



TOWN OF HANOVER  
2018 DEC 12 PM 3:39  
TOWN CLERK

## *Hanover Zoning Board of Appeals*

**Meeting Agenda**  
*December 12<sup>th</sup>, 2018, 7:30 p.m.*  
*Second Floor Hearing Room*  
*550 Hanover Street*  
*Hanover, MA 02339*  
*Revised 12/12/2018*

### Agenda

1. 7:30 p.m. – Call meeting to order
2. Review Minutes
3. 7:30 p.m. – Public Hearings

4. **Public Hearing for Case Z-18-11: 1775 Washington Street “Hanover Mall”**

**\*\*The applicant has requested to withdraw their application without prejudice\*\***

The applicant, PREP Hanover Rela Estate, LLC, 1790 Bonanza Drive, Suite 201, Park City Utah 84060, filed with the Town Clerk on October 5, 2018 for property located at 1775 Washington Street, Washington Street Rear, and 3 Mill Street, Assessors Map 18 Lot 7, Map 18 Lot 4, and Map 24 Lot 14, zoned Planned Shopping Center District, Wireless Telecommunications District, Village Planned Unit Development, Aquifer Protection Zone, and Flood Zone. The applicant requests a variance from Hanover Zoning Bylaws Section 6.11.20.H from the thirty-five foot (35’) height and Section 7.110 three story height to allow for a fifty-three feet (53 ft.) four story multi-unit residential building. The applicant is also seeking a variance for the rate of development from 1.5% per year to build all 297 units as a single comprehensive development.

5. **Public Hearing for Case Z-18-8: 28 Deerfield Lane “John and Laura Varrasso”**

The Zoning Board of Appeals will re-open this case. The applicant John and Laura Varrasso, 28 Deerfield Lane, Hanover, MA 02339, filed with the Town Clerk on August 24<sup>th</sup>, 2018 for property located at 28 Deerfield Lane, Hanover, MA 02339, Assessors Map 7, Lot 077, zoned Residence A. The applicant requests a variance of rear yard setback of approximately twenty two and a half (22.5’) feet from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed installation of an in ground swimming pool.

6. **Public Hearing for Case Z-18-9: 188 Spring Street “North Coast Development”**

The Zoning Board of Appeals will re-open this case. The applicant North Coast Development, 506 Center Street, Hanover, MA 02339 filed with the Town Clerk September 19, 2018 for property located at 188 Spring Street, Hanover, MA Assessors Map 63, Lot 24, Residence A. The petitioner is requesting a special permit from Section 4.220.A.2.a (Extension and structural

change of pre-existing, non-conforming structure) of the Hanover Zoning By-Laws, for a proposed addition.

7. **Public Hearing for Case Z-18-10: 409 Columbia Road “ I.D. Sign Group Inc”**

**\*\*The applicant has requested a continuance to the next meeting\*\***

The Zoning Board of Appeals will re-open this case. The applicant I.D. Sign Group Inc., 9 Bristol Drive, P.O. Box 506 South Easton, MA 02375, filed with the Town Clerk on October 1<sup>st</sup>, 2018 for property located at 409 Columbia Road, Hanover, MA Assessors Map 65, Lot 21, Business District and Aquifer Protection District. The petitioner is requesting a variance under section 7.2.C of the Hanover Sign Bylaws from the allowed 15’ (ft.) to construct an 18’ (ft.) sign.

8. **Public Hearing for Case Z-18-12: 37 Samoset Drive**

**\*\*The applicant has requested a continuance to the next meeting\*\***

The applicant Paulette O’Connell, OCO Architecture:: design, PO Box 709, Hingham, MA 02043 Assessors Map 68, Lot 32, Residence A filed with the Town Clerk on November 2, 2018 for property located at 37 Samoset Drive, Hanover, MA 02339, Assessors Map 68 Lot 32. The petitioner is requesting a variance of approximately 13 feet 4 inches (13’4”) from the Zoning Bylaw Section 7.400, Front, Side, and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed construction of a second garage bay and a master bedroom suite above. A rear addition is proposed to be built to comply within the setbacks of the zoning bylaws.

9. Adjourn (Next Meeting January 3, 2018)

\*This Agenda is subject to change without notice\*