



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, March 25, 2020 – 7:30 pm
Via Conference Call

Committee Attendees

Matthew Perkins, Chairman
David Connolly
Frederick Adami
Glen Openshaw
Christopher Bernard

Absent

Brian Callow

Other Attendees

Walter Sullivan, Sullivan & Comerford, PC
Brian Taylor, Stenbeck & Taylor, Inc.
Joel Jordan, Applicant
Stephen Hamilton, Hanover resident
Robert Tombari, Tombari Law Group

Opening

Chairman Matthew Perkins opened the meeting at 7:37 pm. The Chair made note of the use of conference call for this meeting in response to COVID-19 social distancing recommendation.

Attorney Robert Tombari stated he was interested in discussing Warrant Article 43 regarding gas/service stations. Unfortunately the Board was unaware this informal discussion had been scheduled. The Board suggested that Mr. Tombari attend or call in to the Wednesday, April 15th meeting, and Mr. Tombari agreed.

Continuation - Public Hearing for 528 Washington Street – Case 20-4

The Board re-opened a public hearing for 528 Washington Street, Map 48, Lot 8 Business Zone. The applicant, UBI Realty Trust, CC Walter Sullivan, is requesting a variance under Section 7.540 and 4.220 (A) (3) from the front setback requirement to construct a deck on a non-conforming lot. Chairman Matthew Perkins and Board members David Connolly, Fredrick Adami and Brian Callow were present for the initial hearing on March 11, 2020. A site visit was conducted on Monday, March 16, 2020 by Board members David Connolly, Fredrick Adami and Brian Callow. Chairman Matthew Perkins visited the site informally at a later date. Due to Brian Zoning Board Meeting 3-25-20

Callow being unable to participate in tonight's call, a motion was made for Chairman Matthew Perkins to sign a Mullins affidavit. The Chair agreed to sign the affidavit. Walter Sullivan, attorney for the applicant, had no objections. All were in favor, and the motion passed. A motion was made to approve the variance under Section 7.540 and 4.200 (A) (3) from the front setback given that circumstances relating to the soil conditions, shape or topography especially affect the land in question, but do not affect generally the zoning district in which the land or structures are located; literal enforcement of the provisions of the Zoning Bylaw would involve a substantial hardship, financial or otherwise, to the applicant; relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purposes of the Bylaw; strict application of the provisions of this Bylaw would deprive the applicant of reasonable use of the lot in a manner equivalent to the uses permitted to be made by other owners of the neighboring lands or structures in this area; relief if approved will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the same district and the Hanover Fire Department finds the proposed additional exterior door beneficial to safe egress during an emergency. All were in favor, and the motion passed.

Continuation - Public Hearing for 168 Myrtle Street – Case 20-1

The Board re-opened a public hearing for 168 Myrtle Street, Map 61, Lot 22 Residential Zone. The applicant, Stephen Hamilton, is requesting a variance under Section 7.410 from the front setback and side setback for construction of additions to the home. Since their prior meeting of March 11, 2020, the Board has been unable to schedule and carry out a site visit at the subject property. Due to this, the Board would like to continue the hearing to their next meeting of April 15, 2020. The applicant, Stephen Hamilton, asked the Board what type of questions they might have and mentioned he submitted photos of the property for the Board's review. The Chair explained that it was customary for the Board to conduct a site visit. The Board voted to continue the hearing to April 15, 2020 at 7:30 PM and will schedule a time for a site visit prior to that meeting.

Review of Minutes

The Board voted to approve the minutes for March 11, 2020 as written.

Adjournment

The meeting adjourned at 7:54 pm.

Next Meetings

April 15, 2020

April 29, 2020