



**Zoning Board of Appeals**  
Meeting Minutes  
Wednesday January 8, 2014

**Zoning Board of Appeals Attendees:**

Present: Matthew Perkins, David Connolly, John Tuzik, Christopher Bernard & Brian Callow

Absent: David Delaney

Others: Margaret Hoffman, Assistant Town Planner & Peter Matchak, Admin Assistant

Chairman Matthew Perkins opened the meeting at 7:35 p.m. in the first floor hearing room, and read the rule of the hearing into the record.

**Public Hearing ZBA Case Z-13-10: Northland / Village Commons**

Chairman, Matthew Perkins opened the public hearing case Z-13-10 at 7:35 p.m. and read the public notice into the record. David Connolly made a motion to waive the reading of the abutters. John Tuzik seconded the motion. All others voted in favor. Jack Dawley, Peter Crabtree, and Attorney Walter Mirrione represented Northland Residential Corporation. Jack Dawley presented the proposed Village Commons project to the Board. The Village Commons project was first permitted in 2007 under the VPUD bylaw. For numerous reasons the project was not built and foreclosed on by South Shore Savings Bank. Northland Residential Corporation proposed to construct the project developing 130 for sale housing units. Northland Residential Corporation is applying for relieve through a variance from section 6.11.30 A. The applicant asks to change the wording to:

- Not less than 1/5 of the total number of units shall be one-bedroom
- Not less than 3/5 of the total number of units shall be two-bedroom
- Not less than 1/5 of the total number of units shall be three-bedroom

Northland explained to the Board that they have presented the project informally to other town Boards over the past six months. The Board asked for comments from the Planning Board. No comments were presented. David Connolly requested comments through the form of a letter from the Planning Board. Donald White of 94 Setterland Road, Hanover, MA spoke in opposition of the project siting an influx of school children and traffic concerns. Bob Tombari of 76 Paul Road, Hanover, MA stated to the Board that the original Village Commons project was a mixed use project. James Rodriguez of Tolman Road sited that the original project looked to diversify Hanover's housing stock. John Barry of 61 Linden Lane, Hanover, MA addressed the Board siting the concern with the bylaw and the request of a variance regarding the VPUD principals.

Jack Dawley, Northland Residential Corporation stated that they are open to reasonable talks with the town concerning affordable housing and traffic mitigation. Attorney, Walter Mirrione representing Northland Development Corporation spoke to the Board supporting a submitted letter dated January 7, 2014. The Board requested a letter from the Planning Board regarding the application of Northland Development Corporation and asked that a representative of the planning Board attend the next hearing. David Connolly made a motion to continue the public hearing until January 22, 2014. John Tuzik seconded the motion. All other voted in favor.

**Update on Woodland Village Housing Appeals Committee Decision:**

Matthew Perkins made a motion to enter executive session at 9:00 p.m.

Roll call vote:

Matthew Perkins (Y)	David Connolly (Abstain)	John Tuzik (Y)
Christopher Bernard (Y)	Brian Callow (Y)	

Matthew Perkins made a motion to exit executive session at 9:15p.m.

Roll call vote:

Matthew Perkins (Y)	David Connolly (Abstain)	John Tuzik (Y)
Christopher Bernard (Y)	Brian Callow (Y)	

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

Respectfully submitted by: Peter Matchak, Admin Assistant