

**Manufacturing Use Special Permit
342 Circuit Street
Hanover, Massachusetts
Map 61 Lot 21**

NARRATIVE

Existing Site Conditions

The subject property is located on the easterly side of Circuit Street approximately 640 feet north of the intersection of Circuit Street and Myrtle Street. The property is located largely within the Industrial and Wireless Telecommunication Districts with a small portion located within the Residence A District. It is bordered on the north, east and south by the Residence A District. The property consists of a total of 24.30 acres of which is made up of upland and wetlands.

Current buildings and uses are as follows:

A 79,880± square foot building which holds office, light manufacturing, warehouse and storage for Wicked Good Cupcakes, Cheer Essentials, Cri-Tech Warehouse, PCS of MA and Island Surf Company.

A 46,880± square foot building which holds offices and light manufacturing for Sturtevant.

A 33,171± square foot building which holds light manufacturing and storage for Eyesavers along with the High Point Warehouse.

A 10,500± square foot building which holds 7 – 1,500± square foot contractor bay units.

A 2,400± square foot building which holds 2 – 1,200± square foot contractor bay units.

A 9,045± square foot building which holds office and light manufacturing for the Cabinet Shop.

A 2,642± square foot building for waste water mechanical.

As shown on the attached Use Special Permit Site Plan, the required parking for these uses is 317 spaces. The available parking for the site is 318 spaces which consists of 206 spaces, 9 garage bay spaces and 104 future spaces, which were originally shown on the approved Site Plan dated 7/8/98 and revised 8/15/01

The applicant was issued Site Plan Review approval in 2020 for the addition of nine (9) contractor's bays with associated parking, loading and stormwater management system as well as additional Site Plan Review approval and a Special Permit in 2021 for three (3) solar array structures over existing parking areas.

Special Permit

The Applicant is submitting an application to the Hanover Planning Board, as the Special Permit Granting Authority, to allow the manufacturing use for the entirety of the site in accordance with the Hanover Zoning Bylaw Sections 6.510 A and 6.410 B and subject to the requirements of Section 6.410 A – H.

- Section 6.510 A refers to “uses allow by Special Permit in the Limited Industrial District”.
- Section 6.410 B allows for “manufacturing enterprises and retail sales only as a secondary use for goods manufactured on the premises” subject to the conditions specified in Section 6.420.

The site is already home to multiple buildings/businesses with a manufacturing use approved by the Hanover Building Commissioner. The purpose of this Special Permit is to request that the Planning Board formally approve the manufacturing use on the property. The existing and proposed manufacturing uses adhere to the conditions specified in Section 6.420 regarding building construction, odor, dust, smoke, noise, heat, glare, vibration, radiation, exterior lighting, storage, waste disposal, water supply, screening, surfacing, parking and signage.

As manufacturing uses already exist on the site, similar uses will not be substantially more detrimental to the surrounding neighborhood or Town’s water resources and will also not cause an immediate or potential devaluation of property values of adjoining properties and/or of the general area. No complaints from abutters have been received by the Town of Hanover Building Commissioner. No alterations or extension of the existing buildings on the site are being proposed.