



TOWN OF HANOVER
2018 NOV 27 AM 8:41
TOWN CLERK

Hanover Zoning Board of Appeals

Meeting Agenda

*November 28th, 2018, 7:30 p.m.
Hanover High School Auditorium
287 Cedar Street
Hanover, MA 02339
Revised 11/27/2018*

Agenda

1. 7:30 p.m. – Call meeting to order
2. Informal Discussion with 1835 Washington Street
3. 7:30 p.m. – Public Hearings
4. **Public Hearing for Case Z-18-11: 1775 Washington Street “Hanover Mall”**

The applicant, PREP Hanover Real 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. **Continuance of Public Hearing for Case Z-18-8: 28 Deerfield Lane “John and Laura Varrasso”**

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

The applicant John and Laura Varrasso, 28 Deerfield Lane, Hanover, MA 02339, filed with the Town Clerk on August 24th, 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. **Continuance Public Hearing for Case Z-18-9: 188 Spring Street “North Coast Development”**

The Zoning Board of Appeals will re-open the hearing. 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. Adjourn (Next Meeting December 12, 2018)

This Agenda is subject to change without notice