



## **Zoning Board of Appeals**

**December 7, 2016 – 7:30 PM**

### **Town of Hanover**

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Wednesday December 7th, 2016 in Hanover Town Hall.

#### **Zoning Board of Appeals Attendees:**

Present: Matthew Perkins, David Connolly, and Chris Bernard

Others: Peter Matchak, Town Planner

Matthew Perkins called the meeting to order at 7:30 p.m. and read the rules of the meeting into the public record, in the second floor hearing room at Town Hall, Hanover, Massachusetts.

#### **Public Hearing for ZBA Case Z-16-18: 145-155 Webster Street**

Matthew Perkins reopened the public hearing for ZBA Case Z-16-18, 145-155 Webster Street. Peter Matchak, Town Planner, presented an email dated and filed with the Hanover Town Clerk on December 19, 2017 from the applicants, Cove Outdoor LLC., C/O Walter B. Sullivan, Sullivan & Comerford, requesting a continuance to the next scheduled hearing date. David Connolly made a motion to continue the Public hearing for 145-155 Webster Street, case Z-16-18 to the next scheduled meeting. Chris Bernard seconded the motion. All other voted in favor.

#### **Public Hearing for ZBA Case Z-16-19: 1 Saturn Drive**

Matthew Perkins, Chairman, opened the public hearing and read the public hearing notice into the record. Chris Bernard made a motion to waive the read of abutters. David Connolly seconded the motion. All others voted in favor. The applicant W.N. Realty, LLC, C/O Richard Walker, 109 Accord Park Drive, Norwell, MA 02061, filed with the Town Clerk on November 1<sup>st</sup>, 2016 for property located at 1 Saturn Drive, Hanover, MA, Assessors Map 05, Lot 058, zoned Commercial District. Walker requested 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 (10) feet in width by twenty (20) feet in length to (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.

Kevin Grady of Grady Consulting acting as the civil engineers for the project presented a brief to support the variance requested and the site plan. Mr. Kevin Grady explained to the Board due to the presence of wetlands on the site and to minimize impacts to the wetlands and existing vegetation the variance

requested could be granted with little impact to the public good. Mr. Grady sited many improvements to the storm water system and watershed in the area.

After all documents had been reviewed David Connolly made a motion to continue the matter to the following meeting and schedule a site visit to the locus. Chris Bernard seconded the motion. All other voted in favor.

#### **Public Hearing for ZBA Case Z-16-21: 40 Deerfield Lane**

Matthew Perkins, Chairman opened the public hearing and read the public hearing notice into the record. Chris Bernard made a motion to waive the read of abutters. David Connolly seconded the motion. All others voted in favor.

The applicant Paul LaFond, 40 Deerfield Lane, Hanover, MA 02339, presented to the Board an application for a family accessory dwelling under Zoning Bylaw Section 6.020 C for the property located at 40 Deerfield Lane, Hanover, MA, Assessors Map 07, Lot 078, zoned Residential A District.

The Board was presented with an email from the applicant dated December 5, 2016 and a floor plan of the proposed unit.

After reviewing all documents and the executed Declaration of Covenants and Restrictions and the Owners Affidavit, David Connolly made a motion to approve the noted application under the condition all improvements to the home would be subject to State Building Code and Title V septic requirements. Chris Bernard seconded the motion. All others voted in favor.

#### **Public Hearing for ZBA Case Z-16-22: 86 Curtis Mill Lane**

Matthew Perkins, Chairman opened the public hearing and read the public hearing notice into the record. Chris Bernard made a motion to waive the read of abutters. David Connolly seconded the motion. All others voted in favor.

Dana Altobello, Merrill Engineers representing the application of Joe Broderick, 86 Curtis Mill Lane, Hanover, MA 02339, which was filed with the Hanover Town Clerk on November 8<sup>th</sup>, 2016 for a pool variance of 10' of the installation of an in ground swimming pool located at 86 Curtis Mill Lane, Hanover, Ma.

The Board was presented with a site plan and letter describing the requested variance dated October 24, 2016. Re: Rear Setback Variance Request. The site is located on a 36,000 sq. ft. lot with a single family home currently on the property. Due to the existing soil on the site the septic system is located in the middle of the lot pushing the siting of the home to the rear of the lot. No abutters were present at the public hearing. Eight letter of support were presented to the Board in favor of the application.

After reviewing all documentation David Connolly made a motion that due to the present soil condition on the site to approve the application of 86 Curtis Mill Lane, Case Z-16-22 for the requested 10' variance for the installation of an in ground swimming pool. Chris Bernard seconded the motion. All others voted in favor.

**Public Hearing for ZBA Case Z-16-23: 974 Main Street**

Matthew Perkins, Chairman opened the public hearing and read the public hearing notice into the record. Chris Bernard made a motion to waive the read of abutters. David Connolly seconded the motion. All others voted in favor.

The applicants Caitlin Rand and Pauline Davy, 974 Main Street, Hanover, MA 02339, filed with the Town Clerk on November 17th, 2016 for property located at 974 Main Street, Hanover, MA, Assessors Map 15, Lot 028, zoned Residence A. The applicant requests a variance of approximately two feet (2') for the installation and extension of a front porch to a pre-existing non-conforming structure section 4.220.A.2b: Pre-Existing Non-Conforming Structures and Section 7.400: Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations of the Hanover Zoning Bylaw.

The Board was presented with a site plan and architectural rendering for the proposed porch. No abutters were present at the public hearing.

After reviewing all documentation David Connolly made a motion that the application is a special permit under section 4.220.A seeing the proposed extension will not cause negative impacts to the public good. Chris Bernard seconded the motion. All others voted in favor.

**The meeting was adjourned at 8:30 p.m.**

Respectfully submitted by:  
Peter Matchak  
Town Planner