



October 24, 2022

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

Re: Special Permit & Site Plan Approval
Drive-thru Restaurant
Between 1167 & 1207 Washington St.
Hanover, MA 02339

Cc: Hanover Washington Limited Partnership

Dear Members of the Board:

Attached herewith are the following documents:

- 6 copies of this letter narrative
- 7 copies of the Application for Special Permit
- 7 copies of the Application for Site Plan Review
- 2 full size & 5 (11x17) copies of the "Site Development Plan" (8 sheets) by Kelly Engineering Group, Inc. dated 9/26/22
- 5 copies of the Development Impact Statement by Kelly Engineering Group, Inc. dated 09/26/22
- One application fee check in amount of \$1,500 for Special Permits (Section 6.220.N), (Section 6.860.B.1.), & (Section 9.300)
- One application fee check in amount of \$2,000 for Site Plan Review
- One Certified Abutters List

The purpose of these documents is to respectfully request that the Board take the following actions:

1. Special Permits

Issue a Special Permit amendment to permit #PB08-10SP dated March 31, 2008 as described below.

Issue the following Special Permits:

- (Section 6.220.N) to allow Drive-in windows for restaurants.
- (Section 6.860.B.1) to allow uses in the Aquifer Protection Zone permitted in the underlying zoning district.
- (Section 9.300) to allow reduction in parking requirements.

2. Site Plan Approval

Issue Site Plan Approval Amendment to permit #PB08-10SP per Section 10 of the Zoning Bylaws.

The project is subject to Site Plan Approval per the following Bylaw sections:

- (Section 10.020 F) uses within the Water Resource Protection District
- (Section 10.020 J) expansion of use and expansion of structure for existing non-residential zoning districts
- (Section 10.020 L) additions to off-street parking

3. Waivers

Issue a finding relative to the existing buffer requirements per Section 4.420 of the Zoning Bylaw.

Issue the following Waivers:

- (Section 4.420) Bringing 50' buffer under Section 6.11.20 F into compliance
- (Section 8.220 & 10.110) landscaping plan prepared by a Registered Landscape Architect
- (Section 9.110E) reduction in parking space size
- (Section 10.150) Architectural Design

A further explanation of these requests is included below.

Project Description:

The property as previously permitted in 2008 and in subsequent minor modifications to those permits) is comprised of 4 assessors parcels that comprise approximately 38.8 acres located on the east side of Washington Street (Route 53). The property is approximately 1 mile south of Route 3 and proximate to Hanover Crossing. The prior permits allowed for the construction of four new buildings and the reuse of one existing building. The Target retail store (Building "A" in the permit), Retail "B" anchored by Pet Smart and the office building reuse were constructed shortly after the permits were issued. The permit included a proposed restaurant on the southerly end of the site. The permit was modified in 2018 to allow a bank instead of a restaurant. In 2019 the assisted living facility was permitted and recently occupied. The proposed project proposes an approximately 2,550± drive thru restaurant with approximately 40 seats located within the existing parking area and south of the Retail B building on 1207 Washington St. The proposed drive thru restaurant was always within the development goals of the site. In 2008 a restaurant pad was shown on the Site Development Plans and revised via a minor modification for a proposed standalone "future restaurant" in April 20, 2009.

The drive thru restaurant will have access to the site driveways including the existing traffic signal. A traffic impact assessment is included in the Development Impact Statement which demonstrates that the development will have no impact on surrounding roadway infrastructure.

Sewer will be connected to the existing wastewater treatment plant on the property. A 1,500 gallon grease trap is proposed for the restaurant. The treatment plant was designed with sufficient capacity to allow the connection of the proposed drive thru fast food restaurant. The MassDEP Groundwater Discharge Permit will be modified to include the proposed restaurant.

An extensive stormwater management system exists on the site. The proposed project will result in a reduction in impervious area of approximately 1,236 s.f. of additional landscape areas. In addition to the reduction in impervious area, a subsurface recharge system is proposed to recharge clean roof runoff from the proposed development. The existing stormwater management system will continue to be maintained under the stormwater management system's operations and maintenance plan. The stormwater management system will continue to meet all of MassDEP stormwater management standards.

1. Special Permits:

It is respectfully requested that the Board take the following actions:

Issue a Special Permit amendment to permit #PB08-10SP dated March 3, 2019

As described above, the Planning Board issued a special permit in 2008 to permit the current commercial development on the property. It is requested that the prior permit be amended to allow the proposed 2,550± s.f. drive thru restaurant.

Issue the following Special Permits:

- (Section 6.220.N): to allow Drive-thru restaurant.

Drive-in Window for Restaurant Use is allowed by Special Permit from the Planning Board. The use complies with Section 5.890 Special Permits. The proposed use is not injurious, noxious, or offensive to the neighborhood. The proposed use will not create a nuisance nor derogate from the intent of the Hanover Zoning Bylaw by virtue of noise, odor, smoke, vibration, traffic generated, or unsightliness. See attached Development Impact Statement.

