



Hanover Planning Board

Meeting Agenda

March 7th, 2016, 6:45 p.m.

Second Floor Public Hearing Room

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 February 1st, 2016.
3. Approval Not Required / Form A: 107 & 117 Circuit Street:
The applicant, Michael Watson, had submitted an ANR / Form A plan proposing a change the existing property line separating the noted two properties. The parcel identified 107 Circuit Street was granted for a special permit Planning Board case PB04-17RL which created a retreat lot in 2004. Both parcels of land are in common ownership. 107 & 117 Circuit Street are to remain in conformance with Hanover Zoning Bylaw dimensional regulations.
4. Requested Lot Release: Stable Ridge Estates TPL-14-15:
The applicant is requesting that all remaining lots permitted within the Stable Ridge Estates subdivision be released. Unreleased lots are Lots 2, 3, 4 and 13.
5. Request Informal meeting with Mike McSharry:
6. Planning Board Discussion concerning ongoing litigation for 803 Washington Street:
7. 2018 Master Plan Steering Committee
8. **7:00 p.m. Public Hearings**
9. Public Hearing for Amend Section 10.100 of the Hanover Zoning Bylaw:

Pursuant to Massachusetts General Laws Chapter 40A, Section 5 (The Zoning Act), the Planning Board of the Town of Hanover will hold a public hearing hear testimony and comment from interested persons relative to proposed amendments and additions to the Section 10 (Site Plan Approval), of the Town of Hanover Zoning Bylaws, said amendments to be included as Articles on the Warrant for consideration and action at the Annual Town Meeting to be convened at the Hanover High School on Monday, May 2, 2016.

Summary of Proposed Zoning Articles:

To see if the Town will vote to amend the Hanover Zoning Bylaw, Section 10.110 (Site Plan Approval), by replacing the existing language with the following:

To be inserted as Section 10.110 R.

- R. Location, dimension, height and characteristics of all proposed signs permitted through the Sign Bylaw, including the use of Digital Message Boards outlined in Section 5.1.1 of the Sign Bylaw.

10. Public Hearing for Special Permits and Site Plan Approval: 6 and 12 Industrial Way, case TPL-16-1:

The applicant Triangle Engineering Inc., 6 & 12 Industrial Way Hanover, MA 02339 have applied for special permits and site plan approval under Section 4.340, Section 4.220.A.3 (pre-existing, non-conforming lots and structures), Section 7.660 (change in elevation), Section 9.310 (reduction in parking requirements) and Section 10.000 (site plan approval). The applicants are proposing the demolition of the existing metal building to the rear of the property and the construction of a new 20,257 sq. ft. building in the existing outdoor storage area. The development will also include site grading, parking improvements and utility connections. The site is located at 6 & 12 Industrial Way and is further identified as Map 60, Lots 99, 142 and 155. The property lies in the Fireworks Zoning District and the Telecommunications Overlay District.

11. Public Hearing for Special Permits and Site Plan Approval: 778 Washington Street, case TPL-16-2:

The applicant Melsi Xhengo, 15 Keayne Street, Revere MA 02151, have applied for special permits and site plan approval under Section 6.800 (water resource protection district), Section 9.310 (reduction in parking requirements) and Section 10.000 (site plan approval) proposing the redevelopment of an existing building identified as 778 Washington Street creating one restaurant and two retail shops. The site is located at 778 Washington Street and is further identified as Map 39, Lots 18. The property lies in the Commercial District and the Aquifer Protection Zone.

12. Requested Minor Modification: 62 Industrial, case PB08-17SP

Reid Land Development, 400 Spring Street, Marshfield, MA 02339, are requesting a minor modification to the approved Hanover Planning Board case PB08-17SP for property located at 62 Industrial Way, Hanover, MA Assessors Map 68, Lot 62. The applicant proposes to extend an existing structure by adding a 2,770 sq. ft. of office space. The modification would develop a 25' x 44' structure. The applicant is also proposing to reorganize the sites 22 required parking spaces.

13. Other matters presented to the Board

14. Adjourn.

This Agenda is subject to change without notice