

TOWN OF HANOVER
2023 FEB 17 AM 11:39
TOWN CLERK



**PLANNING BOARD
TOWN OF HANOVER, MASSACHUSETTS**

APPROVAL OF SPECIAL PERMIT/SITE PLAN REVIEW

LOCUS: 1167-1207 Washington Street (Map 24 Plot 16 CM)

ZONING: Commercial District
Water Resource Protection District

OWNER(S): Hanover Washington Condominium Trust (Bk 36147/Pg.47)
C/o Forest Properties Management
19 Needham Street
Newton, MA

APPLICANT(S): Hanover Washington Limited Partnership
C/o Josh Katzen
625 Mount Auburn Street-Suite 210
Cambridge, MA 02138

**SURVEYOR/
ENGINEER:** Kelley Engineering Group
C/o Brandon Li (RPE #41697)
0 Campanelli Drive
Braintree, MA 02184

SITE PLAN, DRAWINGS & REPORTS: (ALL INCORPORATED HEREIN BY REFERENCE)

"Site Development Plans for Between #1167 & 1207 Washington Street, Hanover, MA "dated 9/26/22, last rev. 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 1 of 8 (Title Sheet)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 2 of 8 (Overall Layout)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Steven M. Horsfall (RPL #41068) of Kelly Engineering Group, Sheet 3 of 8 (Existing conditions)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 4 of 8 (Layout)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 5 of 8 (Grading Plan)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 6 of 8 (Sewer, Drainage & Utility)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 7 of 8 (Details)

“Hanover Washington LP- Between 1167 & 1207 Washington Street, Hanover, MA” dated 9/26/22 last rev 2/7/23 stamped by Brandon Li (RPE #57736) of Kelly Engineering Group, Sheet 8 of 8 (Details)

VOTE ON SPECIAL PERMIT/SITE PLAN REVIEW (PB# 22-18)

On February 13, 2023 *(subject to the general and special conditions contained herein)*

Member Fornaro **MOTION** to vote approval of the of Special Permit/Site Plan Review Decision PB #22-18 for a 2,550 SF free standing building with a drive-thru window for use as a fast food establishment with 40 indoor seats. In addition, site modifications for parking, travel lanes and landscaping as part of the existing fast food use as shown on approved plans, second by Member Blanchard (Vote 4:1)

VOTE: (N) MaryAnn Brugnoli (Y) Kenneth Blanchard (Y) Meaghan Neville-Dunne
(Y) Giuseppe Fornaro (Y) Bernie Campbell (A) Anthony Cavallaro (A) David Traggorth

(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.

SPECIAL PERMIT AND SITE PLAN APPROVAL (PB #22-18)

Notice is hereby given in accordance with Massachusetts General Laws (MGL), Chapter 40A Section 9 and 11 (the Zoning Act) and the Hanover Zoning Bylaws Sections 6, 7, 8, 9, 10 and 11 in their entirety that the Town of Hanover Planning Board held a public hearing on **Monday, December 19, 2022 at 7:00 p.m.** at Hanover Town Hall and also via Zoom video call for the purpose of hearing the application of Hanover Washington Limited Partnership c/o Josh Katzen, 625 Mount Auburn Street (Suite 210), Cambridge, MA 02138. The applicant is requesting a Special Permit & Site Plan Review to construct a 2,550-free-standing building, with a drive-thru window, for use as a fast food restaurant with 40 seats. The proposed building is to be located within the parking lot of the existing shopping plaza at 1167-1207 Washington Street.

The site is located at: 1167-1207 Washington Street, Hanover and is further identified as Map 24 Lot 16 CM consisting of 37.7 acres of lot area located in the Commercial District and Water Resource Protection District. The original public hearing (December 19, 2022) was duly advertised and mutually continued to January 23, 2023 and February 13, 2023. On February 13, 2023 the Hanover Planning Board, acting as the Special Permit Granting Authority approved the proposal with conditions.

