



## **Zoning Board of Appeals**

**Tuesday, February 28, 2017 – 7:30 PM**

### **Town of Hanover**

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held Wednesday, February 28<sup>th</sup>, 2017 on in Hanover Town Hall.

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

Present: Matthew Perkins, David Connolly, John Tuzik and David Delaney

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 a request to withdraw the application without prejudice of 145-155 Webster Street, Cove Outdoor LLC., C/O Walter B. Sullivan, Sullivan & Comerford, P.C. dated February 27, 2017, filed with the Hanover Town Clerk on February 28, 2017.

Matthew Perkins made a motion to accept the submitted letter to withdraw without prejudice for the application of 145-155 Webster Street, ZBA case Z-16-18. David Connolly seconded the motion. All others voted in favor.

#### **Public Hearing for Case Z-16-24: 1076 Washington Street**

Mathew Perkins, ZBA Chairman, opened the public hearing for the application Wozny Barbar and Associates, 1076 Washington Street, MA 02339 filed with the Town Clerk on December 20<sup>th</sup>, 2016 for property located at 1076 Washington Street, Hanover, MA, Assessors Map 30, Lot 3-3, zoned Business District and read the public hearing notice into the record. John Tuzik made a motion to waive the reading of abutters. David Delany seconded the motion. All others voted in favor. Chairman Perkins was presented with a memorandum from Zoning Enforcement Officer, Anthony Marino dated February 28, 2017.

The applicants engineer presented the application requesting a variance from the Zoning Bylaw Section 7.430 Front, Side, and Rear Setbacks, to reduce the required 50' ft. buffer strip with a Residential District to a 28' ft. the applicant proposes to replant the 50' buffer area and the implementation of an 8' ft. solid wood stockade fence along the westerly property line abutting the residential district.

Richard Salvucci, 37 Pine Street, presented before and after pictures to the Board documentation the vegetation removed from the rear buffer area. Mr. Salvucci cited the total number of tree being replaced

was not sufficient in comparison to the amount of vegetation removed. Matthew Tocchio, 46 Pine Street a second generation Hanoverian stated the tree that was removed stood 100' feet tall. Since the removal of the vegetation the noise on Route 53 increased at his property. Chairman Perkins asked if Mr. Tocchio was a direct abutter to the property. Mr. Tocchio stated he lives on the westerly side of Pine street. Michelle Barbar, representing the applicant stated that the current business is a 9 a.m. to 5 p.m. office and needed additional parking to expand their employees. Furthermore, Wozny Barbar and Associates would like to mitigate the issue diplomatically. Richard Salvucci, 46 Pine Street reiterated that the parking infringes on the Hanover Bylaws and 50% lot coverage bylaw within the Aquifer Protection District. Matt Tocchio, requested a fence with a berm be implemented with additional vegetation to the rear property line at 1076 Washington Street. After hearing testimony Matthew Perkins, chairman of the Board requested to continue the public hearing to April 12, 2017. David Delaney seconded the motion. All other voted in favor.

**The meeting was adjourned at 9:00 p.m.**

Respectfully submitted by:  
Peter Matchak  
Town Planner