



## **Hanover Zoning Board of Appeals**

### **Meeting Agenda**

*March 20<sup>th</sup>, 2019, 7:30 p.m.  
Second Floor Hearing Room  
550 Hanover Street  
Hanover, MA 02339  
Revised 3/20/2019*

### **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-19-6: 1456 Hanover Street**

**\*\*The applicant has requested a continuance to the next meeting of April 10, 2019\*\***

The Board will open the petition of Stephen Zeboski filed with the Town Clerk on February 19, 2019 for property located at 1456 Hanover Street, Hanover, MA, Assessors Map 43 Lot 45, Residence A District. The petitioner is requesting a Special Permit from Zoning Bylaw Section 4.100 Pre-Existing Non-Conforming Uses. The petitioner is proposing to re-construct four pre-existing non-conforming residential units to be in compliance with our current Zoning regulations.

**5. Public Hearing for Case Z-19-7: 1464 Hanover Street**

**\*\*The applicant has requested a continuance to the next meeting of April 10, 2019\*\***

The Board will open the petition of Stephen Zeboski filed with the Town Clerk on February 19, 2019 for property located at 1464 Hanover Street, Hanover, MA 02339 Assessors Map 43 Lot 46, Residence A District. The petitioner is requesting a variance from Zoning Bylaw Section 4.220.b.i and Special Permit from Section 4.220.b.ii Pre-Existing Non-Conforming Structures for a side setback of 14.8' on the westerly side and 16.1' on the easterly side from the required 20' side setback. The petitioner is proposing to re-construct two pre-existing non-conforming residential units.

**6. Public Hearing for Case Z-19-5: 48 Maple Avenue**

The Board will open the petition of Delcon Enterprise filed with the Town Clerk on February 14, 2019 for property located at 48 Maple Avenue, Hanover, MA Assessors Map 26, Lot 32, Residence A. The petitioner is requesting a variance from Section 7.360, Lot Frontages. The applicant is requesting to use the frontage located on Cedar Street for the property and use the access off Maple Avenue for the driveway.

7. Update of other Zoning Board of Appeals matters
8. Move to Enter Executive Session: In accordance with MGL 30A, Section 21, Subsection 3 to discuss strategy with respect to litigation 1)PREP Hanover Real Estate LLC appeal, as the chair declares open meeting may have detrimental effect on the bargaining or litigating position of the body. THE BOARD WILL NOT RETURN TO OPEN SESSION ROLL CALL VOTE.
9. Adjourn (Next Meeting April 10, 2019)

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