



Hanover Planning Board

Meeting Agenda

November 14th, 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. Approval Not Required / 742 Broadway, Hanover, M A 02339 TPL-16-20:
The applicants, Gina O’Donoghue, have submitted an ANR / Form A application to subdivide an existing parcel of land further identified as, 742 Broadway (Assessor’s Map 71 Lot 002) to create Lot 1 (135,486 SF) and Parcel A (400,752 SF).
4. 7:00 p.m. Public Hearings
5. Requested Minor Modification: Buttercup Lane, case PB 86-28C
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.
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. Adjourn

This Agenda is subject to change without notice