



## **Zoning Board of Appeals**

**Wednesday, June 1, 2017 – 7:30 PM**

### **Town of Hanover**

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held Wednesday, June 1, 2017 in Hanover Town Hall.

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

Present: David Connolly, Brian Callow, and Chris Bernard

Others: Peter Matchak, Town Planner,

David Connolly, Member and Acting Chairman for the evening called the meeting to order at 7:30 p.m. and read the rules of the meeting into the public record, in the first floor advisory room at Town Hall, Hanover, Massachusetts.

#### **Webster Village Comprehensive Permit Extension:**

Mike McGonagal, representing the application and 40B development project came in front of the Board and requested an extension to Comprehensive Permit previously approved for Webster Village LLC case number ZBA-13-08 CP dated December 4, 2013 filed with the Town Clerk on December 6, 2014. The applicant is requesting a one year extension from the current expiration date for the completion of the project. Mr. McGonagal gave a brief update to the Board and stated the first of two building has been completed and the second build is 80% complete.

David Connolly made a motion to grant to one year extension creating a new expiration date of December 4, 2018. Chris Bernard seconded the motion all others voted in favor.

#### **Public Hearing for ZBA Case Z-17-4: 70 River Road**

David Connolly reopened the public hearing for ZBA Case Z-17-4, 70 River Road and stated in the recorded he has reviewed all documentation concerning the case and has read the meeting minutes from May 10<sup>th</sup>, 2017.

The applicant Joseph Polsinello, Trustee, 51 Mill Street, Unit 7, Hanover, MA 02339, filed with the Town Clerk on April 13, 2017 for property located at 70 River Road, Hanover, MA Assessors Map 66, Lot 118, zoned Residence A. The applicant requests a variance from Section 7.400 (Front, Side and Rear Setbacks) of the Hanover Zoning By-Law. Petitioner is proposing a variance of 10 (ten) feet from the required 50 (fifty) foot front setback requirement.

Peter Matchak, Town Planner, explained that the ZBA had previously granted this variance however the applicant had failed to act on the variance within the allowed time frame. Therefore the variance previously granted is now void.

Mr. Polsinello presented the application to all three present ZBA members explaining there will be no deviations from the previously approved plan. The application is the same and no alterations to the site concerning grading in the river area are proposed. The board inquired to see if the Hanover Conservation Commission and North River Watershed Association have reviewed the plan. Mr. Polsinello stated he has received permission from the North River Watershed Association to pour the foundation.

Brian Callow made a motion to close the public hearing and approved the application ZBA case Z-17-4: 70 River Road as proposed. David Connolly seconded the motion. All others voted in favor.

#### **Public Hearing for Case Z-17-5: 31 Myrtle Street**

David Connolly opened the public hearing for ZBA Case Z-17-5, 31 Myrtle Street and read the public hearing notice into the record. Chris Bernard made a motion to waive the reading of the abutters. Brian Callow seconded the motion. All other voted in favor.

The applicant, Andrew Jon Stella, 31 Myrtle Street, Hanover, MA 02339 presented the application to the board proposing an addition to the existing house that will lessen the non-conforming front setback by 4'6". The applicant is planning to demolish a portion of the existing structure/barn and within the foot print rebuild an addition for living space which will be less non-conforming than the original structure.

No correspondence was received concerning the application for 31 Myrtle Street, and no abutter attended the public hearing duly noted by the Board.

Chris Bernard made a motion to close the public hearing and approve the application of Andrew Stella, 31 Myrtle Street, ZBA case Z-17-5. David Connolly seconded the motion. All others voted in favor.

#### **Public Hearing for Case Z-17-6: 2000 Washington Street**

David Connolly opened the public hearing for ZBA Case Z-17-6, 2000 Washington Street and read the public hearing notice into the record. Chris Bernard made a motion to waive the reading of the abutters. Brian Callow seconded the motion. All other voted in favor.

The applicant Jannell Motors Inc. c/o Joseph Clapp, 2000 Washington Street, Hanover, MA 02339 filed with the Town Clerk May 2, 2017 for property located at 2000 Washington Street, Hanover, MA Assessors Map 05, Lots 028. The applicant requests a variance from Section 7.540

C maximum lot coverage from 60% allowed to 67.4% proposed. The identified lot's existing lot coverage is 65.4%.

Kevin Grady, Grady Consulting, representing the applicant presented the site plan and drainage calculation to the Board. The described site plan proposes the addition of 18 new parking spaces to make up for the subtracted 15 with the proposed construction of a new three bay accessory structure for detailing vehicles in the rear of the property. The Board after reviewing the plans and proposed storm water alteration to the site requested to visit the site to see firsthand the development being proposed.

No correspondence was received by the Planning Office concerning the application for 2000 Washington Street, and no abutter attended the public hearing duly noted by the Board.

Chris Bernard made a motion to continue the public hearing to June 21 after the Board had an opportunity to visit the site. Brian Callow seconded the motion. All other voted in favor.

### **Public Hearing for ZBA Case Z-17-7: 114 Bates Way**

David Connolly opened the public hearing for ZBA Case Z-17-7, 114 Bates Way, and read the public hearing notice into the record. Chris Bernard made a motion to waive the reading of the list of abutters. Brian Callow seconded the motion. All others voted in favor. The applicant Neil and Ronda Mullane requested a variance of approximately fifteen (15') feet for the proposed installation of an in-ground swimming pool from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations

The applicant presented a certified site plan showing the proposed pool completed by Merrill Engineering with the latest revision date of April 18, 2017. After reviewing the plan the board found the lot to irregularly shape with the septic system located in the front yard. Additionally, the Board was presented with a letter signed by abutting neighbors from 110 Bates Way, 80 Paul Road, and 118 Bates Way dated May 23, 2017. No correspondence was received by the Planning Office concerning the application for 2000 Washington Street, and no abutter attended the public hearing duly noted by the Board.

Chris Bernard made a motion to close the public hearing and approve the application of Neil and Ronda Mullane, 114 Bates Way, ZBA case Z-17-7. David Connolly seconded the motion. All other voted in favor.

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

Respectfully submitted by:

Peter Matchak

Town Planner