



Hanover Zoning Board of Appeals

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, May 27, 2020 – 7:30 pm

Via Zoom

Committee Attendees

Matthew Perkins, Chairman

Frederick Adami

Glen Openshaw

Christopher Bernard

Brian Callow

Absent

David Connolly

Other Attendees

Neil Mullane, Applicant

Alan Loomis, McKenzie Engineering Group

Susan Kent

Opening

Chairman Matthew Perkins opened the meeting at 7:31 pm.

Public Hearing- 114 Bates Way – Case 20-5

The Board opened a public hearing for 114 Bates Way, Map 21, Lot 112 Residential Zone. The applicants, Neil and Ronda Mullane, are requesting a five (5) foot variance under Section 7.410 side setback for the construction of a patio cover. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. Board member Glen Openshaw is an abutter to the property, and recused himself from the case. The Chair requested a copy of the property deed be forwarded for the Board's records. The applicant, Neil Mullane, explained the proposed patio cover will have 4 support columns. During the process of installing support column footings, a drywell was discovered that is not on the existing site plan. Due to the presence of the drywell, the footing for one column has to be moved 5 feet into the right side setback. The footing is 2 feet and a 3 foot buffer is needed from the drywell. The Chair asked what kind of roof was being installed, and Mr. Mullane stated a wood roof with shingles. Board member Brian Callow asked if the submitted plot plan with measurements was stamped and certified by an engineer. Mr. Mullane stated he added the measurements to a previous plan. All Board members agreed that a stamped and certified plan from an engineer should be submitted to the Board. Speaking as an abutter, Board member Glen Openshaw stated no objection to the requested variance. The Chair asked for questions or comments from other Zoom attendees, seeing and

hearing none. The Board voted to approve the five (5) foot variance with the special condition of submittal of a fully engineered, stamped, sealed plan and property deed. The Board voted to close the hearing at 7:48 pm.

Informal – Alan Loomis

The Board met with Alan Loomis of McKenzie Engineering Group for an informal discussion regarding proposed division of multiple parcels. Mr. Loomis described the current 3 lots in the aquifer protection district of which only 2 are buildable. By altering the lots line and connecting two lots by a 10 foot wide strip of land, 3 buildable lots can be created. Mr. Loomis asked the Board if the 10 foot wide strip of land was sufficient. The Board referred Mr. Loomis to the Planning Board who reviews newly create lots. If a hearing is required, the Chair suggested a joint hearing of the Zoning Board and Planning Board may be helpful. Mr. Loomis thanked the Board, and the discussion ended at 8:03 pm.

Informal – Susan Kent

The Board met with Susan Kent for an informal discussion regarding property at 176 King Street and possible conversion into condos. The property is currently zoned industrial/commercial. Ms. Kent presented the Board her plan to renovate the building and create 6 to 8 separate residential unit to be used by her family and extended family. The first floor may be used as office space creating a mixed use property. The Chair stated the building is zoned commercial, and the Board does not have the authority to change it. A warrant article would need to be submitted and voted on at Annual Town Meeting to change the zoning. The Chair explained the other residential homes abutting the property pre-date the zoning district and are grandfathered. The Board suggested Ms. Kent have an informal meeting with the Planning Board and also contact a land use attorney. Ms. Kent thanked the Board, and the discussion ended at 8:24 pm.

Review of Minutes

“Brian Connolly” was changed to “David Connolly”. The Board voted to approve the minutes for April 15, 2020 as ammended.

Adjournment

The meeting adjourned at 8:27 pm.

Next Meetings

Wednesday, June 10, 2020

Wednesday, June 24, 2020