



Hanover Zoning Board of Appeals
July 12, 2023 – Hanover Town Hall
Minutes

Present:

Matthew Perkins, Chair
Brian Callow
Fred Adami
Chris Bernard (by Zoom)

Also Present:

Ann Lee, CDMI Director

Heather Dudko (sign permit)
John Kenyon

Absent: David Connolly

Opening

The Chair Matthew Perkins opened the meeting at 7:31 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

Public Hearing–1775 Washington Street – Special Permit/Variance (trader Joe’s)– ZBA 23-3

Chair Perkins was looking for the hearing notice. Confirmed with Ann Lee that it was posted twice before meeting. Hearing Notice was read in and all material with application.

Heather Dudko, special Permit applicant spoke: she went to building first and they sent her to zoning because of the bylaw that prohibits any other than white internal illumination. They would like to use red neon illumination and paint the back red so as not to make it look pink but red, their signature color. It is a self-contained channel letter and the lighting components are inside the individual channel letters.

Trader Joe’s is also looking to install 2 new wall signs.

Member Bernard A little more flexibility because it is in the Mall District.

Member Callow asked if any other stores are using these lights? Needham had new signs added.

Chairman Perkins ask if anyone would like to talk either for or against the petition. No Responses. No responses sent to town either.

Member Callow noted the signs are 100 feet away from the street, no on-coming traffic to signs.

Lights are going to be a solid color, non-linear, no changing, or rotation, in solid color, and makes a motion to all criteria from the applicant are satisfied. Chairman Perkins 2nd that the board grants the variance for a Special Permit -Vote taken (4:0)

Public Hearing – 16 Laurel Lane – Special Permit/Variance – ZBA 23-4

Chairperson Perkins read in the hearing notice, application, plan from Merrill Associates stamped engineer report, memorandum from C. Stickney, and email from D+M McCormick of 47 Anderson Farm Lane abutters who do not oppose it, google map with pool drawn in. Mr. Kenyon looking for variance to fit a pool in a tight lot (need 8 additional feet). The house has a 40 foot from rear lot line, easements on side with driveway, retention area on side of house. It's a smallish pool. Size is listed on dimension plot.

(Waved reading of abutters.)

3 feet walkway around pool, 8 feet from property line, kidney shaped, in a triangle lot.

Side and back property owner sent in support of resident to build pool.

Chairman Perkins asks member Bernard if he has any concerns: None

No response from anyone in the room.

The town has not received anything from anyone in town looking for correspondence on this application: None.

Chairman Perkins "I would incorporate our previous discussions regarding the shape of the topography of the lot, the application not derogating from the bylaw the sports position with respect to numerous pools in the town of Hanover, and people's backyards coupled with the fact that There's the neighbors do not oppose, and they own the lot most impacted by it, as well as the fact that there is a easement behind which you'll never build. I would move that the applicant has met the requirements for a variance and move that the request for the variance be allowed"

Member Callow:"1 second." Vote Taken (4:0)

Chairman Perkins let Mr. Kenyon know follow up- we will write up the decision, board members sign it, get it stamped with Town Clerk, and you will have 21 days to get recorded in with the Registry of Deeds.

Minutes:

Forge Pond Park questions April 24, 2023 minutes not included

Chairman Perkins approve minutes as written, member Callow 2nds. Member Bernard withdraws his vote because had not read all minutes yet. (3:0)

Chairman Perkins made a motion to adjourn the meeting, seconded Member Bernard – Meeting adjourned at 8:02 PM.