



**Hanover Zoning Board of Appeals**  
550 Hanover Street  
Hanover, MA 02339  
**Meeting Minutes**  
**Wednesday, January 6, 2021 – 7:30 pm**  
**Via Zoom**

**Committee Attendees**

Matthew Perkins  
David Connolly  
Frederick Adami  
Christopher Bernard  
Brian Callow  
Glen Openshaw

**Other Attendees**

Eileen & Charles Wilson, 89 Walnut Street  
Megan Griffith, 339 Center Street  
Nancy Lyons, 269 Twin Fawn Drive  
Toni & Tom Dewitt, 269 Twin Fawn Drive

**Opening**

Chairman Matthew Perkins opened the meeting at 7:33 pm. The Chair read the hearing rules into the record and noted the meeting was being recorded.

**Public Hearing – 89 Walnut Street – Variance – ZBA 20-14**

The Board opened a public hearing for Eileen & Charles Wilson, 89 Walnut Street, Map 10, Lot 3. The applicants are requesting a variance from the front setback Bylaw section 7.400 for an addition to a pre-existing, non-conforming home. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Chair reviewed all the submitted documents. Mr. Wilson read the submitted project narrative into the record and explained the septic is to the rear of the home which is why the addition is proposed for the side of the home. The Chair noted the home is positioned in the front corner of the property. The Vice Chair David Connolly noted the home is pre-existing, non-conforming, will remain a single family home and the addition will not increase or create a new non-conformance. The Board discussed that due to these factors, a special permit under bylaw section 4.220 A 2 A could be granted rather than a variance. The Board briefly discussed this issue. Board member

Fred Adami suggested a new non-conformance is being created and a special permit and variance should be granted. The Board requested the septic plan be obtained to confirm the location of the system. The Chair opened the floor to comments, seeing and hearing none. The Board voted to approve a special permit under bylaw section 4.220 A 2 A. The Board voted to close the hearing at 7:55 pm.

#### **Public Hearing – 339 Center Street – Variance – ZBA 20-15**

The Board opened a public hearing for Megan Griffith of 339 Center Street, Map 62, Lot 7. The applicant is requesting a variance from the front setback bylaw section 7.400 for an addition to a pre-existing, non-conforming home. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Chair reviewed all the submitted documents. Ms. Griffith explained the home is 3.5 feet from the road, and the road was widened after the home was built. Ms. Griffith read the project narrative into the record. The Chair opened the floor to comments, seeing and hearing none. The Board reviewed and discussed the location of wetlands on the property. Ms. Griffith stated the project is being reviewed by the Hanover Conservation Commission. The Board discussed granting a special permit under bylaw section 4.220 A 2 A versus the variance requested. Board member Fred Adami stated he believes a special permit and variance are required similar to the previous hearing for 89 Walnut Street. The Board discussed this issue. The Board voted to approve a special permit under bylaw section 4.220 A 2 A. The Board voted to close the hearing at 8:18 pm.

#### **Public Hearing – 269 Twin Fawn Drive – Accessory Dwelling Special Permit – ZBA 20-16**

The Board opened a public hearing for Nancy Lyons, 269 Twin Fawn Drive, Map 47, Lot 65. The applicant is requesting a special permit under Section 6.020 C for a family accessory dwelling. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Chair reviewed all the submitted documents. Nancy Lyons appeared along with her daughter Toni Dewitt and son in law Tom Dewitt. Mr. Dewitt explained the in law addition being proposed. Mrs. Lyons currently lives alone in the existing dwelling and will be moving into the accessory dwelling once completed. This will leave the existing dwelling for the Dewitt family. The applicant agreed to provide the family use affidavit, file the declaration of covenants with the Registry of Deeds and annually recertify the status of occupants with the Building Commissioner. The Board voted to approve the special permit for the accessory dwelling. The Board voted to close the hearing at 8:26 pm.

#### **Review of Minutes**

The Board voted to approve the meeting minutes of December 16, 2020 as written.

#### **Adjournment**

The meeting adjourned at 8:30 pm.

#### **Next Meetings**

Wednesday, February 10, 2021