



TOWN OF HANOVER
2018 AUG -7 AM 10: 09
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Hanover Planning Board

Meeting Agenda

*August 13th, 2018 6:45p.m.
Hanover Town Hall
First Floor 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: (Public Hearings may be heard out of order)**
4. Public Hearing for Special Permit and Site Plan Approval 405 Washington Street (Cardinal Cushing Centers) Case TPL-18-11:

The applicant has requested a continuance to the scheduled August 27th Planning Board meeting
The Planning Board will open the public hearing for the application of Cardinal Cushing Centers, 405 Washington Street, Hanover, MA 02339 requesting site plan and special permit approval Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act) and Site Plan Approval Section 10.000 (Site Plan Approval) and Special Permit Section 9.300 (Reduction in Parking Requirements). The applicant is seeking Site Plan Approval and Special Permits for the proposed expansion of a parking lot on the northeasterly side of Washington Street adjacent to the Sister Shawni Center. The applicant is looking to expand the existing parking by 48 additional spaces to a total of 60 spaces for employee parking and reduce the parking space requirement from 10'x20' to 10'x18'. Proposed work includes storm water management improvements. 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 Residential District.

5. Public Hearing for Definitive Subdivision "Winter Street Subdivision" Case TPL-18-12:

The Planning Board will open the public hearing for the application of McSharry Bros., Inc., 7 Leah Drive Rockland, MA 02370. In accordance with the provisions of M.G.L., Chap. 41, Sec. 81T, and the Zoning By-Law Section 7.660 (Change in final grade in excess of 1 foot), a public hearing will be held for the proposed development of a non-residential definitive subdivision plan, to be known as "Winter Street Subdivision". The property is further identified Lot: 18 on Assessors' Map: 76. Said subdivision contains 8 buildings and 29 units and the property is approximately 5.79 +/- acres of land. The entrance road to the subdivision is proposed to be located off of Winter Street.

6. Public Hearing for Special Permit and Limited Site Plan Approval 1800 Washington Street Case TPL-18-10:

The Planning Board will open the public hearing for the application of Ryan Anthony Dreyer, 505

Congress Street, Boston, MA 02210 requesting special permit and limited site plan approval Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act) and Special Permit Approval Section 6.220 (Use Permitted by Special Permit) and 10.400 (Limited Site Plan Approval). The applicant is seeking Special Permit Approval and Limited Site Plan Approval for a proposed dog and cat daycare and overnight dog and cat boarding. The site is located at 1800 Washington Street and is further identified as Lot 148 on Assessor's Map 11. The site lies in the Commercial District.

7. Public Hearing for Special Permit 1392 Washington Street "McDonalds" Case TPL-18-13:

The Planning Board will open the public hearing for the application of The Brewster Company, dba McDonald's, 1392 Washington Street, Hanover, MA 02339 requesting special permit approval Massachusetts General Laws (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 located at 1392 Washington Street and is further identified as Lot 3 on Assessor's Map 17. The site lies in the Commercial District.

8. Public Hearing for Special Permit and Limited Site Plan Approval 227 Columbia Road "Home Spirits" Case TPL-18-14:

The Planning Board will open the public hearing for the application of Mahi Corp, Vishnu Patel, 227 Columbia Road, Hanover, MA 02339 requesting special permit and limited site plan approval Massachusetts General Laws (MGL), Chapter 40A (The Zoning Act), Section 9 & 11 and the Zoning By-Law of the Town, Section 4.220.3.b.i.ii (Pre-existing Non-Conforming Structures), Section 4.340 (Pre-Existing Non-Conforming Lots), Section 9.060 (Number of Parking Spaces), Section 9.300 (Reduction in Parking Spaces), Section 9.110.D (Standing and Maneuvering area per Space), Section 7.2.c. (Accessory Sign Location and Setback) and Section 10.4 (Limited Site Plan Review). The applicant is seeking Limited Site Plan and Special Permit Approval for the proposed expansion of an existing building and the change to the existing parking lot layout. The site is located at 227 Columbia Road and is further identified as Lot 085 on Assessor's Map 58. The site lies in the Building Zoning District and Aquifer Protection District.

9. Adjourn

This Agenda is subject to change without notice