



*Robert J. Tombari, Jr., Esquire*

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**HAND DELIVERED**

February 27, 2023

Mrs. Christine Stickney, Town Planner  
Town of Hanover Planning Board  
550 Hanover Street  
**Hanover, Massachusetts 02339**



**RE:**    *Applicant(s):*                *Previte's Marketplace of Hanover, Inc.;*  
          *Property Owner:*           *Previte's Hanover, LLC;*  
          *Map/Lot:*                       *Lots 86 & 87/Map 57;*  
          *Location:*                    *283-285 Columbia Road, Hanover, MA; and*  
          *Purpose:*                       *Special Permit Modification to Approved Site Plan & Special*  
    *Permit #TPL-17-21).*

Dear Members of the Board:

I am forwarding this letter as a narrative overview and as a part of the submittal for an **Application for Modification** seeking the Board's approval of a Modification to the Special Permit Decision, dated September 21, 2018 (File #TPL-17-21) (hereinafter, the "Decision") on behalf of the Applicant), *Previte's Marketplace of Hanover, Inc.* and the Property Owner, *Previte's Hanover, LLC*.

Subsequent to obtaining the Board's Special Permit Decision, Mr. Previte's completing the construction of the building, and opening of the Previte's Marketplace, Inc. operation, it became apparent to him, that the Building did not supply or provide an adequate amount of "business office space" or area for his administrative personnel.

As such, the Building's Design was re-visited, so as to meet the "business office" needs, and the most advantageous solution now, is for the Applicant to engage in three (3) smaller discreet "Projects", described as follows:

- 1.) The First Project would be to in-fill a 344 square foot section of the interior space above the meat-counter area, so as to extend the existing upper Mezzanine area;
- 2.) The Second Project would be to build approximately one-third (1/3) of the originally proposed rear addition in the Loading Dock area, which would be utilized as a "management office" on the ground level, which would at the same time, provide some additional "restaurant space" on the second floor, which would account for approximately 744 sq. ft.; and

- 3.) The Third Project would be to construct an "extension" to the office area planned for the second floor, which would be located at the rear of the building, which would account for approximately 800 sq. ft. of additional floor space.

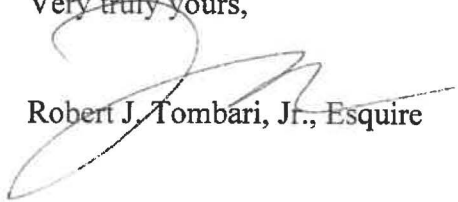
Overall, there would be a total of approximately 1,888 square feet of interior space added by the combination of the three (3) Projects.

The Original Design/Permit provided for the building footprint to be 25,950 square feet. These proposed Project changes increase the existing building footprint to 23,531 square feet, which is 2,419 square feet less than what was initially designed and constructed as per the current Permit.

Accordingly, I am submitting the following documents for the above-referenced Application:

- 1.) *Two (2) Original Special Permit (Modification) Applications and Five (5) Copies;*
- 2.) *Two (2) Full Size Set of Plan/Building Drawings and Five (5) Copies, (as prepared by Habeeb & Associates Architects, dated Feb 27, 2023);*
- 3.) *Seven (7) Copies of Previte's Marketplace (Office Addition) Power Point Presentation;*  
and
- 4.) *Seven (7) Copies of the Project Narrative/Overview.*

Very truly yours,

  
Robert J. Tombari, Jr., Esquire

RJT/  
Enclosures

pc: Joseph J. Previte, Jr., Manager/President  
Previte's Marketplace of Hanover, Inc.  
Previte's Hanover, LLC.