



Hanover Zoning Board of Appeals

Meeting Agenda

December 20th, 2016

7:30 p.m.

Second Floor Hearing Room

Hanover Town Hall

(Revised 12/19/2016)

1. 7:30 p.m. – Call meeting to order
2. Review meeting minutes from November 9th, 2016
3. 7:30 p.m. Public Hearings (Public Hearings may be heard out of order)
4. Continuance of Public Hearing for Case Z-16-18: 145-155 Webster Street

The applicants, Cove Outdoor LLC., C/O Walter B. Sullivan, Sullivan & Comerford, P.C., 80 Washington Street, Norwell, MA 02061, filed with the Town Clerk on September 30th, 2016 for property located at 145-155 Webster Street, Hanover, MA, Assessors Map 04, Lot 030, zoned Limited Industrial District and Adult Use Overlay District. The applicant requests a variance for the installation of a double-sided digital billboard under Hanover's Sign Bylaw Section 6.000, Non-Accessory Signs and Section 7.2 Accessory Signs within Business Districts.

5. Public Hearing for Case Z-16-19: 1 Saturn Drive
The applicant, W.N Realty, LLC, C/O Richard Walker, 109 Accord Park Drive, Norwell, MA 02061, filed with the Town Clerk on November 1st, 2016 for property located at 1 Saturn Drive, Hanover, MA, Assessors Map 05, Lot 058, zoned Commercial District. The applicant requests a variance from Section 7.540 A maximum building coverage from 12% allowed to 14.2% proposed, maximum lot coverage from 60% allowed to 70.5% proposed, a variance from Section 7.650 from parking space dimensions of ten (10) feet in width by twenty (20) feet in length to nine (9) feet in width by fifteen (15) in length for inventory and display spaces along the Route 3 property line, a variance from Section 8.130 B from minimum of fifteen (15) feet in width or depth to zero (0) feet along the Route 3 property line.
6. Public Hearing for Case Z-16-21: 40 Deerfield Lane
The applicant, Paul LaFond, 40 Deerfield Lane, Hanover, MA 02339, filed with the Town Clerk on November 1st, 2016 for property located at 40 Deerfield, Hanover, MA, Assessors Map 07, Lot 078, zoned Residential A District. The applicant requests a special permit for a family accessory dwelling under Zoning Bylaw Section 6.020 C.
7. Public Hearing for Case Z-16-22: 86 Curtis Mill Lane
The applicant, Joe Broderick, 86 Curtis Mill Lane, Hanover, MA 02339, filed with the Town Clerk on November 8th, 2016 for property located at 86 Curtis Mill Lane, Hanover, MA,

Assessors Map 20, Lot 078, zoned Residential A District. The applicant requests a variance of ten feet (10') of relief from the Zoning Bylaw Section 7.400, Rear Setbacks, Table 7.1 of the Dimensional Regulations, for the construction of in-ground swimming pool towards the rear of the said lot.

8. Public Hearing for Case Z-16-23: 974 Main Street

The applicants, Caitlin Rand and Pauline Davy, 974 Main Street, Hanover, MA 02339, filed with the Town Clerk on November 17th, 2016 for property located at 974 Main Street, Hanover, MA, Assessors Map 15, Lot 028, zoned Residence A. The applicant requests a variance of approximately two feet (2') for the installation and extension of a front porch to a pre-existing non-conforming structure section 4.220.A.2b: Pre-Existing Non-Conforming Structures and Section 7.400: Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations of the Hanover Zoning Bylaw.

9. Schedule Next Meeting

10. Adjourn meeting

Agenda is subject to change without notice