



**PLANNING BOARD
TOWN OF HANOVER
MASSACHUSETTS**

**DENIAL OF PRELIMINARY SUBDIVISION PLAN
1775 WASHINGTON STREET**

TOWN OF HANOVER
2023 MAY 31 AM 10:12
TOWN CLERK

LOCUS: Preliminary Subdivision Plan for #1775 Washington Street with area shown as Assessor's Map 12 Plots 4 & 5 and Map 18 Plots 4, 7, 26 & 27 - A proposed subdivision comprised of Parcel A (20,458 SF) and remaining area as shown on plans combined total of 89.381 acres.

ZONING DISTRICT: Planned Shopping Center District
(Village Planned Unit Development/VPUD Special Permit 2019)

APPLICANT: Prep Hanover Real Estate LLC,
1790 Bonanza Drive (Suite 201)
Park City, UT 84060

OWNERS: Map 12 Plot 4 = Prep Hanover Real Estate LLC
Map 12 Plot 5 = Prep Hanover Real Estate LLC
Map 18 Plot 7 = Prep Hanover Real Estate LLC
Map 18 Plot 4 = Prep Hanover Real Estate LLC
Map 18 Plot 26 = CH Realty IX-The MF Boston CR
Map 18 Plot 27 = Prep Hanover Real Estate LLC

PREPARED BY: Kelly Engineering Group
0 Campanelli Drive, Braintree, MA 02184

STAMPED BY: Brandon G. Li (RPE #57736)
Steven M. Horsfall (RPL #41608)

DRAWINGS: (all incorporated herein by reference)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Brandon G. Li (RPE# 57736) Sheet 1 (Cover Sheet)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Steven M Horsfall (PLS # 41608) Sheet 2 (Overall Existing Conditions Plan)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Brandon G. Li (RPE# 57736) and Steven M Horsfall (PLS # 41608) Sheet 3 (Overall Lotting Plan)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Brandon G. Li (RPE# 57736) and Steven M. Horsfall (PLS # 41608) Sheet 4 (Lotting Plan)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Brandon G. Li (RPE# 57736) Sheet 5 (Grading and Drainage Plan)

"Preliminary Subdivisions Plans for Hanover Crossing 1775 Washington Street, Hanover, MA" Dated 4/27/23 stamped by Brandon G. Li (RPE# 57736) Sheet 6 (Utility Plan)

BACKGROUND

In accordance with the provisions of M.G.L., Chap. 41, Sec. 81 S & U and the Town of Hanover Planning Board Rules and Regulations for the Subdivision of Land (1/31/22), the Planning Board reviewed and discussed the Preliminary submission and plan at their regularly scheduled meeting on Monday, May 23, 2023 at Hanover Town Hall and also via Zoom video call. The proposed Preliminary Plan creates Parcel A (20,458 SF) and shows remaining land area to be 89.381 acres on sheet 3 (overall lotting plan). Parcel A appears to reflect the existing main driveway to Hanover Crossing (formerly Hanover Mall) however is not identified as a proposed roadway.

VOTE ON PRELIMINARY SUBDIVISION PLAN: Voted – May 22, 2023

Member Dunne **MOTION** to **Deny** the Preliminary Plan submitted File # 23-6 for 1775 Washington Street based on deficiencies outlined in the staff report dated 5/18/23 second by Member Fornaro (Vote 3:2)

VOTE : (Y) Mary Ann Brugnoli (N) Kenneth Blanchard (Y) Meaghan Neville Dunne (Y) Giuseppe Fornaro (N) Bernie Campbell (A) Anthony Cavallaro (Associate Member) and (A) David Traggorth (Associate Member)

*(A) = Absent or not present during the entire hearing process and therefore not eligible to vote.
Associate Members do not vote on applications pursuant to Chapter 41 Section 81*

Pursuant to Hanover's Rules and Regulations Governing the Subdivision of Land (SRR) in Hanover, Massachusetts (1/31/22) the Planning Board's denial is based on deficiencies the applicant should be address in a future submission of a Definitive Plan within seven (7 months) of the Planning Board Action (MGL Chap. 41 Section 81U) as follows:

Sheet 2 (Existing Conditions)

This sheet references the existing conditions as of May 2019 – Town Planner noted this is not reflective of the existing conditions of 2023 as present on the site. The existing conditions plans for the site does not show the lot line changes that have been accomplished since 2019 and the proposed building envelope locations of each lot (SRR Section III A2J) even though the site is still

being developed. If this intention is to use the same existing condition sheet for the Definitive Plan submission this will not be acceptable. (SRR Section III A.2a & j)

The existing topography is not reflective of existing site conditions since under construction. (SRR Section III A.2b)

The existing and VPUD Special Permit approval is not reflective of the required drainage information (SRR Section III A2c)

The existing sheet is does not reflect existing conditions of the items listed under the preliminary plan contents (SRR Section III A2d)

The existing sheet does not accurately depict the current lot lines of the site in question and shows areas not owned by the applicant. Previous ANR approvals are not shown for three lots (Assessor's Map 12 Plots 4 & 5 as well as Assessors Map 18 Plot 27) rather they are shown as part of remaining land. (SRR Section III A2e)

No horizontal and vertical site distance were provided (SRR Section III A2h)

The items under SRR Section III A2i are not shown on the plan as required.

