

Transmittal



TO:
Eve Tapper
Town Planner
Hanover Planning Board
550 Hanover Street
Hanover, MA 02339

DATE:
10/18/2023

PROJECT:
2103 Washington Street

#: 22-188

HANOVER OFFICE:
427 Columbia Road
Hanover, MA 02339
781-826-9200

PLYMOUTH OFFICE:
40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060

MARINE DIVISION:
26 Union Street
Plymouth, MA 02360
508-746-6060

FALMOUTH OFFICE:
448 N. Falmouth Highway Unit A
North Falmouth, MA 02556
508-563-2183

Dear Eve,

Please find the required Special Permit application and Site Plan Review documents listed below.

COPIES	DESCRIPTION	LAST MODIFIED
7	(2) Original Signed and (5) Copies Special Permit Application	10/16/2023
7	(2) Original Signed and (5) Copies Site Plan Review Application	10/16/2023
6	Definitive Site Plan Set - Full Size Site Plan Set (24" x 36"), including Architectural Plans	10/16/2023
8	Definitive Site Plan Set - 11" x 17" copies of Site Plan Set, including Architectural Plans	10/16/2023
2	Stormwater Report	10/16/2023
1	Certified Abutters List	
	Special Permit filing fee - \$1,000	
	Site Plan Review filing fee - \$3,125	
	Consultant Review fee - \$6,000	

merrillinc.com

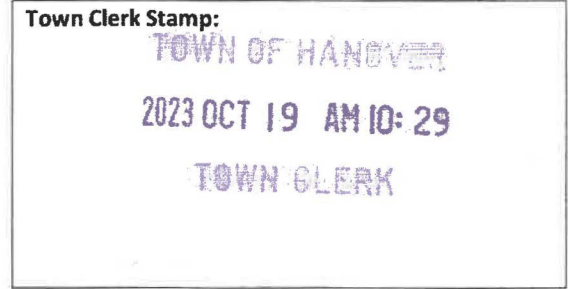
TOWN OF HANOVER
2023 OCT 18 PM 4:06
TOWN CLERK

If you have any questions or comments please feel free to contact Merrill a 781-826-9200

Thank you

SIGNATURE:
Deborah W. Keller, P.E.
Director of Engineering

CC: File



Hanover Planning Board
APPLICATION FOR SPECIAL PERMIT

Address of Property: 2103, 2053, 2055 and 2057 Washington Street

Assessors' Info: Map 05 Plot(s) 13, 16, 18 & 75

Registry of Deeds Book 56941 Page 176 (2103 Washington St) Certificate#
Book 48544 Page 57 (2053, 2055 & 2057 Washington St)

Current Property Owner: 2103 Washington Street LLC (2103 Washington Street)
Address: 552 Adams Street, Milton MA 02186 Daytime Phone # 781-982-1144
Email Address: frank@fpgiglio.com

2053-2057 Washington Street Property Owner:
AGORA Market Place, LLC, 100 Ledgewood Place, Suite 301, Rockland MA 02370

Applicant: 2103 Washington Street, LLC
Address: 552 Adams Street, Milton MA 02186 Daytime Phone: same as applicant
Email Address: same as applicant

Brief description of what your Special Permit Request is for (Additional sheet(s) can be attached):

Refer to attached Project Narrative

Previous Permit(s) Issued:

- Special Permit Site Plan Review Waivers Variance Order of Conditions

(Provide issuing authority – File # - Year etc. if information is available)

 10/17/23
Applicant Signature (Date)

 10/17/23
Property Owner Signature (Date)

(Staple the application checklist with this application form)

(8/1/21)

SPECIAL PERMIT APPLICATION REQUIREMENTS

All of the following items shall be included in a Special Permit Submission Package in order to be accepted, processed and be heard before the Hanover, Planning Board – Special Permit Granting Authority. Use this checklist to prepare your submission.

ALL MATERIALS LISTED BELOW SHALL BE SUBMITTED IN ELECTRONIC FORM TO THE PLANNING DEPARTMENT AT TIME OF SUBMISSION

Two (2) originally signed Special Permit Application along with (5) five paper copies of signed application.

Minimum of one page narrative explaining the project – (6) six paper copies

Two (2) full size (2'x 3') paper Site Plans with all contents identified in ZBL Section 10.100 "Contents" and stamped by the following professionals depending scope of project:

***MA Register Land Surveyor (PLS):** if locating new building or addition on a lot, establishing easements, delineating floodplains boundaries, modified lot lines, show setback lines proposed grades/elevations and proposed monuments/ property bounds.

***MA Register Professional Engineer (RPE):** if providing specifications & design with any Public Private utilities, **structures**, buildings, machines, equipment, processes, works or **projects**.

**Note there will be projects that will require both professionals' stamps on site plan sheets.*

Five (5) - (11" x 17") paper copies of site plans

If reports (Drainage, Traffic, Hydrology or Fiscal etc.) – **2 paper copies**

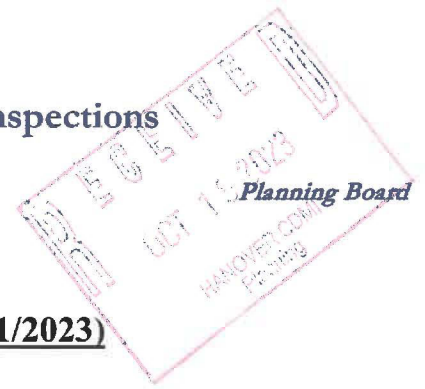
Certified abutters list (certified within 6 months of application submission) from Assessors Office.

Application Fee payable to the Town of Hanover (See fee Schedule)

Applicants will receive an invoice from the Planning Department for the **cost of mailing and legal advertisement in newspaper** which must be paid prior to the initial hearing before the Planning Board.



TOWN OF HANOVER
Community Development & Municipal Inspections
 550 HANOVER STREET
 HANOVER, MASSACHUSETTS 02339
 781-826-5000 ext. 1016



PLANNING BOARD FEES (EFFECTIVE 7/1/2023)

SUBDIVISION CONTROL LAW

Application Type/Permit	Base Fee *	Additional Review Fee
Approval Not Required (ANR)	\$300.00 base fee	Plus \$250 each additional buildable lot
Preliminary Plan	\$1,000.00	
Definitive Plan	\$2,000.00 per buildable lot	\$6,000.00 Consultant Fee (MGL 53G)
Definitive Plan Major Modification	50% of original subdivision base fee	\$6,000.00 Consultant Fee (MGL 53G) if modification requires it
Scenic Road and/or Shade Tree Application	\$100.00 base fee	

**Unless otherwise noted all applications that require public hearings will be direct bill to applicants for legal advertisement in newspaper and postage for notifying abutters these costs are not part of base fee.*

ZONING (SPECIAL PERMIT, SITE PLAN REVIEW & ZONING RELATED TOWN MEETING APPLICATIONS)

Application Type/Permit	Base Fee*	Additional Review Fee
Special Permit (Use only no exterior changes) and no Site Plan Review	\$500.00 base fee	
Special Permit with Site Plan Review	\$1,000.00 base fee	Plus, applicable site plan review fees
Special Permit – Retreat Lot (ZBL Sec. 6.030)	\$1,000.00 base fee	Applicants will be subject to ANR fee once submitted for endorsement
Special Permit – Common Driveway (ZBL Sec. 5.870)	\$1,000.00 base fee	
Special Permit – Floodplain (ZBL Sec. 6.770) within Water Resource Protection District (ZBL Sec. 6.800)	\$500.00 base fee (in addition to other Special Permit & Site Plan Review)	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Special Permit – Planned Residential Development for Seniors (PRDS – ZBL Sec. 6.040)	\$1,000.00 per unit proposed	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB

**Merchant's Row
#2053, 2055, 2057 & 2103 Washington Street
Hanover, Massachusetts**



Project Narrative

Existing Site Conditions

2103 Washington Street is located on a corner lot at the intersection between Washington Street and Webster Street. The property parcel ID is Map 5 lot 16 according to the most recent Hanover Assessors information and has a total lot area of 0.79 acres± (34,391 SF± upland). The assessor's property card indicates that the existing structure located on the lot is multilevel with commercial use and was built in the year 1900. This property is in the Commercial Zoning District, with Zoning Overlays in the Adult Use District, Medical Marijuana District, and the Telecommunications District.

Current access to the site is provided from both Washington Street and Webster Street via multiple driveways, leading to the property's existing parking lot.

The site is pre-existing, non-conforming with regards to existing setbacks at the front yard abutting Washington Street and Webster Street. Also, the existing building coverage and lot coverage are non-conforming as the total area exceeds the maximum percentage of coverage for a lot located in the Commercial District based on the Hanover Zoning Bylaw.

Proposed Development

The proposed project scope includes demolition of the existing 5,192± SF building, parking lot, and various miscellaneous infrastructure located at 2103 Washington Street, followed by construction of a new 7,500± SF building and parking lot area. The project scope also entails site grading, drainage, landscaping improvements, a new septic system, curb closing along both Washington and Webster Street, and various utility connections.

The new development driveway entrances are proposed from the abutting property known as Merchant's Row, and the goal of this project is to combine this property with the abutting Merchant's Row development located on property identified as Map 05 Lots 13, 16, 18 and 75. The proposed building and site layout at 2103 Washington Street will have similar architecture and site improvements to blend with the current Merchant's Row development. This will maximize site aesthetics while also creating more jobs and financial opportunities for the retail and commercial center.

There are no stormwater Best Management Practices on the existing lot, resulting in all stormwater runoff flowing into catch basins located on the outside of the property at Webster Street and Washington Street. The proposed construction will include the installation of onsite pretreatment catch basins, drain manholes, and Stormtech infiltration chambers to treat and attenuate stormwater from the site. Site grading and proposed stormwater BMP's will allow for runoff to collect and infiltrate mostly on site. This will decrease the amount of stormwater runoff from rainstorms flowing into catch basins outside the property. Also, proposed BMPs for this project are in accordance with the DEP Stormwater management Regulations Standard to the greatest extent possible.

With the completion of this project, 2103 Washington Street will have improvements in site layout and associated infrastructure, which will be consistent to properties with similar uses in town.

To be completed by Planning Office

Application No: 23-14

Fee Paid: \$4125, \$600

Date Completed and Filed:



Town Clerk's Stamp
TOWN OF HANOVER
2023 OCT 19 AM 10:29
TOWN CLERK

Planning Board
Town of
HANOVER

550 Hanover Street, HANOVER, MA 02339
Tel: 781-826-5000x1016

Application for Site Plan Review


This is an application for Site Plan Approval as provided for in Section 10 of the Zoning Bylaws of the Town of Hanover

Please file completed form with Planning Department. The following materials are also required:

- Fees as determined in Appendix "A" (current Planning Board Fee Schedule).
 - An abutter list and map from the Property Assessor's Office.
 - An electronic copy of all plans and materials.
 - 7 Copies of all Site Plan materials. Four sets shall include full size plans (approx 2' x 3'). All other plans may be 11 x 17. Additional copies may be requested.
- All plans, surveys and other materials must be prepared consistent with requirements as listed in the Planning Board Rules and Regulations. Failure to provide may result in delay of application processing.

