



TOWN OF HANOVER
2018 JAN 25 PM 3: 34
TOWN CLERK

**Hanover Planning
Board/Zoning Board of
Appeals**

Meeting Agenda

*January 29th 2018 6:45p.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. Planning Board Reorganization
4. Informal Hearing 357 Columbia Road ATM
5. Informal Hearing Winter Street
6. Dana Drive Bond Release
7. **7:00 p.m. Public Hearings: (Public Hearings may be heard out of order)**
8. Continuance of Public Hearing for Site Plan Approval and Special Permit 283 Columbia Road TPL-17-21:
Applicant filed a continuance with the Hanover Town Clerk on January 25, 2018.
9. Continuance of Public Hearing for Special Permit and Site Plan Approval 405 Washington Street Case TPL-17-23:

The Planning Board will re-open the public hearing for the application of Cardinal Cushing Marketplace, 405 Washington Street, Hanover, MA 02339 requesting site plan and special permit approval Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act) Section 3 (Dover Amendment Uses) and Section 10.000 Site Plan Approval, Section 7.660 Site Grading, Section 9.300 Reduction on Parking Requirements, Section 5.810 (General Provisions Religious and Educational Institutions) and Section 10.G (Religious and Educational Use in accordance with Section 5.810). The applicant is seeking Special Permit and Site Plan Approval for the proposed expansion of the marketplace building and parking lot. The site is located at 405 Washington Street and is further identified as Lot 009 on Assessor's Map 49. The site lies in the Residence A District.

8:00 p.m. Joint Public Hearings with Zoning Board of Appeals and Planning Board

10. Joint Public Hearing with Planning Board and Zoning Board of Appeals for Special Permit 2053 Washington Street TPL-18-1 and Z-17-14:

The Planning Board will open the public hearing for the application of AGORA Marketplace, LLC, c/o Frank Giglio, 100 Ledgewood Place, Suite 301, Rockland, MA 02370 requesting Site Plan Approval and Special Permit approval under Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act) and Site Plan Approval Section 10 and Special Permit Section 4.220.A.3 (Pre-existing non-conforming structure), Section 4.340 and Section 4.350 (Pre-existing, non-conforming lots), and Section 7.660 (Special Provisions). The applicant is seeking Site Plan and Special Permit Approval for the proposed expansion and reconstruction of the current retail center known as Merchants Row as well as the construction of a separate building. Furthermore, the applicant is looking to expand the existing parking area.

The applicant is also seeking a variance under section 7.540 (Coverage of Land in a Commercial District) increasing the building cover of the identified lot from 13.5% to 20.5%. Maximum allowable building coverage in the Commercial Zoning District is 15%. The applicant is proposing to redevelop the retail plaza known as Merchant's Row with the construction of three (3) single story buildings for retail and restaurant use. The three (3) building footprints total 61,028 sq. ft.

The site is located at 2053, 2061, 2071 Washington Street and is further identified as Lot 013, 018, 075 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.

11. Adjourn (Next Meeting February 12, 2018 at 6:45 Hanover Town Hall, Second Floor Hearing Room)

This Agenda is subject to change without notice