



TOWN OF HANOVER
2018 MAR -6 AM 9:43
TOWN CLERK

Hanover Planning Board

Meeting Agenda

March 12th 2018 6:45p.m.

Hanover Town Hall

Second Floor Hearing Room

550 Hanover Street

Hanover, MA 02339

Revised 3/7/2018

1. 6:45 p.m. – Call meeting to order
2. Review minutes
3. Informal hearing Hanover Mall Management Update
4. **7:00 p.m. Public Hearings: (Public Hearings may be heard out of order)**
5. Continuance of Public Hearing for Special Permit and Site Plan Approval 283 Columbia Road (Previte's) Case TPL-17-21:
Applicant filed a continuance with the Hanover Town Clerk on March 7, 2018 to continue to the April 9, 2018 meeting.
6. Public Hearing for Special Permit Approval 1082 Broadway TPL-18-4:
The Planning Board will re-open the public hearing for the application of 1082 Broadway LLC, 125 Greenleaf Street, Quincy, MA 02169 requesting Special Permit approval under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Section 6.030.A (Uses Permitted by Special Permit Retreat Lots). The applicant proposes to establish a 81,994+ sq. ft. Retreat Lot to be located on the south easterly side of the property shown as Lot 78 on Assessor's Map 022. The existing dwelling at 1082 Broadway would be located on a conventional lot of 103,378 + sq. ft. The property is located in the Residence A District.
7. Public Hearing for Site Plan and Special Permit Approval 135 Webster Street (South Shore Conservatory of Music Case TPL-18-6:
The Planning Board will open the public hearing for the application of South Shore Conservatory of Music, Inc; Bill Arvanites, One Conservatory Drive, Hingham, MA 02043 requesting Special Permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), sections 9 &

11 and the Zoning By-Law of the Town, Section 7.660 (Change of final grade greater than 500 sq. ft.) Section 5.810 (General Provisions Religious and Educational Institutions), Section 10.020.G (Religious and Educational Use in accordance with Section 5.810), and Site Plan Approval Section 10.030 (expansion or alteration of an existing structure exceeding 5,000SF of floor area). The applicant proposes to the North West side of the property shown as as Lot 71A,B,C 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. Public Hearing for Special Permit Approval 803 Washington Street (Hanover Country Florist) Case TPL-18-7:

The Planning Board will open the public hearing for the application of Joseph P. Leonard and Nancy A. Leonard, 803 Washington Street, Hanover, MA 02339 requesting a special permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law for the Town, Section 4.340, (Pre-Existing, Non-Conforming Lots) and Section 4.220.3.a (Pre-Existing, Non-Conforming Structures). The applicant proposes alterations and structural changes to the existing building identified as 803 Washington Street which has been identified as a pre-existing non-conforming lot. The site is located at 803 Washington Street and is further identified as Lot 053 on Assessor's Map 39. The site lies in the Commercial Zoning District and Aquifer Protection District. The property contains approximately 0.39 acres

9. Adjourn (Next Meeting April 9, 2018 at 6:45 Hanover Town Hall, Second Floor Hearing Room)

This Agenda is subject to change without notice