FINDINGS

After thorough analysis and deliberation, the Planning Board acting as the Special Permit Granting Authority (SPGA), reviewed and approved the Special Permit/Site Plan Review approval (PB File #22-18) that allowed for the development of a 2,550 SF fast food restaurant with a drive-thru window and related site amenities as to utilities, parking area, travel aisles and landscaping within an existing parking lot area at 1167-1207 Washington Street. The current site is a commercial condominium consisting of five condo sites. The SPGA finds that under the pertinent provisions of the Zoning By-Law for the Town as follows:

Section 6.200 (Commercial District) – The SPGA found that the premises of the proposed fast food use are located in an existing customer parking area at 1167-1207 Washington Street. Fast-food establishment with drive thru windows are allowed by Special Permit in the Commercial District (see 6.220 B & N). A major concern of the SPGA was that the applicant did not identify the user who would be the operating fast food establishment. Traffic counts and project peaks volumes for a coffee shop related uses can be different than those that serve full service meal menu use. The applicant's traffic engineer did show both potential uses in the submitted traffic assessment submitted. The SPGA has requested notice of the eventual tenant and that a new traffic study be submitted for review and approval. When the original Target was approved in 2008, SPGA review and approval was necessary given its size and location within the Aquifer Protection Overlay District (See Special Permit/SPR Approval Norfolk

Registry of Deeds Book 35911 Page 159). The applicants chose to file a separate Special Permit/Site Plan Review for the proposal rather than modify the original decision.

Section 6.800 (Water Resource Protection District) – The existing site is located in a Commercial Zoning District and also within the Hanover Aquifer Protection Overlay District. Development within the Aquifer Overlay requires a heightened scrutiny of any surface stormwater runoff. The proposed construction being located within an existing parking lot area will have some minor modifications relative to the building placement and existing drainage system. The site will be serviced by a sewer treatment facility that exists on site for the entire shopping center. The conditions of the original 2008 Special Permit will be carried forward and remain in force and continue to pertain to prohibited uses of deicing chemicals with snow removal operations. It should be noted that the proposed building does not increase the impervious lot coverage of the existing shopping site which is currently 49% (in Aquifer max. 50%) in compliance with the Zoning Bylaw. In addition, more landscaping will be added with this proposal increasing the open space to 25%. The SPGA found this section of the Zoning Bylaws to be compliant as it pertains to this development.

Under Section 7.00 (Dimensional Requirements) – As new construction, all density and dimensional requirements are reviewed. Since the area of development is a small portion of a larger pre-developed site of 37.7 acres the applicant's engineer included the development's ratios into entire site density and dimensional table. The proposed building is to be constructed over an existing pavement area. The original permit had "banked" parking spaces depicted on the site plan but not actually built on the site that could be built if necessary in the future. The maximum lot coverage is 49% and the building coverage is 13.8 % for the entire site. The entire site is required to have 1,386 parking spaces in total and there are 1,003 parking spaces constructed and 466 parking spaces banked for further development. In another VPUD Special Permit/Site Plan Review (File #19-19) the approval provided a waiver as to required parking. The SPGA found this proposed development to meet the requirements of this section of the Zoning Bylaw.

Under Section 8 (Landscaping and Buffers) The SPGA discussed with the applicants their concern with traffic circulation and potential cut across parking fields in relation to the proposed use. It was agreed a landscape island would be installed along the easterly side of the parking fields to be used by the fast food establishment. This would provide more organized vehicular traffic circulation pattern with the building operation and the drive-thru window customers. The applicants agreed that a landscape plan will be provided to SPGA as a condition of approval (See condition #29). Additional landscaping is shown on the site plan and will be part of the overall site's open space at 25%. The property owner will be responsible for the care and if needed replacement of landscaping for overall appearance of the site for an aesthetically pleasing curb appeal. No residential property abuts the site and therefore no vegetative buffers were required. The SPGA found the proposal to be compliant with this section of the Zoning Bylaw.