Sheet 3 (Overall Lotting Plan)

This sheet does not show closure on the existing lot Hanover Crossing – Assessor's Parcel Map 18 Plot 27 that was created through the ANR process at the junction the proposed roadway layout (Parcel A) and it does show Assessors Map 18 Plot 26 which is not owned by the applicant. The lotting sheet through a definitive submission is one of the most important recordable sheets and it should be depicted clearly. (SRR III A2e)

In the area of the driveway entrance between the now Buffalo Wild Wings and Chipotle, also subject to ANR process, there appears to be some bearings that differ from the ANR filings – given there is so much information at that location – perhaps it should be blown up to clearly be seen. (SRR Section A2e & h)

In that same area as commented above, what is the purpose of the “U” shaped solid black line at the driveway intersection to Washington Street? Also, per the regulations the topography of the intersecting streets needs to be provided (Section III 2A.h)

Parcel A is depicted with a solid black front lot line (approx. 75' LF) which raises the question if it is a lot or roadway or a combination of both to serve a purpose unidentified. None of the sheets refer to it as a “proposed street” – further explanation is needed to address this as to the legal identification by a land use lawyer. As to roadway layout and future subdivision off of it and the Board of Health Regulations regarding Title V. (SRR Section IV H1, 2 & 4)

Sheet 4 (Lotting Plan)

Why is the proposed roadway way line (Parcel A) not a mutual lot line with Assessors' Map 18 Plot 27 (Chase Bank #1441) The lot layout is creating its own hardship as to dimensional requirements for the overall main lot of the Hanover Crossing lot) plus a jog for the meeting with MDOT layout of Rte. 53/Washington Street and the new roadway. (SRR Section IV A2)

If this is to be a proposed roadway under a Definitive Approval process the roadway width exceeds the typical roadway width of 65' feet and a waiver will need to be requested in the Definitive Plan Approval Process.

Identified as Parcel A it appears the proposed roadway would then remain private not proposed to be a public way. This should be clarified in the Definitive Plan submission. At a minimum an easement to the Town of Hanover for parcel A needs to be provided and shown on the recordable Definitive Plan. (SRR Section IVB4)

The existing trees as depicted on this sheet if proposed to remain are not compliant at various locations with the Subdivision Rules and Regulations. (SRR Section V -I)

No radius information is provided at the cul-de-sac where the east-west driveways intersect this should be provided – staff would note the sweep path was provided to the Fire department but not the Planning Department – where these radii included in that analysis. (SRR Section IV A6 a-e)

Sheet 5 (Grading and Drainage Plan)

The plan makes no identification of the existing stone walls at the entrance onto Washington Street – please label accordingly.

This sheet and sheet 4 provide no road stations to provide the appropriate references to length and for structures within the layout.

On the southerly side of the roadway approx. 65' LF into Parcel A is a circle with reference UGE is this a pole or handhole – if a pole it will need to be relocated since it is within the layout and is above ground.

No details of the proposed drainage structures were provided and should be as part of the Definitive Application including the eventual point of discharge of existing drainage lines that these new structures are connecting too along with drainage calculations.

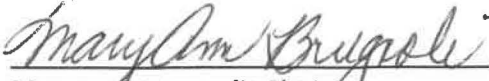
Sheet 6 (Utility Plan)

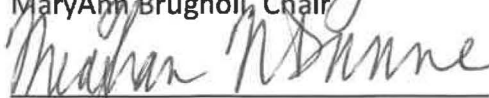
No profile plan showing proposed or existing utilities. (SRR Section III A2d)

Existing utilities, drainage or easements for a distance of 500 feet and 200 feet from entire holdings are required to be shown. (SRR Section III A2i)

The proposed light pole should be setback into the applicant's property and not on the road way line to avoid future issues with its location as to in or out of the road layout.

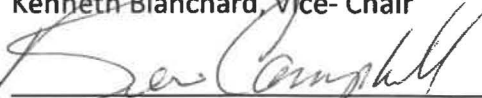
Hanover Planning Board,


MaryAnn Brugnoli, Chair


Meaghan Neville-Dunne, Clerk


Giuseppe Fornaro, Member


Kenneth Blanchard, Vice- Chair


Bernie Campbell, Member

Not Participating
Anthony Cavallaro, Associate

Not Participating
David Traggorth, Associate Member

Plymouth, County

On this 23rd day of May, 2023, came before me, the undersigned Hanover Planning Board, personally appeared known to me through satisfactory evidence of identity, to wit, M. Brugnoli, K. Blanchard, M. Neville-Dunne, B. Campbell and G. Fornaro, to be the person(s) whose names are signed on the attached document and who signed in my presence.


Notary Public

My commission expires:



CHRISTINE STICKNEY
NOTARY PUBLIC
Commonwealth of Massachusetts
My Commission Expires
March 3, 2028

cc: Hanover Town Clerk
Hanover Board of Selectmen
Hanover Conservation Commission
Hanover Fire Dept. / Police Dept.

Hanover Building Inspector
Hanover Board of Health
Hanover Board of Public Works