



**Hanover Zoning Board of Appeals**  
550 Hanover Street, Hanover, MA 02339

Meeting Minutes - **Wednesday, March 8, 2023** – 7:30 pm

**Committee Attendees**

Matthew Perkins, Chair                      Glen Openshaw (*via Zoom*)  
Frederick Adami

**Absent**

Christopher Bernard                      Brian Callow  
David Connolly

**Other Attendees**

Christine Stickney, Town Planner, Lyndsey & David Brissenden (applicants) Lisa Noseworthy

**Opening**

The Chair Matthew Perkins opened the meeting at 7:33 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

**Public Hearing – 36 Monroe Road – Variance & Special Permit – ZBA 23-1**

The Board opened a public hearing for David and Lyndsey Brissenden, property address 36 Monroe Road, Hanover, MA, Map 35, Lot 29, Residence A District. The applicants would like to construct a (15' x 25') one story single car garage to the east side of their existing residential structure. They are requesting a variance of 3.8' feet from the east side setback of the garage and a Special Permit for extension of the 15' feet front width of garage continuing non-conforming front yard setback. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters. The Chair made note of all the documents submitted with the application. Mr. Brissenden explained the project and the non-conforming setbacks acknowledging the existing septic system is located on the west side of the lot prohibiting any alternative locations on the lot for the garage. Member Adami noted it is an extension of a non-conforming structure creating a new non-conformity and will need a variance and special permit. Mr. Brissenden note it a single car garage with no second story proposed, no loft and the existing house is a ranch on slab. Chair Perkins noted the de minimis nature of the deficiencies and Member Adami combined they deficiencies concern less than 10% of the lot area. The Chair called for any public comment, present was Ms. Lisa Noseworthy (#24 Monroe) the closest abutter and she stated she had no issue with the proposed garage being built close to her mutual property line. Member Openshaw noted the relief is under ZZBL section 4.200 B-i and expressed his opinion the variance can be given as well as the special permit. The Board voted to close the hearing and grant a variance citing the topographic/shape hardship with the house and septic system and that under the Special Permit findings and lack of any abutting objection, the petition was not detrimental to the general neighborhood and eligible for granting of a Special Permit could be issued – Vote (3:0)

**Review of Minutes**

The meeting minutes were available for review by the Board.

**Other Business**

**Adjournment**

The meeting adjourned at 7:45 pm.