



Hanover Zoning Board of Appeals
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - Wednesday, July 13, 2022 – 7:30 pm

Committee Attendees

Matthew Perkins, Chairman
David Connolly
Brian Callow

Frederick Adami
Christopher Bernard

Absent

Glen Openshaw

Other Attendees

Jeffrey & Paula Stapleton, 443 Main Street
Patrick Murphy, 210 Stonegate Lane

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.

443 Main Street – Variance – ZBA 22-2

The Board opened a public hearing for Jeffrey and Paula Stapleton, property address 443 Main Street, Hanover, MA, Map 36, Lot 31, Residence A District. The applicants are requesting a five (5) foot variance from the front left set back (corner lot) to construct an additional bay onto their existing one car garage. The Chair read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. The Chair noted all the documents submitted with the application including the property deed, stamped engineered plan, proof of up to date taxes and no objection to the project from Conservation or DPW. The Chair noted the Fire Department will require all smoke alarms be upgraded to a hard-wired, interconnected, code compliant system throughout the entire house. Mrs. Stapleton explained the project to the Board including the special circumstances with a corner lot on a main road with a electrical easement running through the north front corner of the property. The Board stated their concern that the proposed additional garage bay is touching the electrical easement on the plans. The Board has no concerns granting the required five (5) foot variance but is concerned the owners of the electrical easement could require the homeowners to remove the additional garage bay in the future if a portion of it is on the easement. The Board would like the homeowners to contact their surveyor to confirm the placement of the easement on the plan and possibility contact the owners of the easement. The Chair opened the floor to public comment. Patrick Murphy of 210 Stonegate Lane stated the Stapletons are excellent neighbors who have made many improvements to the property since they purchased it. Mr. Murphy is in favor of the variance for the additional garage bay and noted many of the adjacent neighbors have two (2) garage bays. The Board voted to continue the hearing to their next meeting on Wednesday, August 10th so the homeowners can confirm the location of the easement.

Review of Minutes

The Board voted to approve the meeting minutes of June 8, 2022 as written.

Adjournment

The meeting adjourned at 7:52 pm.