Leah drive, Rockland, MA 02370 requests a modification to the Planning Board approved “Spring Street Knolls” Definitive Subdivision case TPL-16-15.
5. 7:00 p.m. Public Hearings
6. 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.
7. Requested Minor Modification: Buttercup Lane, case PB 86-28C \*Public Hearing Closed Nov 14, 2016\*  
The applicant Ronald J. Poliseno, 150 Breamoor Road, Brocton, MA 02301 requests a modification to the 1986 Planning Board approved 1986 “Buttercup Estates” Definitive Subdivision case PB-86-28C.  
  
“Buttercup Estates”, a nine (9) lot definitive subdivision, was approved by the Hanover Planning Board in 1986. Lot 9 on the approved plan set was identified as a “non-buildable” lot due to the anticipated roadway extension and construction. Ronald J. Poliseno, the original applicant of “Buttercup Estates” and owner of the lot 9, has request to modify the approved 1986 plan to create one additional buildable lot. Lot 9 meets the town of Hanover’s dimensional requirement concerning both land area and roadway frontage. The property is shown as Lot: 32 on Assessors’ Map: 22 and is located on the easterly end of Buttercup Lane.
8. Adjourn (Next Meeting January 9<sup>th</sup>, 2017)

\*This Agenda is subject to change without notice\*