
Project Narrative

Special Permit 50, 56, 64, & 72 B Street Hanover, Massachusetts

Existing Site Conditions

The subject property is located on the east side of B Street and consists of five (5) parcels identified as Map 60, Lots 105, 103, 139, 113 and 95 as shown on the Town of Hanover Tax maps. The property is located within the Fireworks District and the Wireless Telecommunications Overlay District. The property is bordered by developed industrial properties and bordering vegetated wetland areas to the north, east, and west and the Drinkwater River to the south.

The property consists of a total of 8.37± acres of which approximately 6.50± acres is upland. A portion of the site is located within a Zone AE (E1.55), or Bordering Land Subject to Flooding resource area as shown on the current FEMA Flood Map (25023C0182J, dated July 17, 2012).

This Special Permit is being filed to permit the proposed raze and rebuild of the building at 72 B Street, construct stormwater controls and repair the septic system at 56 and 72 B Street at 56 and 72 B Street in Hanover, two commercial lots. The existing structure which is known as 72 B Street sits in very close proximity to the Drinkwater River. This structure will be removed and the proposed building will be constructed to the north of its existing location, completely outside of any wetland resource areas or their buffer zones.

Project Description

This Special Permit is being filed to permit the 4,500 S.F. building proposed to replace the razed building located on 72 B Street. The following regulations regarding the Fireworks District trigger the Special Application: 6.610 A; 6.610 B and 6.630 A. The existing and future use of the proposed building will be a contractors' yard, which is listed in both 6.610 A & B.

Regulation 6.630 states "Building coverage and lot coverage may be increased beyond the limits specified in Section 7 if a Special Permit is obtained from the Planning Board, acting as the Special Permit Granting Authority. Building coverage may be increased to thirty-five percent (35%) of buildable upland." Currently the existing building coverage is 42.4% of buildable upland, while the proposed building coverage is 41.9% of buildable upland. The proposed site improvements will slightly be decreasing the building coverage on the site. Additionally, section 6.630 A states "For lots fronting on a public way or across the public way in which residential uses and/or the Residence A District are located, the minimum front buffer shall be fifty (50) feet and landscaping requirements shall be two and one-half (2 ½) times the requirements specified in Section 8 of this Bylaw". The

proposed building only has a front buffer of 31.4', therefore a special permit is being requested on behalf of this regulation.

Lastly, the Applicant is also submitting an application for a Special Permit in accordance with Section 7.660 to allow a proposed change in grade of over one (1) foot over an area greater than five hundred (500) square feet. Due to the existing elevations on the site relative to groundwater, it is necessary to raise the existing grade in the area where the proposed septic system will be constructed. Additionally, a large rain garden is proposed, to the west of the existing building known as 56 B, which will provide some stormwater treatment and peak rate attenuation for the existing paved area. In order to construct these areas, this requirement is unable to be met without the granting of a Special Permit. This relief, if granted, will not derogate from the intent of the Zoning Bylaw as the project will meet all other requirements of the Town's Zoning By-Law.