



Town Clerk Stamp:

TOWN OF HANOVER

2023 MAR -8 PM 1:26

TOWN CLERK

Hanover Planning Board
APPLICATION FOR SPECIAL PERMIT

Address of Property: 303 COLUMBIA ROAD, HANOVER, MA 02339

Assessors' Info: Map 57 Plot(s) 144

Registry of Deeds Book 57259 Page 304 Certificate# _____

Current Property Owner: STATION GROUP DEVELOPMENT LLC

Address: 113 PLEASANT STREET, HANOVER, MA 02339 Daytime Phone # 781-424-2373

Email Address: frank@zonaprofessional.com

Applicant: DANIEL BRENNAN - STARBUCKS PERMIT AGENT

Address: 8 STONEGATE LANE, SALEM NH 03079 Daytime Phone # 603-505-5633

Email Address: DPBPERMITS@GMAIL.COM

Brief description of what your Special Permit Request is for (Additional sheet(s) can be attached):

Special permit request for a conversion of vacant drive thru bank to a new drive thru coffee shop- Starbucks Coffee

Special permit request is in conjunction with site plan review application

Previous Permit(s) Issued:

☐ Special Permit ☐ Site Plan Review ☐ Waivers ☐ Variance ☐ Order of Conditions

(Provide issuing authority – File # - Year etc. if information is available)

 03/07/2023
Applicant Signature (Date)

 3/7/23
Property Owner Signature (Date)

(Staple the application checklist with this application form)

(8/1/21)

SPECIAL PERMIT APPLICATION REQUIREMENTS

All of the following items shall be included in a Special Permit Submission Package in order to be accepted, processed and be heard before the Hanover, Planning Board – Special Permit Granting Authority. Use this checklist to prepare your submission.

ALL MATERIALS LISTED BELOW SHALL BE SUBMITTED IN ELECTRONIC FORM TO THE PLANNING DEPARTMENT AT TIME OF SUBMISSION

- ☒ Two (2) originally signed Special Permit Application along with (5) five paper copies of signed application.
- ☒ Minimum of one page narrative explaining the project – (6) six paper copies
- ☒ **Two (2)** full size (2'x 3') paper Site Plans with all contents identified in ZBL Section 10.100 "Contents" and stamped by the following professionals depending scope of project:

***MA Register Land Surveyor (PLS):** if locating new building or addition on a lot, establishing easements, delineating floodplains boundaries, modified lot lines, show setback lines proposed grades/elevations and proposed monuments/ property bounds.

***MA Register Professional Engineer (RPE):** if providing specifications & design with any Public Private utilities, **structures**, buildings, machines, equipment, processes, works or **projects**.

**Note there will be projects that will require both professionals' stamps on site plan sheets.*

- ☒ **Five (5)** - (10" x 17") paper copies of site plans
- ☒ If reports (Drainage, Traffic, Hydrology or Fiscal etc.) – **2 paper copies**
- ☒ Certified abutters list (certified within 6 months of application submission) from Assessors Office.
- ☒ Application Fee payable to the Town of Hanover (See fee Schedule)

Applicants will receive an invoice from the Planning Department for the **cost of mailing and legal advertisement in newspaper** which must be paid prior to the initial hearing before the Planning Board.

To be completed by Planning Office

Application No.:

Fee Paid:

Date Completed and Filed:



Town Clerk's Stamp

TOWN OF HANOVER

2023 MAR -8 PM 1:26

TOWN CLERK

Planning Board

Town of

HANOVER

550 Hanover Street, HANOVER, MA 02339

Tel: 781-826-5000x1016

Application for Site Plan Review

This is an application for Site Plan Approval as provided for in Section 10 of the Zoning Bylaws of the Town of Hanover

Please file completed form with Planning Department. The following materials are also required:

- Fees as determined in Appendix "A" (current Planning Board Fee Schedule).
- An abutter list and map from the Property Assessor's Office.
- An electronic copy of all plans and materials.
- 7 Copies of all Site Plan materials. Four sets shall include full size plans (approx 2' x 3'). All other plans may be 11 x 17. Additional copies may be requested.

All plans, surveys and other materials must be prepared consistent with requirements as listed in the Planning Board Rules and Regulations. Failure to provide may result in delay of application processing.

Date: 03/07/23

Applicant (print): DANIEL BRENNAN -STARBUCKS AGENT

Applicant (sign): 

Applicant address: 8 STONEGATE LANE, SALEM NH 03079

Applicant phone/e-mail: DPBPERMITS@GMAIL.COM

603-505-5633

Property Owner (print): STATION GROUP DEVELOPMENT LLC

Owner (sign):

Property Owner address: 113 PLEASANT STREET, HANOVER, MA 02339

Property Owner phone/e-mail: frank@zonaprofessional.com

781-424-2373

Plan prepared by(Engineer/Architect): KIMLEY-HORN AND ASSOCIATES, INC. - BILL SCULLY, P.E.

Dated: 03/06/2023

License #: CIVIL- 33298

Address: 404 WYMAN STREET, SUITE 385, WALTHAM, MA 02451

Phone/e-mail: 617-466-6347

Bill.Scully@kimley-horn.com

Location of Site: 303 COLUMBIA ROAD, HANOVER, MA 02339

Assessor's Map 57 Lot 144

Present use of site: DRIVE THRU BANK

Zoning District: Commerical District

Give size of existing buildings, if applicable: EXISTING TO REMAIN BUILDING 3,275 SF

Give extent of proposed application, if applicable: CHANGE OF USE TO DRIVE THRU COFFEE SHOP WITH SITE UPGRADES

**Site Plan Approval Application
(continuation)**

Deed of property recorded in Plymouth County Registry Book 57259 Page 304 or Property Court Certificate of Title No. _____,
registered in _____ District, Book 57259, Page 304, and Town of Hanover

The undersigned hereby certifies that he/she has read and the application and that the proposed project is accurately
represented in the statement made in this application

Applicant's signature:  Date: 03/07/2023

Signature of Owner,
(If different than Applicant):  Date: 3/7/23