Under Section 9.010 (Off Street Parking and Loading Areas)

The SPGA reviewed the proposed site plans as to the parking requirements, aisle widths, public safety access and overall traffic generation. See traffic related comments under the SPGA findings of ZBL Section 6.200 above as well. The applicant's engaged MDM Transportation Consultants who provided a Traffic Impact Assessment (TIA) memo dated 12/12/22 as well as a PowerPoint presentation at the 12/19/22 public hearing. The key TIA results indicate a "pass by type of activity" will be utilized and therefore showing a modest traffic generation but no mitigation needed. The TIA also addressed the drive-thru operations and assumptions as to the level of service for each transaction. The SPGA without the knowing the operating business will require the applicant and/or tenant to return for a discussion on this and other locations as to the service transaction time prior to issuance of any Certificate of Occupancy. The proposed Drive-thru window has been designed for a ten (10) vehicle que around the building and within the existing parking areas of the retail complex. Surrounding the proposed building there is approximately 31 parking spaces and the opportunity of "banked" non-built parking spaces if needed that are located closest to Washington Street/Route 53 end of the parking area on the approved plans. The proposed building is designed to support 40 seats which requires 14 parking spaces & handicap parking spaces. The travel bypass aisle next to the que customer aisle is 18' LF in width and provides sufficient travel access for emergency vehicles. Initially the Hanover Fire department requested a swept path analysis in their email of 12/1/22 which was provided by the applicant and in a subsequent email dated 1/19/23 stated they had no issues with the proposal. The SPGA found this section of the Zoning Bylaw has been addressed.

Section 10.000 (Site Plan Approval)

The proposed development and site modifications were circulated to the various Town Departments and responses were received from Water and Fire Department. The entire site is subject to multiple Special Permits/Site Plan Review Approvals as a whole which will continue to include this development/condominium.

Under Section 11.000 (Mitigation of Development Impacts for Site Plans and Special Permits)

The proposed development of the fast food establishment does not alone trigger any increased thresholds that would require the applicant to address under this section. Prior Special permit/Site Plan Approvals did have mitigation required and have been addressed for the entire shopping center under these approvals.

DECISION

Now, therefore, by a 4:1 vote, the Planning Board hereby approves the subject application for a Special Permit/Site Plan Review Decision (PB#22-18) in accordance with the provisions of the Hanover Zoning By-law with authorization for the subject use in accordance with the above referenced and approved plans, subject to the below listed Special and General Conditions.

GENERAL CONDITIONS

1. **ENDORSEMENT OF DECISION:** Within thirty (30) days of the expiration of the twenty (20) day appeal period, and after having obtained the signature of the Town Clerk indicating that there has been no notice of appeal, the applicant shall present an original of this decision to the Planning Board for endorsement by the Chairperson of the Board.
2. **REQUIRED CERTIFICATION:** Prior to, or at the time of, submittal of the decision for endorsement, the applicant shall submit to the Planning Board a certification indicating, in effect, the following:

"I, Joshua Katzen as representatives of/for Hanover Washington LP on this date, March 21, 2023 do hereby certify that I (We) have completely read and do fully understand all General AND Special Conditions of Planning Board Decision, TPL #22-18, dated February 13, 2023, relative to a proposed Fast Food establishment at the existing location and related site improvements at 1167-1207 Washington Street, Hanover, MA 02339. In particular, I (We) have completely read and do fully understand the Procedure for Final Special Permit/Site Plan Completion, Town Planner/ Planning Board Sign-Off, and Issuance of Occupancy Permit as described on the final pages of the Decision. Furthermore, it is my (our) intention to comply fully, with the best of my (our) ability, with all aspects of the approved Special Permit/Site Plan and with all Special and General Conditions of the Decision.


Signature(s)

3. **RECORDING AT REGISTRY OF DEEDS:** Within sixty (60) days of the expiration of the twenty (20) day appeal period, the applicant shall record the endorsed Decision at the Registry of Deeds. Evidence of such recording shall be submitted to the Planning Board and to the Building Commissioner prior to the initiation of any construction activities.
4. **NO DEVIATION FROM APPROVED PLAN:** There shall be no deviation from the approved Special Permit/Site Plan and Conditions of this Decision without prior written approval of the Planning Board. In the event that the applicant anticipates that some deviation is either necessary or desirable, he (she) shall notify the Planning Board in writing requesting modification of the Plan or the Conditions. If the Planning Board determines that the requested modification is minor in nature, the Board may grant such request. If the Board determines that the modification is not minor in nature, no such request may be granted until after a subsequent Public Hearing conducted for the purpose of fully

discussing such modification. In any event, no such modification shall be undertaken until such time as the Board has approved the request in writing. Any modification or deviation shall be fully processed in accordance with this General Condition prior to the applicant initiating a request for Final or Conditional Special Permit/Site Plan Sign-Off. In the event that the applicant intends to seek a Conditional Special Permit/Site Plan Sign-Off, any paving or landscaping relief shall be completely processed in accordance with this General Condition prior to the applicant initiating a request for Conditional Special Permit/ Site Plan Sign-Off.

5. **ZONING BY-LAW COMPLIANCE:** No aspect of this Special Permit/Site Plan Approval decision or of any Condition of Approval shall be construed in such a manner so as to alleviate an owner, applicant, assign, or successor from full compliance with all pertinent provisions and requirements of the Zoning By-Law for the Town. Unless otherwise called for in this decision, requirements shall be as specified under the Hanover Zoning Bylaw.
6. **CONDITIONS FOR DEVELOPMENT:** During the course of all development activities and throughout the period when uses and activities authorized by this Special Permit/Site Plan Approval decision are conducted, the applicant, owner, agents, assigns and successors shall comply with all provisions of Section 6.420 of the Zoning By-Law for the Town relative to odor, dust, smoke, noise, heat, vibration, etc.
7. **PRE-CONSTRUCTION MEETING:** (See Condition #31) At least four weeks prior to initiating any construction activities, the applicant(s) shall notify the Town Planner and Planning Board by certified mail of their intentions. A pre-construction meeting shall be conducted with the applicant's engineer, the on-site construction supervisor and representatives of the Planning Board, Board of Health, Building Commissioner, Conservation Commission, Department of Public Works and Fire Department.
8. **LANDSCAPING GENERAL:** Prior to the issuance of a Certificate of Occupancy for the subject construction, all parking areas and landscaping shown on the Plan referenced above shall be completed.
9. **LANDSCAPE MAINTENANCE:** In accordance with Section 8.320 of the Zoning By-Law, it shall be the responsibility of the owner(s) of the site to ensure that all vegetation and landscaping is maintained in a healthy condition and that any dead or dying materials be replaced at the earliest appropriate season. Any violation of this General Condition shall be considered a violation of this Special Permit/Site Plan Approval and of the Zoning By-Law for the Town and may be treated accordingly.
10. **CURBING REQUIREMENTS:** Whenever an approved Site Plan indicates a requirement for granite curbing, pre-cast concrete curbing, or sloped granite edging, all curb joints

shall be grouted and sealed with a substance and in a manner compatible with the curbing material.

11. **REVIEW BY OTHERS:** The applicant shall secure all requisite permits prior to commencing any work under this Special Permit/Site Plan Approval. We specifically call your attention to the possibility of need for permits from the Board of Health, the Board of Public Works, the Select Board and the Conservation Commission. Additionally, regulatory agencies of the Commonwealth may have jurisdiction over this project.
12. **PLAN MODIFICATION BY OTHERS:** Should a permit from any other entity include provisions which require a revision of the Plan, such revision shall be submitted to and approved by the Planning Board prior to the start of any construction activities in accordance with General Condition 4, above.
13. **OFF-SITE WORK:** All work done off-site shall be to the satisfaction of the appropriate owner or public body having jurisdiction. In the case of Town roads, public ways, Town lands and Town easements, the work shall conform to the requirements of the Hanover Board of Public Works and to the satisfaction of the Planning Board. In the case of State roads, (Route 3, Route 53 and Route 139), the work shall conform to the requirements of the Massachusetts Highway Department.
14. **SITE CLEARING:** No trees larger than 3" caliper may be removed without the prior and specific approval of the Planning Board.
15. **TIME LIMIT APPROVAL:** If substantial use of the site under this permit or construction of this project does not begin within **three (3) years** of the date of filing of this decision with the Town Clerk, then the granting of this Special Permit/Site Plan Approval shall become null and void (See Zoning Bylaw). The applicant shall notify the Planning Board by certified mail at least four weeks prior to commencing any work on the site. The Planning Board will thereupon schedule an on-site construction meeting. In attendance at said meeting shall be the applicant's engineer, construction supervisor and representatives of town agencies as specified in Section 10.300 of the Zoning By-Law. Furthermore, all work must be completed within two years of the on-site construction meeting. A new application and approval shall be necessary to proceed with such construction if no extension is granted by the Planning Board.
16. **APPROVAL SCOPE:** This Special Permit/Site Plan Approval, and the obligations of the applicant set forth in the conditions hereto, shall run with the land comprising the site and shall inure to and be binding upon the applicant, its successors and assigns (including lessees and tenants).

17. **SIGNS**: All signage shall be erected in conformance with the Hanover Sign By-Law and all permits shall be secured before proceeding. No waivers have been granted in this Decision, and the Board will not support any future waivers with regard to signs.
18. **SITE LIGHTING**: All site lighting shall be designed and erected in a manner such that no illumination shall spill onto adjacent lots or public ways. We specifically call your attention to the observation that the typical fixtures provided by utility companies or those generically known as “floodlights” are unlikely to provide acceptable lighting. The fixtures generically known as “sharp-cut-off” or “shoebox” are, when correctly adjusted, more likely to accomplish the required lighting.
19. **NO BUILDING PERMIT AND/OR OCCUPANCY PERMIT** shall be issued for construction/occupancy until all debts to the Town have been satisfied.
20. **SPECIAL PERMIT/SITE PLAN SIGN-OFF REQUIRED** No Occupancy Permit shall be issued for the proposed Building until the Town Planner certifies to the Building Commissioner in writing that all site work indicated on the above referenced plans has been substantially completed in accordance with said plans, this decision, and all applicable Zoning Bylaws and Planning Board Rules and Regulations. At least two (2) weeks prior to seeking an Occupancy Permit/Final Inspection from the Building Commissioner, the applicant shall submit a written request to the Town Planner to make such inspections as are necessary to verify said completion.
21. In as much as the asphalt plants cease operations and trees or shrubs may not be successfully transplanted during the winter months, it is incumbent upon the Applicant to carefully schedule the work of the Special Permit/Site Plan to completion prior to the onset of cold weather. If for documentable reasons, beyond the Applicant’s control (e.g. water use ban, bankruptcy of the contractor, etc.) the work of the Special Permit/Site Plan will not be completed prior to winter, the Town Planner will conduct a Conditional Final Inspection. The Town Planner and Planning Board may require a Performance Guarantee or evidence, in the form of executed and prepaid contracts, that the otherwise undone and undoable work will be completed, at the earliest possible date. If this procedure is deemed necessary and unavoidable, the Town Planner and Planning Board will recommend to the Building Commissioner that any Temporary Certificate of Occupancy he may issue be limited to a minimal period of time (in no case should this exceed 200 days) and tied to the completion of the Special Permit/Site Plan.
22. The Board reserves the right to treat as violations of the Zoning By-Law (Section 10) any uncompleted work which remains undone at the termination of the Final Inspection by the Building Department.

23. All construction shall be in accordance with the approved drawings and reports referenced above.
24. All water services and installations shall be in accordance with the requirements of the Town of Hanover Department of Public Works.

SPECIAL CONDITIONS

25. This approval is for a 2,550 SF (+/- 100 SF) one story fast-food establishment with one drive-thru window and forty (40) interior seats. Any significant change to the use, building size and or number of drive-thru windows shall under condition #4 require the applicant to seek approval from the SPGA prior to issuance of any building permits.
26. The existing shopping plaza remains as one lot (Map 24 Plot 16 CM) comprised of five (5) commercial condominiums created with the phased development of the site. These prior Special Permits/VPUD/Site Plan Reviews and their conditions relative to the site and supporting infrastructure as a whole will continue to pertain to this site in addition to this Approval.
27. **Prior to the issuance of any building permit including a foundation/slab permit,** architectural renderings with information on building materials, color scheme and any awnings or canopies of the exterior building shall be provided for the SPGA for review and approval once the fast food establishment operator has been designated.
28. Once an Operator and/or Tenant is determined to occupy this location before the **issuance of any Building Permit including a foundation/slab permit,** the applicant and proposed tenant shall have submitted a revised Traffic Impact Assessment (TIA) to the SPGA for review and approval **prior to the issuance of Certificate of Occupancy.**
29. **Prior to the start of any site work;** the landscaping and wayfinding signage plans shall have been submitted to the Planning Board for review before any site work or mobilization shall commence.
30. **Prior to the issuance of a building permit including a foundation/slab permit,** the applicant and/or General Contractor shall have provided a Certificate of Water Quality approved by the Hanover Department of Public Works.
31. **In accordance with condition #7 and prior to the start of any mobilization or site work,** a pre-development meeting with the Town Planner with the applicant, developer and site work contractor shall be held to review all conditions of the decision. At this meeting the following materials shall be provided to the Town Planner:

