



Zoning Board of Appeals

Meeting Minutes

Wednesday, April 24, 2013

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Connolly, John Tuzik and David Delaney

Mathew Perkins opened the meeting at 7:30 p.m. in the second floor hearing room and read the general rules of the hearing into the record.

Open Public Hearing ZBA Case 2013-06V: 808-816 Circuit Street

The Chairman opened the public hearing to discuss the requested variance for 808-816 Circuit Street. David Delaney made the motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. Peter Tuttle of Merrill Associates, the engineer working for the applicant Christopher Pongratz, gave a presentation to the Board concerning the application for a variance. The variance is requested to reduce the minimum side yard setback from 20 feet to 12.2 feet as stated in Section 7.410 of the Hanover Zoning By-Laws. The variance is requested by Christopher Pongratz in order to allow him to submit an ANR plan to the Planning Board that would move a lot line. The movement of the line would make an existing structure non-conforming unless they are granted the variance from the setback requirements. The Board was given a 4 page letter that was submitted by Michael and Nancy Paige of 846 Circuit Street. The Board asked that it be noted that Mr. and Mrs. Paige were not present at the meeting to discuss their letter. David Connolly made a motion to continue the public hearing to May 8nd. John Tuzik seconded the motion and it was so voted unanimously.

Open Public Hearing ZBA Case 2013-07SP: 691 Main Street

The Chairman opened the public hearing to discuss the requested special permit for 691 Main Street. David Delaney made the motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. Gregory J. Morse of Morse Engineering Company working for the applicant Christopher & Kimberly Giovanucci gave a presentation to the board concerning the application for a special permit. The special permit is requested to allow for the vertical expansion of an existing non-conforming structure under Section 4.220 of the Hanover Zoning By-Laws. The proposed project looks to expand the vertical height of an existing barn from 35.7 feet to 37.7 feet. The current barn is located on the property of 691 Main Street. The applicant plans to move the barn and restore the barn

to a residential dwelling. Abutters Kevin and Christina Coyne of 22 Buena Vista Way submitted a letter to the ZBA received by the Planning Office April 21, 2013 voicing their concerns of the additional height. Kevin Coyne submitted a second letter received April 24, 2013 to the Planning Office summarizing his statements made at the public hearing. The ZBA received two additional letters from abutters in support of the Giovanucci's at the time of the public hearing. Letters were received from residents of 689 Main Street and 46 Buttercup Lane.

David Connolly made a motion to extend the public hearing until May 8th to allow the Board to go on a site visit. John Tuzik seconded the motion. All others voted in favor.

Open Public Hearing ZBA Case 2013-08 CP: Webster Village

The Chairman opened the public hearing to discuss the requested comprehensive permit for Webster Village. David Delaney made the motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. Mike McGonigle representing Webster Village, gave a presentation for a proposed a 76 unit (19 affordable) rental housing community. The 76 units would consist of 54 two bed room units and 22 one bedroom units. The architecture design of the project is consistent with the New England style. The board requested \$6,000 dollars for consultant review funds. David Connolly made a motion to continue the public hearing to May 22, 2013. Matt Perkins seconded the motion. All other voted in favor.

Meeting Minutes: The Board reviewed the ZBA meeting minutes of February 27, 2013. John Tuzik made a motion to accept the ZBA meeting minutes of February 27, 2013 as written. Matt Perkins seconded the motion all other voted in favor.

Miscellaneous:

David Connolly made a motion to adjourn the meeting at 9: 05p.m. John Tuzik seconded the motion, all others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant