



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, September 15, 2021 – 7:30 pm

Committee Attendees

Matthew Perkins
David Connolly
Chris Bernard
Frederick Adami

Absent

Glen Openshaw
Brian Callow

Other Attendees

Paul Gallagher, JP Gallagher Construction
Gregory Morse, Morse Engineering Company, Inc.
Brandon Currier, Barlo Signs
Michael Smith, 112 River Road

Opening

Chairman Matthew Perkins 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.

Continuation - Public Hearing – 96 Webster Street – Special Permit / Variance – ZBA 21-9

The Board continued with a public hearing for 96 Webster Street LLC., property address 96 Webster Street, Hanover, MA, Map 5, Lot 54, Commercial District. The applicants are requesting a special permit and/or variance to demolish the pre-existing, non-conforming structure (front setback) and construct a new two-story professional office building (2,302 GSF) on the same footprint. The Chair noted a site visit took place on August 25, 2021 at 8:30 AM. The applicant has submitted a narrative addressing the variance required findings dated August 24, 2021. Gregory Morse of Morse Engineering Company, Inc. explained the current revised plans to the Board. Mr. Morse noted the project has been approved by the Hanover Conservation Commission, the Board of Health and is pending approval by the Planning Board. The Board discussed preserving pedestrian access in front of the proposed building. Property owner Paul Gallagher of JP Gallagher Construction stated there is space for walking; however, not enough for a sidewalk and it will be further discussed with the Planning Board. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to approve the requested Special Permit and Variance given the undersized lot, wetlands and dilapidated status of the current structure. The hearing was closed at 7:42 pm.

Public Hearing – 1775 Washington Street (Market Basket) – Sign Variance – ZBA 21-10

The Board opened a public hearing for Barlo Signs, 158 Greeley Street, Hudson, NH 03051. The applicant is requesting a sign variance for property address 1775 Washington Street, Hanover, MA, Map 18, Lot 7, Planned Shopping Center District to install a 483 square foot internally illuminated wall sign for the newly constructed Market Basket grocery store. 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. Brandon Currier of Barlo Signs

explained the proposed sign design which is consistent in design and size with other Market Basket locations. The Board confirmed with Mr. Currier the proposed sign is the only outside wall sign being proposed. The Vice Chair David Connolly asked if Market Basket owns the building and what would occupy additional retail space next door. Mr. Currier was unsure of the ownership of the building and what would be in the next door unit. Board member Frederick Adami noted that Article 5 Section 5.2 and 5.3 states that all sign lights be white only, and the plan submitted includes red LED lights. Mr. Currier stated the red vinyl letters and red LED interior lights are both required to achieve the correct color red for Market Basket's trademark look. After discussion, the Board agreed that additional relief for light color needs to be requested and the hearing re-noticed via newspaper and abutters notice. The applicant will submit a letter requesting to modify the application. The Board also requested a site visit be scheduled. The Board voted to continue the hearing to Wednesday, October 13 at 7:30 PM.

Informal

The Board met informally with Michael Smith of 112 River Road, Hanover to discuss the Bylaw requirements regarding accessory dwelling units. Mr. Smith has an existing, detached building on his property that has been use for various purposes. The building does not have bathroom or kitchen facilities. Mr. Smith would like to turn the building into an accessory dwelling so that his stepson may reside there. The Bylaw regarding accessory dwellings states they must be attached to the existing dwelling. As a result, it was the Board's consensus that unfortunately Mr. Smith cannot turn the building into an accessory dwelling. The Board stated they must follow the Bylaw and cannot grant relief in this instance.

Review of Minutes

The Board voted to approve the meeting minutes of August 18, 2021 as written.

Other Business

The Board briefly discussed Fiscal Year 2023 capital requests. They have none to add at this time but agreed with the request of the Planning Board for updated air conditioning in the Second Floor Hearing Room.

The Board discussed the status of Glen Openshaw's membership on the Board. The Board requested Mr. Openshaw be contacted regarding his attendance at meetings and the status of his residency in Hanover.

The Board discussed and scheduled their meeting dates for the remainder of 2021.

Adjournment

The meeting adjourned at 8:23 pm.

Next Meeting

Wednesday, October 13th

Wednesday, November 10th

Wednesday, December 8th