



Zoning Board of Appeals

Wednesday, January 18, 2017 – 7:00 PM

Town of Hanover

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held Wednesday, January 18, 2017 on in Hanover Town Hall.

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Connolly, and Brain Callow

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. The applicants, Cove Outdoor LLC., C/O Walter B. Sullivan, Sullivan & Comerford, P.C., 80 Washington Street, Norwell, MA 02061, filed with the Town Clerk on September 30th, 2016 for property located at 155 Webster Street, Hanover, MA, Assessors Map 04, Lot 030, zoned Limited Industrial and Adult Use Overlay District. The Board was presented an email from the applicant's attorney dated and filed with the Hanover Town Clerk on January 17th requesting a continuance to the next available meeting date. David Connolly made a motion to continue the public hearing to the next scheduled meeting. Brain Callow seconded the motion. All others voted in favor.

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

Matthew Perkins reopened the public hearing for ZBA Case Z-16-19, the applicant W.N. Realty, LLC, C/O Richard Walker, 109 Accord Park Drive, Norwell, MA 02061 represented by Rick Grady of Grady Consulting acting as the civil engineers for the project presented a brief to the board that following the site visit had changes made to the site plan concerning the storm water management system. Mr. Grady stated currently the applicant is working with the Conservation Commission on the application. The Board reviewed all updates to the plan. After all newly updated documents David Connolly made a motion to continue the matter to the next scheduled meeting. Chris Bernard seconded the motion. All others voted in favor.

Public Hearing for ZBA Case Z-16-20: 590 Hanover Street Town Pump

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

The applicant, Jessica Nassif, 33 Stockbridge Road, Hanover, MA 02339 filed with the Town Clerk on November 1st, 2016 for property located at 590 Hanover Street, Hanover, MA, Assessors Map 46, Lot 024, zoned Residential A District. The applicant requests a special permit and variance for the installation of 20'x20' canopy over the gas pumps under zoning bylaw section 4.000 Expansion of Existing Uses and / or Structure and section 7 Dimensional Regulations, Table 7-1 Dimensional Regulations of the Hanover Zoning Bylaw.

The applicant stated that she would like to increase the variance to develop a 24'x26' canopy over the existing two gas pumps. Prior to moving forward with the application the Board informed the applicant the public hearing notice will have to be advertised with the new dimensions. David Connolly made a motion to continue the public hearing to a further date after the required public hearing notice has been published. Brain Callow seconded the motion. All others voted in favor.

Public Hearing for ZBA Case Z-17-01: 766 Main Street

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

The applicant, JMGH Family Realty Trust, P.O. Box 948 Hanover Street, MA 02339, filed with the Town Clerk on December 1st, 2016 for property located at 766 Main Street, Hanover MA. Assessors Map 22, Lot 004, zoned Residential A District. The applicant requests a special permit from the Zoning Bylaw Section 4.220A.2. Pre-Existing, Non-Conforming Structures, for the demolition of existing structures and new construction of two-family dwelling.

Greg Morse, Morse Engineering representing the applicant presented the site plan to the Board for the demolition and redevelopment of a two family structure, each unit will have two bedrooms in each. John O'Leary, 764 Main Street sited a concerning of encroachment on the existing wetlands to the rear of the property.

After reviewing all documentation David Connolly made a motion to approve the application of Z-17-1, case 766 Main Street finding the application was not an extension of the preexisting non-conforming structure. The proposed structure was found by the Board to be in greater compliance of the Hanover Zoning Bylaws. Brain Callow seconded the motion. All others voted in favor.

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

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

The applicant, Wozny Barbar and Associates, 1076 Washington Street, MA 02339 filed with the Town Clerk on December 20th, 2016 for property located at 1076 Washington Street, Hanover, MA, Assessors Map 30, Lot 3-3, zoned Business District. The applicant requests 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 28' ft.

The applicant presented the site plan and the Town Planner, Peter Matchak briefed the Board on the action of the land owner of the removal of the required 50' vegetated buffer within a residential district. Matthew Perkin made a motion to visit the site prior to opening the public hearing up for public comment and continue the hearing to the next Zoning Boards of Appeals meeting. Brain Callow seconded the motion. All others voted in favor.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by:

Peter Matchak

Town Planner