



Hanover Planning Board

Meeting Agenda

April 24th, 2017 6:45 p.m.

Hanover Town Hall

First Floor Public Hearing Room

550 Hanover Street

Hanover, MA 02339

1. 6:45 p.m. – Call meeting to order
2. Review minutes
3. 7:00 p.m. Public Hearings:
4. Public Hearing for 2017 Annual Town Meeting Public Ways Acceptance:

IN ACCORDANCE WITH SECTION 6-6 ACCEPTANCE OF A WAY, SECTION 3 OF THE TOWN OF HANOVER'S GENERAL BYLAWS TO ACCEPT THE FOLLOWING STREET AS PUBLIC WAYS: SADDLE LANE.

5. Public Hearing for Site Plan Approval and Special Permit "495 Hanover Street B. Everett Hall Field" Case TPL-17-9

The Planning Board will open the public hearing for the joint application of Hanover Build the Boards Committee and Hanover Park and Recreational Committee for 495 Hanover Street "B. Everett Hall Field", Hanover, MA 02339, requesting Site Plan Approval and 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 in grade in excess of 1' over 500 sq. ft.), Section 7.660 (Reduction in parking requirements), and Section 10.000 (Site Plan Approval). The applicant proposes construction of one 65' x 125' regulation size recreational outdoor hockey rink and one 40' x 65' recreational outdoor hockey rink. Renovations to the existing B. Everett Hall recreational facility include the expansion of the existing parking facility creating an additional 18 parking spaces, and storm water infrastructure. The site is identified as Lot 005 on Assessor's Map 47. The site lies in the Residential A District and Aquifer Protection District.

6. Requested a Continuance to May 15, 2017 of Public Hearing for Definitive Subdivision "50 Dana Drive Extension", case TPL-17-5

The Planning Board will re-open the public hearing for the application of Karen and Albert Lorusso, 50 Dana Drive, Hanover, MA 02339, requesting a residential Definitive Subdivision Plan under M.G.L., Chap. 41, Sec. 81T, a public hearing will be held for the proposed development of a residential definitive subdivision plan, to be known as "Dana Drive Extension". Said subdivision contains two (2) lots; the property on which the subdivision is to be located consists of approximately 5.63 + acres of land. The property is shown as Lot: 63 on Assessors' Map: 120 and is located at the end of the cul-de-sac. The entrance road to the subdivision is proposed to be an extension off the cul-de-sac.

7. Public Hearing for Site Plan Approval and Special Permit "35 Hanover Street" Case TPL-17-8

The Planning Board will open the public hearing for the application of A Murphy Inc. Electrical Design and Contracting, 35 Hanover Street, Hanover, MA 02339, requesting Limited Site Plan Approval and Special Permit under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law, Section 6.130.A (Use Permitted by Special Permit via Section 6.410.C (Uses Permitted by Special Permit within Limited Industrial District)) and Section 10.400 (Limited Site Plan Approval). The applicant proposes to construct a 48'x24' storage facility on the rear of the property. The applicant proposes additional pavement and storm water infrastructure. The site is identified as Lot 015 and Map 48. The site lies in the Residential A District, Business District, Commercial District, and Aquifer Protection District.

8. Public Hearing for Special Permit “275 Circuit Street”, case TPL-17-7

The Planning Board will open the public hearing for the application of Jayden Motor Sports Inc., c/o Jay Flanagan, 275 Circuit Street, Hanover, MA 02339, requesting a Special Permit under Massachusetts General Laws (M.G.L.), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law for the Town, Sections 6.510.A (Uses Permitted by Special Permit in the Limited Industrial District (Section 6.410)). The applicant intends to occupy a one (1) bay garage for the storage and wholesale of automobiles. The site is located at 275 Circuit Street and is further identified as Lot 015 on Assessor’s Map 52. The site lies in the Industrial District.

9. 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. MacSherry, 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.

10. Adjourn (Next Meeting May 15th, 2017 and June 5th, 2017)

This Agenda is subject to change without notice