



Zoning Board of Appeals
Meeting Minutes
Wednesday December 4, 2013

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Connolly, David Delaney, Brian Callow & Christopher Bernard.

Absent: John Tuzik

Others: Margaret Hoffman, Assistant Town Planner & Peter Matchak, Admin Assistant

Chairman Matthew Perkins opened the meeting at 7:35 p.m. in the first floor hearing room.

Webster Village - ZBA Case ZBA13-08CP

The Board was presented with a draft comprehensive permit decision for Webster Village 40B and a signed agreement between the applicant Michael McGonigle & abutter Mr. Connolly at 231 Webster Street indicating that he was amenable to the mitigation offered along his property line. David Connolly made a motion to accept the decision as drafted and submit it to the Town Clerk to begin the 20 day appeal period. David Delaney seconded the motion. All other voted in favor.

Continuance of Public Hearing ZBA Case TZ-13-8: 369 Washington Street (Kennedy Building)

Chairman, Matthew Perkins reopened the public hearing case TZ-13-8 and recused himself from the case. Vice Chairman, David Delaney took control of the hearing. The following items being submitted into the record:

1. Parking Management Plan ("Parking Plan")

David Aiken from POUA gave a brief overview of the submitted parking management plan. Brian Kucher from the Horsley Witten Group went over the revised parking management plan briefly. The Cardinal Cushing Centers has proposed additional parking spaces behind the Kennedy building so that 33 of the 37 units will have one assigned parking spot in proximity to the building. The applicant has suggested that the 4 units being designated for residents eligible under the State's Department of mental Health Guidelines. Several neighbors were in attendance and had concerns about the amount of traffic the project would generate and what impacts this would have on their neighborhood. Peter Vasiliou the town's traffic engineer; reviewed his finding concerning the recent traffic counts which were taken and the impact on traffic in the surrounding area. The results of this study show little impact to the area regarding traffic and will remain an "A" service rating. The Assistant Town Planner informed the board that the Town is in the process of a Route 53 corridor study and that the Cushing property will be taken into consideration during that study. The developments of sidewalks on

Washington Street and in front of the Kennedy building complex were discussed. Hanover is in the engineering phase of developing sidewalk and has been working with Cardinal Cushing in the process. The Town has asked Cardinal Cushing to hold off on the design of development of sidewalks. The Board asked for confirmation of an agreement between the Town and Cardinal Cushing concerning sidewalks. David Connolly made a motion to continue the public hearing to December 18th, 2013 at 7:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn at 9:00 p.m. Christopher Bernard seconded the motion and all others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant.