



## **Zoning Board of Appeals**

**Wednesday, January 10, 2018 – 7:30 PM**

**Town of Hanover**

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held Wednesday, January 10, 2018 in Hanover Town Hall.

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

Present: David Connolly, Brian Callow, and Chris Bernard

Absent: Matt Perkins

Others: Michaela Shoemaker, Associate Town Planner and Peter Matchak, Town Planner

David Connolly, Acting Chairman, 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 advisory room at Town Hall, Hanover, Massachusetts.

### **Public Hearing for Case Z-17-11: 547 Hanover Street**

The applicant filed a letter to withdraw their application without prejudice. Chris Bernard made a motion to accept the letter to withdraw the application. Brian Callow seconded the motion. All others voted in favor.

### **Public Hearing for Case Z-17-12: 495 Hanover Street, Multi-Use Recreational Facilities Committee:**

David Connolly opened the public hearing for ZBA Case Z-17-12, 495 Hanover Street, Hanover, MA, 02339 and read the public hearing notice into the record advertised in the Hanover Mariner on December 27<sup>th</sup>, 2017 and January 3<sup>rd</sup>, 2018. Chris Bernard made a motion to waive the reading of the abutters. Brian Callow seconded the motion. All others voted in favor.

The applicant the Multi-Use Recreational Facilities Committee filed with the Town Clerk on December 1, 2017 for property located at 495 Hanover Street, Hanover, MA, Assessors Map 47 Lot 5, Residence A. The applicant is requesting a variance for the installation of advertising signs for sponsorship within the proposed fiberglass boards for recreational street/deck hockey rinks proposed on the identified site pursuant to: Section 7.300 Special Signs.

Bob Melone represented the Multi-Use Recreational Facilities Committee and presented the application to have advertisements on the inside of the rinks. The Board asked if they are proposing for both or just one rink and if just one are they going to need it on the second rink. Bob Melone stated at this time just for the one rink that CPC funds approved and they do not foresee needing advertisements on the second rink but if that changes they will come before the Board. The Board asked what the height will be of the advertisements and if they will be the same height as the rink boards and on the inside of the rink. Bob Melone stated they will be 4' high the same as the rink boards and yes on the inside. David Connolly asked if there was anyone present against this proposal which there was not and no correspondence was received by the Planning Office concerning the application for 495 Hanover Street. David Connolly made a motion to accept with the condition there be no advertisements pertaining to alcohol, marijuana, tobacco, or adult advertising. Brian Callow made a motion to accept with conditions. Chris Bernard seconded. All others voted in favor.

#### **Public Hearing for Case Z-17-13: 17 Maple Avenue**

David Connolly opened the public hearing for ZBA Case Z-17-13, 17 Maple Avenue, Hanover, MA, 02339 and read the public hearing notice into the record advertised in the Hanover Mariner on December 27<sup>th</sup>, 2017 and January 3<sup>rd</sup>, 2018. Chris Bernard made a motion to waive the reading of the abutters. Brian Callow seconded the motion. All others voted in favor.

Christa Monahan, represented himself and presented her application and three letters of support from abutters for the proposed garage. David Connolly asked about the setback which Peter Matchak stated is 16' ft. David Connolly stated that for the record the front setback is 16' not 50' and the side is 5'7" not 20' so it is a pre-existing non-conforming and this is not extending the setbacks. The applicant presented two letters from neighbors supporting the project. No one was present at the meeting and there was no correspondence in opposition. Chris Bernard made a motion to accept since the changes would not intensify any pre-existing non-conformances of 5'7" or 16'. Brian Callow seconded the motion. All others voted in favor.

#### **Public Hearing for Case Z-17-14: 2053 Washington Street**

David Connolly opened the public hearing for ZBA Case z-17-14, 2053 Washington Street, Hanover, MA 02339 and read the public hearing notice into the record advertised in the Hanover Mariner on December 27, 2017 and January 3, 2018. Brian Callow made a motion to waive the reading of the abutters. Chris Bernard seconded the motion. All others voted in favor.

David Connolly asked Deb Keller for the record and for clarification that the two abutters who David had once previously represented both no longer own them. Deb Keller, Merrill Engineers,

representing the applicant stated that is correct and they have the lease transfer. David Connolly stated that as such he will stay because they are no longer owned by someone he once represented. Deb Keller presented the current site plan and stated there will be upgrades to stormwater management. The building coverage will expand because it is going to be a single story building rather than a multi-story building to be more enticing to retail however, the impervious will go from 76.6% down to 73%. David Connolly stated in order to grant a variance the Board will need to know what the Planning Board will do. He suggested that the Zoning Board of Appeals hold a joint meeting with the Planning Board on January 29<sup>th</sup> to limit the amount of times the Boards need to ask questions and to know the layout and uses of the spaces. Deb Keller said ideally the space will have two restaurants, one on the Savers side and another in Building B with the idea of one being more upscale and one more of a lunch crowd and the rest will be retail. David Connolly asked if the applicant receives the variance are they planning on taking the building down all at once and not piecemeal. Deb Keller stated that they went in front of historical and there were no issues with demolition so they plan to get a demolition permit. In addition they will be closing one entrance and keeping two entrances. David Connolly asked about sewer and Deb Keller said they are looking to improve septic. James Kelleher stated he would like to see some plantings in the front which Deb Keller responded staying that the septic is in the back of the building so they can't move the building back to add more trees but they did make it conforming. David Connolly stated there is green space being added albeit not in the front but it is being added. Chris Bernard made a motion to continue to a joint meeting with the Planning Board. Brian Callow seconded. All others voted in favor. \

Chris Bernard made a motion to adjourn the meeting. Brian Callow seconded. All others voted in favor.

**The meeting was adjourned at 8:15 p.m.**

Respectfully submitted by:  
Michaela Shoemaker  
Interim Town Planner