



Zoning Board of Appeals
Meeting Minutes
Wednesday August 20, 2014

Zoning Board of Appeals Attendees:

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

Absent: Christopher Bernard, and Brian Callow

Others: Peter Matchak, Associate Planner

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

263 Winter Street: ZBA Case Z-14-5

Chairman, Matthew Perkins reopened the public hearing at 7:30 p.m. The Board was presented with a letter from the Hanover Fire Department, Chief Jeffery Blanchard requesting the ability to attach public safety radio equipment to the cell tower. Additionally, the Fire Department has requested the applicant increase the height of the cell tower to 160' allowing for greater radio coverage in the West Hanover. The applicant New Cingular Wireless PCS, LLC ("AT&T") has agreed to increase the height of the cell tower to 160' and to make space available on the tower for public safety equipment in perpetuity. Attorney Edward Para representing the applicant presented the revised photo simulations to the Board. The Board opened the floor to public comments. No citizens were present for public comments. David Connolly made a motion to continue the public hearing till September 22nd, 2014 at 6:30 p.m., allowing time to advertise the additional variance requesting a 160' cell tower. John Tuzik seconded the motion. All other voted in favor.

Minor Modification ZBA case ZBA13-08 CP: Webster Village

Webster Village, LLC have applied for a minor modification from the approved 40B site plan. Mike McGonigle, the applicant explained to the Board after being grant a wastewater discharge permit from the Department of Environmental Protection that they were able to eliminate one leaching field and make modifications to the site plan. The proposed tennis court has been removed for the site. David Connolly made a motion to grant the minor modification. David Delaney seconded the motion. All other voted in favor.

1810 Washington Street: ZBA case Z-14-7:

Chairman, Matthew Perkins opened the public hearing for ZBA case Z-14-7 at 7:45 p.m. and read the public hearing notice, and application into the record. The Board recognized a letter of support submitted by the Hanover Planning Board. David Connolly made a motion to waive the reading of

abutters. John Tuzik seconded the motion. All others voted in favor. The Board was presented with the application 1810 Washington Street LLC, Brian Murphy representing the applicant addressed the Board presenting the proposed site plan including the two requested variances. After debate David Connolly requested a joint public hearing with the Planning Board to review the applicants request for site plan approval with the Planning Board and two requested variances. David Connolly made a motion to continue the application of 1810 Washington Street LLC, 1810 Washington Street ZBA case Z-14-7 to September 22nd, 2014 at 7:00 p.m. holding a join meeting with the Planning Board. David Delaney seconded the motion. All others voted in favor.

David Connolly made a motion to approve the meeting minutes from July 20, 2014 as written. John Tuzik seconded the motion. All others voted in favor.

David Delaney made a motion to adjourn the meeting of August 20 at 8:15 p.m. John Tuzik seconded the motion. All others voted in favor

Respectfully submitted by: Peter Matchak, Associate Planner