Date: October 16, 2023

Applicant (print): 2103 Washington Street LLC

Applicant (sign): 

Applicant address: 552 Adams Street, Milton MA

Applicant phone/e-mail: 781-982-1114 / frank@fpgiglio.com

Property Owner (print): 2103 Washington Street, LLC and AGORA Market Place, LLC Owner (sign): _____

Property Owner address: 552 Adams Street, Milton, MA 02061 (2103 Washington St) and 100 Ledgewood Place, suite 301, Rockland MA, 02370 (2053-2057 Washington St)

Property Owner phone/e-mail: Same as Applicant

Plan prepared by(Engineer/Architect): Deborah W. Keller, Merrill Engineers and Land Surveyors

Dated: 10/16/2023

License #: 45874

Address: 427 Columbia Rd, Hanover MA

Phone/e-mail: 781-826-9200 / dkeller@merrillinc.com

Location of Site: 2053-2057 and 2103 Washington Street

Assessor's Map D5 Lots 013, 016, 018, 075

Present use of site: Commercial Building, retail use and restaurant use.

Zoning District: Commercial District. Overlays in Telecommunications, Medical Marijuana, and Adult Use.

Give size of existing buildings, if applicable: building footprint = 5,192 SF± (2103 Washington Street), 5077 SF± (2057 Washington Street), 17,826 SF± (2055 Washington Street), 38,488 SF± (2053 Washington Street)

Give extent of proposed application, if applicable: Refer to attached Project Narrative

**Site Plan Approval Application
(continuation)**

2103 Washington Street: Deed of property recorded in Plymouth County Registry Book 56941, Page 176

2053-2057 Washington Street: Deed of property recorded in Plymouth County Registry Book 48544, Page 57

or Property Court Certificate of Title No. _____, registered in _____ District, Book _____,

Page _____, and Town of Hanover

The undersigned hereby certifies that he/she has read and the application and that the proposed project is accurately represented in the statement made in this application

Applicant's signature: _____



Date: _____

10/17/23

Signature of Owner.

(If different than Applicant): _____

Date: _____

**Merchant's Row
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Hanover, Massachusetts**



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With the completion of this project, 2103 Washington Street will have improvements in site layout and associated infrastructure, which will be consistent to properties with similar uses in town.

Special Permit – Reduction in parking NOT in conjunction with any other application (ZBL Sec. 9.300)	\$500.00 base fee	Reduction greater than 100 spaces \$1,000.00 base fee
Special Permit – Accessory structure over 800 SF (residential & business)	\$500.00 base fee	.15 cents per SF of building floor area
Special Permit – Digital Message Board (ZBL Sec. 5.900)	\$500.00 base fee	
Special Permit – final grade change 1’ over 500 SF (ZBL. Sec. 7.660)	\$500.00 base fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Major Modification of Special Permit	50% of the original application fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Site Plan review only NO Special Permit (residential & business)	\$2,000.00 base fee	.15 cents per Gross Floor Area (GFA) \$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Non-Profit Entity (MGL 40A sec. 3) – Site Plan Review required because of structure size not use. (ZBL Sec. 5.810 & 10.020)	\$1,000.00 base fee	\$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Site Plan Review – nonresidential districts – new building construction 8k SF or an addition of 5k SF to existing - no Special Permit for Use – only Site Plan Review (ZBL Sec. 10.30)	\$2,000.00 base fee	.15 cents per SF of new building floor area \$6,000.00 Consultant Fee (MGL 53G) may be required by PB
Limited Site Plan Review (ZBL Sec. 10.400)	\$500.00 base fee	.15 cents per SF of building floor area & SF of paved area
Site Plan Review Major Modification	50% original base fee	
Request for <u>Rezone</u> of Property to go before Town Meeting	No application fee	Applicant pays cost of legal advertisement & abutters notice for required statutory public hearing
Request for <u>Zoning</u> Amendment to go before Town Meeting	No application fee	Applicant pays cost of legal advertisement & abutters notice for required statutory public hearing

**Unless otherwise noted, all applications that require public hearings will be direct bill to applicants for legal advertisement in newspaper and postage for notifying abutters these costs are not part of base fee.*

Approved at Annual Town Meeting 5/1/2023
ATM Article # 47