



## **Hanover Planning Board**

### **Meeting Agenda**

*June 6th, 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. Sconset Landing Modification

The Planning Board will hear from Five Mark Properties of Sconset Landing, on an update about phase two and phase three of the project.

4. 7:00 p.m. Public Hearings:

5. Continuance 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.

6. Public Hearing for Special Permit “476 Webster Street” Case TPL-17-10

The Planning Board will open the public hearing for the application of South Shore Vocational Technical High School for 476 Webster Street, Hanover, MA 02339, requesting Special Permit under Massachusetts General (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 5.1.1 (Digital Message Boards). The applicant proposes construction of a new Digital Sign to be erected in the existing current signs place. The site is identified as Lot 19 on Assessor’s Map 10. The site lies in the Residence A District.

7. Public Hearing for Site Plan Approval “2000 Washington Street” Case TPL-17-11

The Planning Board will open the public hearing for the application of Jannell Motors Inc. c/o Joseph Clapp, 2000 Washington Street, Hanover, MA 02339 requesting a Site Plan Approval under Massachusetts General (MGL), Chapter 40A (The Zoning Act), Sections 9 & 11 and the Zoning By-Law of the Town, Section 10.020.D&J (Automotive Uses & Expansion of Use in a non-residential zone, J. The expansion or change of use or expansion of a structure for all existing uses in non-residential zoning districts and for all pre-existing, non-conforming uses, structures, or other non-conformances in all zoning districts in accordance

with Section 7.010B). The applicant proposes expansion of an existing automobile dealership creating three (3) 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 customer parking as well as storage and display of the vehicles. The site identified as Lot 028 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 June 27<sup>th</sup>, 2017)

\*This Agenda is subject to change without notice\*