The design of the driveways and queuing areas has been designed to comply with the requirements of Section 9.030 of the Bylaw. 5 vehicles are provided for the drive-thru restaurant. The minimum drive width of 15 feet is met. A total of 28' width is provided for the drive-thru and bypass aisle. The minimum of 50 feet extension on the egress and approach are met. The egress is approximately 70' from the drive-in window to the drive aisle and the approach is greater than 50'.

The following Special Permits were previously granted under PB08-10SP Approval of Special Permits & Site Plan dated March 31, 2008:

- (Section 6.860.B.1.)- to allow uses in the Aquifer Protection Zone permitted in the underlying zoning district.

The property is located within the Water Resource Protection District. The proposed use requires a Special Permit in the Aquifer Protection Zone and was previously granted as noted above. A Water Quality Compliance Certificate will be applied for as necessary from the Town of Hanover Department of Public Works for restaurant use prior to occupancy. The property is approximately 49% impervious. Approximately 1,236 s.f. of pavement area will be removed and additional landscaped areas will be provided.

- (Section 9.300)- to allow reduction in parking requirements.

The required parking under the Zoning Bylaw is 14 spaces. The project in its entirety provides for 1,013 parking spaces plus 238 land banked spaces. 42 additional land banked parking spaces have been added to the site plans. The 2008 permit included an allowed reduction in parking requirements. This special permit will allow for more efficient and better parking and traffic circulation and will provide for more landscaping to better define the parking area.

2. Site Plan Approval:

Issue Site Plan Approval Amendment to permit #PB08-10SP per Section 10 of the Zoning Bylaws.

Site Plan Approval is required per section 10.020 of the Zoning Bylaws for the project which includes uses within the Water Resource Protection District (per Section 10.020 F); expansion of use and expansion of a structure for existing non-residential zoning districts (per Section 6.220 J) and includes additions to off-street parking (per Section 10.020 L).

As described in the attached Development Impact Statement the project will result in positive impacts to the Town. As demonstrated in the material filed with this Application, the proposed project is consistent with the Criteria established in Section 10.200 of the Zoning Bylaws: The proposed project will: protect abutting property and the adjoining neighborhood from any detrimental impact resulting from the use of the subject property; ensure traffic flow and convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent streets and ways; has adequate water supply and methods of disposal of sewage, refuse and other wastes; stormwater runoff and surface water drainage; provides sufficient off-street parking; contains

scale of structures consistent with the existing terrain; will not impact public safety and fire protection and is in compliance with the provisions of the Zoning Bylaw.

3. Waivers:

The following waiver was previously granted under PB19-19 dated January 13, 2020:

- Issue a finding or waiver relative to bringing pre-existing non-conformances per Section 4.420 of the Zoning Bylaw.

Section 6.11.20 F of the Zoning Bylaw requires that a 50' buffer be maintained from the limit of the Village Planned Unit Development (VPUD). As shown on the plans there are a number of areas where existing buffers are less than 50'. The existing buffers on the property will not be reduced in size. Bringing said non-conformance into compliance is not feasible or not appropriate and waiving of such will not be substantially more detrimental to the neighborhood.

Issue the following Waivers

- (Section 8.220 & 10.110) landscaping plan prepared by a Registered Landscape Architect

The applicant respectfully requests to waive the requirement under Section 8.220 & 10.110 of the Zoning Bylaw that the landscaping design be prepared by a registered landscape architect. Landscaping exists on the lot along the frontage of Washington Street. Any trees and shrubs that will be displaced from the development will be relocated or replaced to maintain the same species and quantity of plantings. The proposed landscaping is consistent with the landscaping already in the shopping plaza and in other developments in the Town of Hanover.

- (Section 9.110E) reduction in parking space size

A waiver was previously granted for a reduction in parking space size under Bylaw Section 9.110E. The required parking space size is 10'x20' and the proposed parking spaces are 9'x18'. A reduction in parking size will reduce the total amount of impervious area on the property. 9'x 18' parking spaces and 24' aisles are the industry standards and are consistent with what is being built in the nearby Hanover Crossing and what was previously constructed in Target Plaza which has been operational since 2008.

- (Section 10.150) Architectural Design

The applicant respectfully requests to waive the requirement under Section 10.150 of the Zoning Bylaw for Architectural Design. The proposed architecture within the development will be consistent in design with other similarly sized buildings and projects in the community. Elevations of the proposed building will be available once a tenant is leased.

We look forward to presenting this project to you at your next scheduled meeting. If you have any questions or desire any additional information regarding this matter, please do not hesitate to call our office.

Sincerely,

KELLY ENGINEERING GROUP, INC.



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