



October 16, 2023, Revised November 1, 2023

Eve Tapper  
Hanover Planning Board  
Town Hall  
550 Hanover Street  
Hanover, MA 02339

RE: Request for Special Permit  
Merchant's Row – Addition of 2103 Washington Street Property  
Applicant: 2103 Washington Street, LLC

Dear Ms. Tapper,

On behalf of the project proponent, 2103 Washington Street LLC, we request that the planning board grant a special permit for deviation from zoning requirements for parking space size, front yard parking, landscape buffer, site grading, and drive thru layout. These deviations from the zoning requirements were minimized to the greatest extent, while also keeping in mind site safety and public health. The site plan prepared is also based on the goal of the proponent to merge this property with the adjacent Merchant's Row development located on Map 05 Lots 13, 16, 18, and 75. Please review the attached list of special permit requests for this Site Plan:

**Special Permit PB (ZBL. 6.220.N)**-The new building is proposed to be of retail use with a bank ATM and a drive-thru window. Drive-in windows for banks will require a special permit granted by the Hanover Planning Board according to section 6.220.N of the Hanover Zoning Bylaw. Also needs to meet the provisions of section 5.890.

**Special Permit (ZBL 4.220.A.3.a)** -The existing building at 2103 Washington Street is located 17.4 feet from the Webster Street right of way and 29.4 feet from the Washington Street right of way, which are non-conforming with respect to front yard zoning requirements listed in Table 7-1 of the zoning bylaw (75 ft front setback in commercial district). The proposed building will be 63.6 feet from the Webster Street right of way and 68.4 feet from the Washington Street right of way. The combined Merchant's Row development would also reduce the building coverage from 20.5% to 20.4%. The proposed building would fall under the provisions of section 4.220.A.3a as it will improve the front setbacks to the structure and building coverage but will not meet the required front yard setback or building coverage.

**Special Permit (ZBL 4.220.A.3.b.i and ZBL 4.220.A.3.b.ii)** – The combined Merchant's Row development will result in a slight increase in lot coverage from 73.9% to 75.3%. A variance shall be requested for this increase in lot coverage. A special permit shall then be requested for this increase in lot coverage from the Planning Board.

**Special Permit (ZBL 7.660/A,B,C)** - The proposed project will require grading which will be greater than 1 foot per 500 square feet. As a result, a special permit must be requested from the Planning Board under section 7.660 and must follow subsections A, B and C.

**Special Permit PB (ZBL 8.130.A)** – The proposed parking areas for the development will encroach into the required 20 ft landscape buffer per section 8.130.A of the Zoning Bylaw. The proposed site layout is similar to abutting Merchant's Row, while attempting to maximize the landscape buffer area where feasible.

**Special Permit (ZBL 9.030)** - The required ingress and egress length to the window is to be 50 ft each way, allowing 5 cars to wait in the drive-thru queue, without disrupting traffic flow. The proposed egress length for this project is 30 ft, which will require a special permit for drive-thru regulations under section 9.030. There is additional egress length within the parking area prior to the driveway entrance which would meet the 50 ft.

**Special Permit (ZBL 9.060)** - The proposed parking lot contains 45 spaces with 2 accessible spaces. Thirty-eight (38) of the spaces are located in the front yard setback on Webster Street and Washington Street which exceeds the maximum of 5 per section 9.060. This parking layout is similar to the abutting Merchant's Row development.

Should you have any questions, please do not hesitate to contact this office.

Very truly yours,

MERRILL ENGINEERS AND LAND SURVEYORS



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

cc: Applicant