



Hanover Planning Board

Meeting Agenda

January 9th, 2017 6:45 p.m.

Hanover Town Hall

Second Floor Public Hearing Room

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order
2. Review minutes
3. Staff Update

Planning Board Determination: Requested Minor Modification: Buttercup Lane, case PB 86-28C

Public Hearing Closed Nov 14, 2016

The applicant Ronald J. Poliseo, 150 Breamoor Road, Brocton, MA 02301 requests a modification to the 1986 Planning Board approved 1986 “Buttercup Estates” Definitive Subdivision case PB-86-28C.

4. **6:45 p.m. Public Hearing for Tree Removal on Scenic Roads**

In accordance with Massachusetts General Laws (MGL), Chapter 87, Public Shade Tree Law, Section 3 (Cutting of Public Shade Trees; Public Hearing; Damages to Fee Owner) and Chapter 40, Section 15C (Scenic Road Designations; Improvements; Fines) the Town of Hanover Planning Board and the Tree Warden will hold a Joint Public Hearing regarding an application from National Grid to remove or prune public shade trees.

The work is recommended to remove hazard trees and prune for additional clearance in order to reduce tree outage problems affecting large numbers of customers served by these main lines. National Grid’s arborists have identified ten (10) town trees for removal and three (3) town trees for pruning along scenic roads. Town trees located within the public way designated for removal or pruning, have been posted with a notice of public hearing in the field.

The roads with town trees affected by the program are designated Scenic Roads: Broadway, Center Street and Water Street.

5. **7:00 p.m. Public Hearings:**
6. **Continuance of Public Hearing for Site Plan Approval and Special Permit “1070 Washington Street”, case TPL-16-19:**

The Planning Board will re-open the public hearing for the application of Michael J. McSherry, 6 Leah Drive, Rockland, MA 02370, requesting a site plan approval and a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 6.130.A (Uses Permitted by Special Permit from the Planning Board) and Section 6.860 B.1(Uses Permitted by Special Permit in an Aquifer Protection Zone), Section 7.660 (Change of final grade greater than 500 sq. ft.), and Section 10 (Site Plan Approval). The proposal includes construction of a new 9,000 sq. ft. commercial building for the purpose of garaging contractor’s vehicles. The applicant intends to continue the current use of the pre-existing non-conforming 2,045 sq. ft. three-family house on said premise. The site lies in the Business Zoning District, and Aquifer Protection Zone.

7. Continuance of Public Hearing for Site Plan Approval “1 Saturn Drive: Coastal Volkswagen”, case TPL-16-14:

The Planning Board will re-open the public hearing for the application of WN Realty LLC, c/o Richard Walker, 109 Accord Park Drive, Norwell MA, 02061. In accordance with the provisions of M.G.L. Chap 40A (The Zoning Act) and Section 10 (Site Plan Approval). The applicant is seeking Site Plan Approval for the proposed expansion of an existing automobile dealership creating four (4) new bays associated with the existing service center. Furthermore, the applicant is looking to expand the existing parking area creating thirty two (32) new parking spaces for the display and inventory of automobiles. The project includes alterations and improvements to the existing storm water management system. The site is located at 1 Saturn Drive and is further identified as Lot 058 on Assessor’s Map 05. The site lies in the Commercial Zoning District, Adult Use Overlay District, Wireless Telecommunications Overlay District and Medical Marijuana Overlay District.

8. Adjourn (Next Meeting January 30th, 2017)

This Agenda is subject to change without notice