



Zoning Board of Appeals
Meeting Minutes
Wednesday December 10, 2014

Zoning Board of Appeals Attendees:

Present: David Delaney, Brian Callow, and Christopher Bernard

Staff: Peter Matchak, Town Planner

David Delaney opened the meeting at 7:40 p.m. in the second floor hearing room and read the rules of the hearing into the record.

Requested Variance Extension: Village at Seven Springs / Northland Residential Corp. Z-13-10

Jack Dawley, Northland Residential Corporation requested a six month extension of variance case Z-13-10 which expires on February 26th, 2014. Recently the Hanover Planning Board Approved the Village at Seven Springs. Due to the impending winter season and the timeline for obtaining necessary permits construction will begin in the spring of 2015. Chris Bernard made a motion to grant a six month extension to the statutory requirements of the granted variance dated Feb 26, 2014. Brian Callow seconded the motion. All others voted in favor.

652 Water Street: ZBA Case Z-14-8

The Board opened the public hearing for 652 Water Street case Z-14-8 and read the public hearing notice into the public record. Brian Callow made a motion to waive the reading of the abutters list. Chris Bernard seconded the motion. All others voted in favor. The applicant Chris and Deb Martin, 556 Circuit Street, Hanover, MA 02339, filed with the Town Clerk on November 14, 2014 for property identified as Lot I (652) on Water Street recently created by the Hanover Planning Board via the Approval Not Requires (ANR) Process. The applicant requests a variance from Hanover Zoning Bylaw Section 5.3 Accessory Structures and a special permit from Section 4.220.2. Pre-Existing Non-Conforming Structures. The applicant is requesting a Special Permit to alter a portion of a pre-existing non-conforming residential single family dwelling. Additionally, the applicant is requesting a variance of 43' 7" from Section 5.3 Accessory Dwellings. Gregory Morse, Morse Engineering representing the applicant addressed the Board and presented the site plan dated November 19, 2014. The structure dated to 1875, historically being part of 1010 Broadway. The carriage house will be move into zoning set back requirements and the shed/ workshop is proposed to remain in its present location. Greg Morse explained the current buildings have two different foundations and due to the topography of the site extensive grading would have to take place to move the structure in one piece. Sandra and John Calderwood, 1034 Broadway spoke favorably to the project, maintain the historical aspect of Broadway. Jim Lynch, 21 Trail Side Land addressed the Board stating he like the idea of preserving a historical building. The Board discussed a site visit with the applicant scheduled for December 11, 2014. The Board and applicant agreed to continue the public hearing to ZBA meeting on December 16, 2014 at 6:00 p.m. Chris Bernard made a motion to continue the Public hearing until December 16, 2014 at 6:00 p.m. Brian Callow seconded the motion. All others voted in favor.

Informal Meeting with Rich Deluca, 1206 Hanover Street

Rick Deluca spoke to the Board concern a possible developments opportunity at 1206 Hanover Street.

Brain Callow made a motion to adjourn the meeting at 9:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Town Planner