

November 27, 2023

Town of Hanover Planning Board  
Town Hall Ste 24  
550 Hanover Street  
Hanover MA 02339

Cc: Hanover Washington Limited Partnership

Re: Minor Modification to Special Permit & Site Plan Approval  
Drive-thru Restaurant  
Between 1167 & 1207 Washington St.  
Hanover, MA 02339  
#PB22-18

Dear Members of the Board:

In accordance with Special Permit Decision PB File #22-18, Findings Section 6.200, *“The SPGA has requested notice of the eventual tenant and that a new traffic study be submitted for review and approval”* and Special Condition #28, an updated Traffic Impact Assessment is being submitted to the Special Permit Granting Authority. The tenant has been identified. The tenant for the drive thru restaurant will be Taco Bell. As specified under Special Condition #27 we’re providing architectural elevations of the Taco Bell restaurant.

Attached herewith are the following documents:

- Two (2) full size and 7 (11x17) copies of the Site Development Plans revised 10/17/23 by Kelly Engineering Group, Inc. (8 sheets)
- Two (2) full size and 7 (11x17) copies of the Fire Truck Exhibit revised 10/17/23 by Kelly Engineering Group, Inc. (1 sheet)
- Two (2) full size and 7 (11x17) copies of the Exterior Elevations dated 04/02/21 by Upland Architects. (2 sheets)
- Two (2) copies of the Traffic Memorandum dated 10/30/23 by MDM Transportation Consultants, Inc.

The purpose of these documents is to respectfully request that the Board find that the proposed modifications to the Special Permit previously granted (#PB22-18) are minor and does not require a new public hearing. The modifications to the previously approved plans are as follows:

- The location of the drive thru has been revised. Two drive thru aisles merging into 1 drive thru window are proposed.
- Reduce restaurant footprint from 2,550 sq. ft. to 2,114 sq. ft. The seat count for the restaurant has also been reduced from 40 seats to 28 seats..

- number of parking spaces has been reduced by 10 spaces and 10 landbank parking spaces. The proposed parking will continue to meet the Zoning Bylaw parking requirements. Within the commercial development, 1,091 parking spaces are required for the proposed uses and 1,150 parking and land banked parking spaces are provided.
- The location of the utilities and amenities for the restaurant has been adjusted for the new layout.

It is our hope that you will agree that these modifications are minor and do not require a new hearing process.

Sincerely,

KELLY ENGINEERING GROUP, INC.



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Brandon G. Li, P.E., Senior Engineer