



# GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

June 2, 2022

Hanover Planning Board  
550 Hanover Street – Suite 24  
Hanover, MA 02339

RE: Definitive Subdivision – King Street Subdivision (334 King Street)  
Assessors Map 67 Lot 111  
Applicant – James F. Doherty

Dear Board Members:

On behalf of the applicant we hereby submit this application for approval of a Definitive Subdivision Plan. Enclosed please find the following:

1. 8 full size copies and 8-11x17 reduced size copies of the Definitive Subdivision Plan
2. Form C application (2 original signed copies)
3. Check for \$3,000 application fee (\$1,000 per lot x 3 lots) payable to “Town of Hanover”.
4. Check for \$6,000 consultant review deposit payable to “Town of Hanover” to be forwarded by applicant
5. Drainage Calculations Cover Letter
6. Definitive Subdivision Plan Checklist.

On behalf of the applicant, Grady Consulting, L.L.C. respectfully requests the Board approve the following waivers from the Town of Hanover Rules and Regulations Governing the Subdivision of Land:

#### Section IV.A.2.e Alignment

*Property lines at street intersections shall be rounded or cut back to provide for a curb radius of not less than 40 ft.* The applicant requests the Board grant this waiver to allow a radius of 25-feet at the entrance and 20-feet at the hammer-head.

#### Section IV.A.3.a Width

*Minimum right of way for minor streets.* The applicant requests the Board grant this waiver to reduce the minimum right of way for minors streets from 50-feet to 40-feet.

#### Section IV.A.5.b Dead End Streets

*Dead end streets shall be provided with a turn-around having an outside roadway diameter of 106 ft with a way line diameter of 130 ft for minor streets.* The applicant requests the

Board grant to reduce the outside roadway diameter from 106-feet to a hammer-head and to reduce the way line diameter from 130-feet to 110-feet.

Section IV.A.5.c Dead End Streets

*Turnarounds shall be provided with a central circular island of 24 ft minimum radius.* The applicant requests the Board to grant to eliminate the circular island and replace with a hammer-head turn-a-round.

Section IV.A.5.d Dead End Streets

*The centers of turn-arounds and central circular islands shall be located on the extended centerline of the dead end way.* The applicant requests the Board grant to eliminate the central circular island.

Section V.A.1 Roadways

*The minimum width of roadway pavement shall be 26 ft for minor roads.* The applicant requests the Board grant this waiver to allow a roadway pavement of 24 ft.

Section V.B.1&2 Curbs

*Curbs shall be constructed of vertical granite.* The applicant requests the Board grant this waiver to eliminate granite curbing.

Section V.C.1-5 Sidewalks

*Sidewalks shall be constructed along the full length on both sides of all subdivision roadways.* The applicant requests the Board grant this waiver to eliminate sidewalks as required.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.



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Paul Seaberg  
Project Manager

Cc: Town Clerk

Cc: Thomas J. Doherty  
1337 Mass Ave, Suite 111  
Arlington, MA 02476



# GRADY CONSULTING, L.L.C.

Civil Engineers ♦ Land Surveyors ♦ Landscape Architects

June 8, 2022

Hanover Planning Board  
550 Hanover Street – Suite 24  
Hanover, MA 02339

RE: Definitive Subdivision – King Street Subdivision (334 King Street)  
Assessors Map 67 Lot 111  
Applicant – James F. Doherty

Dear Board Members:

On behalf of the applicant, we hereby confirm that the Stormwater Management Design Calculations, dated January 26, 2018, previously submitted, have not changed and shall be used for this submission.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

Kevin Grady, P.E.  
Principal Engineer



TOWN OF HANOVER

FORM C

APPLICATION FOR APPROVAL  
OF DEFINITIVE PLAN

File one completed form with the Planning Board  
and one copy with the Town Clerk  
in accordance with the requirements of Section III-B

HANOVER, MASSACHUSETTS

Date April 28, 2022

To the Planning Board:

The undersigned herewith submits the accompanying Definitive Plan of property located in the Town of Hanover for approval as a subdivision as allowed under the requirements of the Subdivision Control Law and the Rules and Regulations Governing the Subdivision of Land of the Planning Board of the Town of Hanover.

1. Name of Subdivider James F. Doherty  
Address 1122 Massachusetts Ave, Arlington MA 02476
2. Name of Engineer or Surveyor Kevin Grady, PE, Grady Consulting LLC  
Address 71 Evergreen Street, Suite 1, Kingston MA 02364
3. Deed of Property recorded in Plymouth County Registry,  
Book 21772 & 17607 Page 43 & 118
4. Location and description of Property: Existing house and property at 334 King Street and vacant wooded lot behind 352 King Street.
5. Date of completion of ways, public utilities, and other facilities \_\_\_\_\_

Signature of Owner

  
Address 1122 MASS AVE, ARLINGTON, MA

**TOWN OF HANOVER**

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