



## ZONING BOARD OF APPEALS

JUNE 17, 2015 – 7:30 PM

TOWN OF HANOVER

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The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Wednesday, June 17, 2015 in Hanover Town Hall.

### **Zoning Board of Appeals Attendees:**

Present: David Delaney, David Connolly and Christopher Bernard

Absent: Matthew Perkins, John Tuzik and Brian Callow

Others: Town Planner Peter Matchak and Associate Town Planner Heather Lamplough.

David Delaney, Vice-Chairman of the Zoning Board of Appeals, called the meeting to order at 7:40 p.m. and read the rules of the meeting into the record, in the second floor hearing room at Town Hall, Hanover, Massachusetts.

### **Review Minutes from Zoning Board of Appeals Meeting held on May 27, 2015:**

The Board reviewed the meeting minutes from May 27, 2015. David Connolly made a motion to accept the meeting minutes. Christopher Bernard seconded the motion. All others voted in favor.

### **Revised Landscaping Plan - 1810 Washington Street Z-14-7:**

Brian Murphy presented the revised landscaping plan for 1810 Washington Street Z-14-7 to the Board. David Connolly had previously requested a site visit with the wetlands buffer staked out on the property (between the two dumpsters in the rear of the property). David Connolly made a motion to approve the revised landscaping plan (latest revision date of March 16, 2015) with the condition that the existing vegetation will be maintained to the extent legally allowable within the wetlands on the Northwest side of the property, and that if any trees or other existing vegetation is damaged during the construction of the building it will be replaced as legally allowable. Christopher Bernard seconded the motion. All others voted in favor.

### **Public Hearing for 700 Washington Street ZBA Case Z-15-1:**

David Delaney re-opened the public hearing for ZBA Case Z-15-1, 700 Washington Street. The applicant, Irene Dunn of Elite Repeat, 700 Washington Street is requesting a special permit from Section 5.500 of the Hanover Zoning By-laws for the placement of a storage trailer on the premise to be used in conjunction with the applicant's furniture consignment store. The applicant presented two concepts for fencing/screening the utility trailer from view. David Connolly requested a site visit with the proposed fencing/screening staked out. The site visit date is to be determined. In agreement with the applicant, Dave Connolly moved to continue the hearing to July 8, 2015 at 7:30 p.m., so that the Board could visit

the site to see the staked fencing before rendering a decision. Christopher Bernard seconded the motion. All others voted in favor.

**Public Hearing for 57 Cheryl Lane ZBA Case Z-15-7:**

David Delaney, Vice-Chairman, opened the public hearing for 57 Cheryl Lane, ZBA case Z-15-7 and read the public hearing notice into the record. David Connolly made a motion to waive the reading of abutters. Christopher Bernard seconded the motion. All others voted in favor. The applicants, Edward and Mary Ellen Davis, 57 Cheryl Lane, filed an application requesting a variance of approximately four (4) feet from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed construction of a two-car garage, bedroom and bathroom. A letter from the applicant and a letter from the applicant's direct abutters at 69 Cheryl Lane were read into the record. The applicant, Mary Ellen Davis presented the proposed project to the Board. No parties of interest or abutters spoke in opposition. While reviewing the proposed site plan, David Connolly realized that the applicant also needs a Special Permit to extend the existing non-conforming for the front yard setbacks of the new addition, and a little over four feet on the side setback. In agreement with the applicant, the Board decided to continue the public hearing for the side yard setback, so that a new public hearing notice could be run in the newspapers and mailed to abutters concerning the additional Special Permit request for the front yard setbacks. David Connolly made a motion to continue the public hearing to July 8, 2015 at 7:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn the meeting at 8:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

**The meeting was adjourned at 8:30 p.m.**

Respectfully submitted by:  
Heather Lamplough  
Associate Planner