

Board of Appeals
MINUTES - October 4, 2010
TOWN OF HANOVER, MASSACHUSETTS 02339
(781) 826-7641

The following minutes are from the regular meeting of the Hanover Zoning Board of Appeals held on October 4, 2010.

Zoning Board of Appeal Attendees: Linda Dyer- Martin, David Connolly and David Delaney.

Other Attendees: Margaret Hoffman, Assistant Town Planner, Warren Holmes

Vice Chairman, David Delaney opened the meeting at 7:55 p.m. He then opened the hearing on 33R Water Street. The General Rules of the Hearing were read into the record.

The applicant, Warren Holmes did not have a copy of the deed for 33R Water Street with him at the meeting, but will provide the Zoning Department with one on October 5, 2010.

David Delaney read the public hearing notice for the 33R Water Street case into the record. Linda Dyer-Martin made a motion to waive the reading of the list of abutters for this property. David Connolly seconded the motion. All others were in favor.

Mr. Holmes said he wants to put money into his house to make it more marketable. David Connolly asked Mr. Holmes if he had a letter of support from any of the abutters. Mr. Holmes said his neighbors are aware of his proposed addition and he is not aware of any concerns.

David Delaney read the memo Warren Holmes had submitted with his application for a variance. The memo states that this addition will not affect soil conditions or topography in an adverse way to the land or structure. The addition will add more value to the house. The 3.5 variance will not cause any issues to the public good, and will not nullify or substantially derogate from the intent of the zoning ordinance or bylaws.

Linda Dyer-Martin made a motion that Board vote on this case. David Connolly seconded the motion. All others were in favor.

David Connolly motioned to grant a variance of no more than three and one half (3.5) feet from the front setback for the property at 33 rear Water Street and that the decision shall also reference the addition plan as submitted to the Board dated January 21, 2010 and includes pages A1 through N1 a copy of which is on file at the Zoning Board of Appeals office. David Delaney seconded the motion. All others were in favor.

Margaret Hoffman informed the Board that she had recently been appointed to the position of Assistant Town Planner and would be attending ZBA meetings. The Board would like to see plans from a registered engineer submitted along with the application. They would like the application to provide a lot of information as to why the applicant is applying for a variance or special permit. Linda Dyer-Martin suggested an informal hearing, when residents are not sure about their application.

The Board reviewed the meeting minutes of September 20, 2010. David Delaney made a motion to accept the minutes of September 20, 2010. David Connolly seconded the motion. Linda Dyer-Martin abstained from voting since she was absent from this meeting.

David Delaney made a motion to adjourn the meeting at 8:50 p.m. David Connolly seconded the motion. All others were in favor.

Prepared by: Audrey Barresi, Administrative Assistant