



**Hanover Zoning Board of Appeals**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Wednesday, June 8, 2022 – 7:30 pm**

**Committee Attendees**

Matthew Perkins, Chairman  
David Connolly, Vice Chairman

Frederick Adami

**Absent**

Chris Bernard  
Glen Openshaw

Brian Callow

**Other Attendees**

Vanessa O'Connor, Select Board  
David Conner, 175 Candlewood Lane

Patrick Corcoran, 11 Roberts Road

**Opening**

The Chair opened the meeting at 7:30 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

**175 Candlewood Lane – Special Permit Extension – ZBA 21-6**

The Board reviewed a request for extension from David and Nicole Conner, property address 175 Candlewood Lane, Hanover, MA, Map 55, Lot 106, Residence A District. The applicants were granted a Special Permit for a family accessory dwelling (approx. 650 SF) above a new two car garage. The Chair noted the letter requesting the extension from Mr. Conner. Mr. Conner explained the delay in scheduling the project with a contractor but stated the project will be moving forward in the next few months. Vice Chairman David Connolly noted the Board will only approve one (1) extension for six (6) months and no additional extensions. Mr. Conner stated he understood. The Board voted to approve a six (6) month extension to expire on December 16, 2022.

**11 Roberts Road – Variance Extension – ZBA 21-8**

The Board reviewed a request for extension from Patrick Corcoran, property address 11 Roberts Road, Hanover, MA Map 13, Lot 67, Residence A District. The applicant was granted a Variance from the rear setback for the construction of a garage with a finished second story. The Chair noted the letter requesting the extension from Mr. Corcoran. Mr. Corcoran explained the increase in construction costs has delayed the project. The scope of the project may be reduced due to cost, but the footprint will remain the same. The Board voted to approve a six (6) month extension to expire on February 18, 2023.

**53 Oakland Avenue – Variance/Special Permit Extension – ZBA 21-3**

The Board reviewed a request for extension from Robert Solis, property address 53 Oakland Avenue, Hanover, MA Map 57, Lot 17, Residence A District. The applicant was granted a Special Permit to construct an addition (approx. 121SF), new front porch (approx. 161SF) to a pre-existing, non-conforming residence on an undersized lot. In addition, they received a variance to construct a new two story 400SF detach garage located within the side setback. The Chair noted the letter requesting the extension from Mr. Solis. The Board noted the expiration date has already passed. The property is in the process of being sold, and Mr. Solis would like to preserve the relief granted for the new owners. The Board voted to approve a six (6) month extension to expire on November 12, 2022 but noted the Board takes no position on the legality of such an approval since the expiration date has already passed.

**Review of Minutes.**

The Board voted to approve the meeting minutes of April 13, 2022 as written.

**Adjournment**

The meeting adjourned at 7:40 pm.