



## **Hanover Zoning Board of Appeals**

550 Hanover Street

Hanover, MA 02339

### **Meeting Minutes**

**Wednesday, July 14, 2021 – 7:30 pm**

## **Via Zoom**

### **Committee Attendees**

Matthew Perkins

David Connolly

### **Absent**

Christopher Bernard

Glen Openshaw

Brian Callow

Frederick Adami

### **Other Attendees**

Patrick Corcoran, 11 Roberts Road

David Fisk, Architect

Walter Cobe, 154 Dwelley Street

Vanessa O'Connor, Select Board liaison

### **Opening**

Chairman Matthew Perkins opened the meeting at 7:35 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

### **Public Hearing – 11 Roberts Road – Variance – ZBA 21-8**

The Board opened a public hearing for Patrick and Elaine Corcoran, property address 11 Roberts Road, Hanover, MA, Map 13, Lot 67, Residence A District. The applicants are requesting a variance from the rear setback for the construction of a garage with a finished second story. The Chair read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. The Chair reviewed all submitted documents. Mr. Corcoran and David Fisk, the architect for the project, explained and reviewed the project with the Board. The Chair noted the requested variance is approximately 10.4 feet from the rear setback. Mr. Corcoran stated the proposed location of the garage avoids having to remove trees and vegetation from the side yard including a large Beech tree. The septic system prevents the garage from being added to the right side of the home. The Chair opened the floor to public comment. Property abutter Walter Cobe of 154 Dwelley Avenue spoke in support of the project. Mr. Fisk explained in detail how the proposed garage and second floor living area will be attached to the existing home. Board member David Connolly asked if a kitchen or bathroom will be in the new living area. Mr. Fisk stated no. The Board would like to conduct a site visit at the property. The Board voted to continue the hearing to Wednesday, August 18<sup>th</sup> at 7:30 PM. A site visit will be scheduled prior to the hearing continuation.

### **Review of Minutes**

The Board voted to approve the meeting minutes of June 16, 2021 as written.

**Other Business**

Selectwomen Vanessa O'Connor introduced herself to the Board. She will be the Select Board's liaison to the Zoning Board and is happy to offer the Board her assistance whenever necessary. The Board thanked Selectwomen O'Connor.

**Adjournment**

The meeting adjourned at 8:00 pm.

**Next Meeting**

Wednesday, August 18, 2021