



Zoning Board of Appeals
Meeting Minutes
Wednesday August 28, 2013

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Connolly, & John Tuzik

Absent: David Delaney

Chairman Matthew Perkins opened the meeting at 7:30 p.m. in the first floor hearing room and read the general rules of the hearing into the record.

Public Hearing ZBA Case Z-13-7: 317 Center Street

The Chairman opened the public hearing requesting a special permit for 317 Center Street. David Connolly made the motion to waive the reading of abutters. John Tuzik seconded the motion. All others voted in favor. The Applicant, Mr. Leary has applied for a Special Permit under the newly created Hanover Zoning Bylaw 6.020.C. Accessory Dwelling Unit .Noted for the recorded Mr. Leary has failed to present the Board with a Deed to the property in question. George R. Collins from Collins Civil Engineering Group, Inc. the applicants engineer was present at the hearing. Mr. Collins informed the Board that Mr. Leary plans to build an in law apartment. The Board of Health has approved the septic plans for the project and the proposed project is scheduled to meet with the Conservation Commission on October 2nd. The existing dwelling located at 317 Center Street is 2,005 sq. ft. the proposed accessory dwelling will be 648 sq. ft. making it 32.3%. Under the 33% threshold noted in in the bylaw. The applicant showed the Board that the accessory dwelling will have its own entrance in to the unit and the property has ample parking. The Board expressed the need to see a site plan/floor plan for the proposed dwelling drawn to scale, an Affidavit stating that the accessory dwelling will be occupied by a family member and a draft of a Covenant that will be recorded with the Special Permit stating that the dwelling will be restricted to family and relatives. Arlene Hall of 310 Center Street, Hanover, MA expressed to the board that she loves the idea of having an accessory dwelling at 317 Center Street. David Connolly made a motion to continue the public hearing on case Z-13-7 until September 11th. The Board request to see a deed to the property, an affidavit, a convenient and a site/floor plan of the proposed dwelling unit. John Tuzik seconds the motion. All other voted in favor.

Continuance Public Hearing ZBA Case 2013-08CP: Webster Village

The Board reopened the public hearing for ZBA Case 2013-08 CP for the Webster Village 40B housing development. The Board was presented with comments from Hanover Municipal Departments, and a Stormwater Review Report completed by David Nyman Hanover's consulting engineer. The Board was presented with site plans submitted to the Planning Office on August 14th, 2013. The applicant Webster Village, LLC represented by Michael McGonigle discussed the engineered site plans with the Board. The main topic of the discussion concentrated around traffic and

the 195 Webster Street ingress and egress to the site. The newly proposed plans call for a two lane ingress & egress. Peter Vasilou from Jacobs engineering Hanover's traffic consultant explained to the board that the sight lines for car egress from the site are minimal. The lack of visual sight lines creates an unsafe egress from the site due to overgrown vegetation and to the proximity to a support buttress which are part of the Route 3 over pass. Mr. Vasilou presented the Board with pictures showing his concerns at measured lengths of 400 ft. and 500 ft. from the egress point heading west on Webster Street. Mr. McGonigle stated that the decision to make 195 Webster Street an ingress and egress was to satisfy the town's request. The Board made the request to the applicant to remove the overgrown vegetation from 195 Webster Street to get an accurate site lines measurement. Mr. Vasilou notes that speeding on Webster Street is a major safety issue. 81% of motor vehicles are traveling at 41 mph, 6 mph over the posted 35 mph speed limit. Ed Connolly of 231 Webster Street expressed to the Board that speeding on Webster Street is a major issue and he forecast many accidents at the 195 Webster ingress & egress point. The Board proposed a flashing speed limit radar detector on Webster Street to mitigate speeding. The Board request a statement from the Hanover Police Department regarding the increase in traffic along Webster Street and egress from 195 Webster Street. John Tuzik made a motion to continue the public hearing until September 11th. The Board requests the removal of overgrown vegetation at 195 Webster Street to get a precise measurement of sight lines egressing from the site. David Connolly seconded the motion. All others voted in favor.

Update on Louis Truscello:

Mr. Truscello was not present the ZBA Board meeting. Margaret Hoffman updated the Board the she and Tony Marino, Hanover Building Commissioner visited Mr. Truscello and discussed his issues and complaints.

Informational Meeting with Brian Callow:

The Board talked with Brian Callow a Hanover resident interested in filling a vacant seat on the Board of Appeals. The Board discussed the actions and responsibilities of the Board of Appeals with Mr. Callow.

Informational Discussion on Medical Marijuana:

Margaret Hoffman briefed the Board on Medical Marijuana and the steps the town is taking to create Bylaws that pertain to the development of Medical Marijuana facilities in Hanover.

Miscellaneous:

David Connolly made a motion to adjourn the meeting at 9:30 p.m. John Tuzik seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Administrative Assistant