- a. Name, Address and a 24/7 telephone number of General and/or Site Contractor
 - b. Estimated construction schedule and completion deadline
 - c. Proposed location of construction trailer, stockpiling and construction fencing depicted on a site plan.
 - d. A designated area located on the site plan for parking of all construction workers, including all general and subcontractors. Written notice (letter or email) to construction companies of the designated parking area shall be provided prior to the start of any work.
32. Site work will be occurring with the continued operation of the retail shopping complex, a traffic circulation plan shall be provided by the applicant and general contractor prior to the start of any site work to the Planning Department. The Police and Fire Departments will review and approve said plan, discuss any alternatives or the need for police or fire details during peak operational times to ensure public safety.
33. During construction, the applicant and general contractor shall be responsible for keeping the site in a relatively clean and orderly manner, if material is being tracked out of the site onto adjacent ways the general contractor shall broom sweep daily such affected ways. Any catch basins located down gradient of the development site on the paved surface of the designated truck route shall have catch basin inserts installed for the life of the construction to protect from sediment entering into the storm water discharge. In the event of any forecasted long inclement weather event, additional erosion control measures may be required for the site and around stockpile areas. At the end of each work day, the general contractor shall visually inspect and address any windblown debris with the construction fencing or outside the fencing occurring in the parking lot as a result of construction.
34. This Special Permit/Site Plan Review Approval does not include approval of any signage in relation to a fast food establishment. All signage shall adhere to the Hanover's Sign Bylaw.
35. The Applicant and/or future operator of the fast food establishment is responsible for the maintenance and general upkeep of the dumpster area and surrounding building grounds to be free of wind-blown debris and other litter. The dumpster location shall be screen with fencing and/or some form of enclosure as depicted on the approved plans. The site shall be maintained in a neat and orderly manner at all times.
36. The Applicant and/or Operator shall provide the Planning Department with an area adjacent designated for employee parking for the fast food establishment **prior to the issuance of a Certificate of Occupancy Permit.**

37. The Special Permit Granting Authority (SPGA) relied on information that did not include an identified operator of the proposed fast food establishment. A projected vehicle que was provided on assumptions of time duration of each transaction to accommodate approximately ten (10) vehicles. If during operation, the vehicle que of the drive-thru window should impair traffic circulation within the general area, the SPGA may request the applicant and fast food operator to re-appear before the SPGA to discuss and possible mitigate such issues concerning traffic circulation. Written notice to the property owner and operator shall provide a date and time to appear at a Planning Board meeting.
38. Any future proposal for outdoor seating shall be considered a modification in accordance with condition #4 and shall be submitted to the Planning Department for review and determination as to what type of modification for the SPGA approval before outside seating becomes operational.
39. Should the proposed modifications require movement of any exterior light bollards or poles, replacement of these shall match the existing site lighting unless a total site replacement is proposed. If it is a total site light replacement, new lighting shall be equipped with timers shutting off all non-security lighting one hour after the close of business until the operation opens the following morning. Relocation of any lighting shall be shown on the As-Built plan to be submitted once the project is completed.

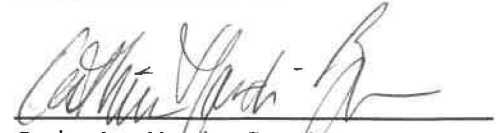
The Planning Board affirms that all provisions of Sections 9 & 11 of Chapter 40A of the Massachusetts General Laws and Articles 6, 7, 8, 9, 10 and 11 of the Hanover Zoning Bylaws were complied with as regards to procedures. This Special Permit/Site Plan Approval shall not be effective until the Planning Board receives evidence from the applicant of recording with the Plymouth County Registry of Deeds in accordance with M.G.L., Ch. 40A, §11.

HANOVER PLANNING BOARD


Maryann Brugnoli, Chair

I hereby certify that twenty (20) days have elapsed from the date that this decision was filed with this office and no notice of appeal was received during that period.

A TRUE COPY ATTEST


Catherine Harder-Bernier
Town Clerk

Date: 3/21/23