



Zoning Board of Appeals
Meeting Minutes
Wednesday July 10, 2013

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Delaney & John Tuzik

Absent: David Connolly

Chairman Matt 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.

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

The Board reopened the public hearing for ZBA Case 2013-08 Comprehensive Permit for the Webster Village 40B housing development. The Board was presented with a Peer Review- Traffic Impact Study developed by Jacobs for the Town of Hanover and Webster Village's response to traffic comments done by McMahon Transportation Engineers & Planners, Webster Village's traffic consultant. Mike McGonigle representing Webster Village presented the Board with new conceptual site plans depicting the development. The conceptual new site plans incorporated the recommendations that were collected at a developmental review meeting held with Town of Hanover employees. Recommendations included a two lane road allowing for ingress and egress for safety vehicles at the 195 Webster Street access point. Ambulance access points were developed to each building and right of entry was depicted for the Hanover Fire Dept. to the sprinkler room. Mike McGonigle informed the Board that storm water calculations would be finalized within the week and the waste water treatment plant plans will be submitted to the Department of Environmental Protection for approval. Margaret Hoffman Assistant Town Planner noted that the landscaping and lighting plan will be accepted as the project moves forward. The Board then discussed with the applicant the two traffic studies. Concerns were the sight lines from the 195 Webster Street entrance and exit and the speed of vehicles on Webster Street. The Board had limited time to review the two studies and will discuss the reports further at the next scheduled meeting. Edward Connolly of 231 Webster Street voiced concern about the ingress and egress road at 195 Webster Street. Mike McGonigle stated to the Board and Mr. Connolly that he plans to install a privacy fence and create a landscape buffer to mitigate the sound and light pollution from vehicles exiting and exiting the development. The next scheduled ZBA meeting was scheduled for August 7th at 7:30 p.m. Matt Perkins made a motion to grant the continuance until Wednesday August 7th 7:30 p.m. David Delaney seconded the motion all others voted in favor.

Meeting Minutes: The Board reviewed the ZBA meeting minutes of May 22, 2013. David Delaney made a motion to accept the ZBA meeting minutes of May 22, 2013 with corrections. John Tuzik

seconded the motion all other voted in favor. The Board reviewed the ZBA meeting minutes of June 19, 2013. David Delaney made a motion to accept the ZBA meeting minutes of June 19, 2013 with corrections. John Tuzik seconded the motion all other voted in favor.

Miscellaneous:

David Delaney made a motion to adjourn the meeting at 8:30 p.m. Matt Perkins seconded the motion all other voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant