



Hanover Zoning Board of Appeals

Meeting Agenda

January 17th, 2017

7:00 p.m.

*Second Floor Hearing Room
Hanover Town Hall*

1. 7:00 p.m. – Call meeting to order
2. Review meeting minutes from December 7, 2016 and December 20, 2016
3. Schedule Next Meeting February 1, 2017
4. 7:00 p.m. Public Hearings (Public Hearings may be heard out of order)
5. Continuance of Public Hearing for Case Z-16-18: 145-155 Webster Street

The applicants, Cove Outdoor LLC., C/O Walter B. Sullivan, Sullivan & Comerford, P.C., 80 Washington Street, Norwell, MA 02061, filed with the Town Clerk on September 30th, 2016 for property located at 145-155 Webster Street, Hanover, MA, Assessors Map 04, Lot 030, zoned Limited Industrial District and Adult Use Overlay District. The applicant requests a variance for the installation of a double-sided digital billboard under Hanover's Sign Bylaw Section 6.000, Non-Accessory Signs and Section 7.2 Accessory Signs within Business Districts.

6. Public Hearing for Case Z-16-19: 1 Saturn Drive

The applicant, W.N Realty, LLC, C/O Richard Walker, 109 Accord Park Drive, Norwell, MA 02061, filed with the Town Clerk on November 1st, 2016 for property located at 1 Saturn Drive, Hanover, MA, Assessors Map 05, Lot 058, zoned Commercial District. The applicant requests a variance from Section 7.540 A maximum building coverage from 12% allowed to 14.2% proposed, maximum lot coverage from 60% allowed to 70.5% proposed, a variance from Section 7.650 from parking space dimensions of ten (10) feet in width by twenty (20) feet in length to nine (9) feet in width by fifteen (15) in length for inventory and display spaces along the Route 3 property line, a variance from Section 8.130 B from minimum of fifteen (15) feet in width or depth to zero (0) feet along the Route 3 property line.

7. Public Hearing for Case Z-16-20: 590 Hanover Street Town Pump

The applicant, Jessica Nassif, 33 Stockbridge Road, Hanover, MA 02339, filed with the Town Clerk on November 1st, 2016 for property located at 590 Hanover Street, Hanover, MA, Assessors Map 46, Lot 024, zoned Residential A District. The applicant requests a special permit and variance for the installation of 20' x 20' canopy over the gas pumps under zoning bylaw

section 4.000 Expansion of Existing Uses and / or Structure and section 7 Dimensional Regulations, Table 7-1 Dimensional Regulations of the Hanover Zoning Bylaw.

8. Public Hearing for Case Z-17-1: 766 Main Street

The applicant, JMGH Family Realty Trust, P.O. Box 948 Hanover Street, MA 02339, filed with the Town Clerk on December 1st, 2016 for property located at 766 Main Street, Hanover, MA, Assessors Map 22, Lot 004, zoned Residential A District. The applicant requests a special permit from the Zoning Bylaw Section 4.220A.2. Pre-Existing, Non-Conforming Structures, for the demolition of existing structures and new construction of two-family dwelling.

9. Public Hearing for Case Z-16-24: 1076 Washington Street

The applicant, Wozny Barbar and Associates, 1076 Washington Street, Hanover Street, MA 02339, filed with the Town Clerk on December 20, 2016 for property located at 1076 Washington Street, Hanover, MA, Assessors Map 30, Lot 3-3, zoned Business District. The applicant requests a variance from the Zoning Bylaw Section 7.430 Front, Side and Rear Setbacks, to reduce the required 50' ft. buffer strip with a Residential District to a 28' ft.

10. Adjourn meeting

Agenda is subject to change without notice