



Zoning Board of Appeals

Wednesday, March 28, 2018 – 7:30 PM

Town of Hanover

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held Wednesday, March 28, 2018 in Hanover Town Hall.

Zoning Board of Appeals Attendees:

Present: Matt Perkins, David Connolly, Brian Callow, and Chris Bernard

Others: Michaela Shoemaker, Acting Town Planner

Matt Perkins, 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-18-3: 16 Ellis Avenue

Matt Perkins opened the public hearing for ZBA Case Z-18-3, Ellis Avenue, Hanover, MA, 02339 and read the public hearing notice into the record and stated the documents in the packet. Chris Bernard made a motion to waive the reading of the abutters. Brian Callow seconded the motion. All others voted in favor. Douglas Bailey, Grady Engineering, presented the plans and explained the house is prior to wetland protection bylaw and the addition will stay out of the wetlands no touch zone where it is situated on the current plans and septic is in the back of the house so there isn't room for an addition there. Matt Perkins asked if anyone any parties of interest were present. No parties of interest or abutters spoke in opposition. Nancy Duke, the applicant, stated a number of abutters and neighbors had said they were in favor. The Board asked about bedrooms and it was stated no bedrooms are being added it isn't an in-law just additional living space. Dave Connolly made a motion to close the public hearing and approve the application for 16 Ellis Avenue pending the approval from Conservation Commission. Matt Perkins seconded. All others voted in favor.

Public Hearing for Case Z-18-5: 729 Center Street

Matt Perkins opened the public hearing for ZBA Case Z-18-5, 729 Center Street, Hanover, MA, 02339 and read the public hearing notice into the record. Bruce Alemian, the applicant, stated the shed was 16' (ft.) off the side yard. Dave Connolly asked why the shed can't just be moved and the applicant stated esthetically it was better in that location where the shed had been and stated the shed was taken down a year ago. Dave Connolly asked that the advertisement be

republished as a variance because the building no longer exists and therefore is not a pre-existing non-conforming structure due to the structure not being there. Dave Connolly made a motion to continue the public hearing. Brian Callow seconded. All others voted in favor.

Public Hearing for Case Z-18-2: 334 King Street “King Street Subdivision:

Matthew Perkins reopened the public hearing for ZBA Case Z-18-2, 334 King Street “King Street Subdivision”. Matthew Perkins read in a letter submitted to the ZBA and stamped in with the Town Clerk on March 27, 2017 requesting a continuance to the next scheduled hearing date. Dave Connolly made a motion to continue the public hearing. Chris Bernard seconded the motion. All others voted in favor.

Public Hearing for Case Z-18-4: 135 Webster Street

David Connolly opened the public hearing for ZBA Case Z-18-4, 135 Webster Street, Hanover, MA 02339 and read the public hearing notice into the record. Brian Callow made a motion to waive the reading of the abutters. Chris Bernard seconded the motion. All others voted in favor.

Deb Keller, Merrill Engineers, Gerry Saline, Saline Architects and representatives of the South Shore Conservatory presented the plans and the audition of a performance theater. Deb stated they had received Conservation Commission permission. They planned to improve stormwater while maintaining vehicular circulation of the property as well as adding green space and low impact catch areas for run off. Matt Perkins asked if anyone any parties of interest were present. No parties of interest or abutters spoke in opposition. The Board asked about current use and parking requirements. Deb Keller reviewed the current site and Gerry showed the current building and the need to make it ADA accessible and presented a rendering with architecture drawings. Deb Keller explained 15 spaces are leased to the abutter. The Board asked about parking requirements and Deb explained they are required 95 spaces and are proposing 98 spaces, one space per 3 seats. David Connolly asked if the Planning Board or Peer Review had commented on parking which Deb stated they had not commented. The Board asked to do a site visit. David Connolly made a motion to do a site visit and continue the public hearing. Matt Perkins seconded the motion. All others voted in favor.

David Connolly made a motion to accept the minutes from January 10th. Matt Perkins seconded the motion. 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 8:30 p.m.

Respectfully submitted by:

Michaela Shoemaker
Interim Town Planner