



Zoning Board of Appeals

November 9, 2016 – 7:30 PM

Town of Hanover

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Tuesday December 20th, 2016 in Hanover Town Hall.

Zoning Board of Appeals Attendees:

Present: Matthew Perkins, David Delaney, David Connolly, John Tuzik and Chris Bernard

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 opened the public hearing for ZBA Case Z-16-18, 145-155 Webster Street and read the public hearing notice into the record. David Delaney made a motion to waive the reading of the list of abutters. John Tuzik seconded the motion. All others voted in favor.

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 145-155 Webster Street, Hanover, MA, Assessors Map 04, Lot 030, zoned Limited Industrial and Adult Use Overlay District.

The applicant represented by Attorney Walter Sullivan presented the Board the proposed site plan and memorandum in support of variance requested filed with the Board with the application which looks to install a double sided digital billboard under Hanover's Sign Bylaw Section 6.000, Non-Accessory Signs and Section 7.2 Accessory Signs within Business Districts which would display visual messages for advertising purposes to motorists on Route 3. Cove Outdoor, LLC proposed to grant the community access to the digital billboard to promote public service announcements in the Town's interest and access or displaying amber alerts. Furthermore, Cove Outdoor, LLC would pay the community \$25,000 dollars with a 3% annual increase as a hosting agreement.

David Connolly asked the representative of Cove Outdoor, LLC to explain the current use on the property. Attorney Walter Sullivan informed the Board the identified property is now zoned Limited Industrial and two liner buildings are currently built and leased with commercial tenants.

David Connolly requested the applicant's attorney submit Massachusetts case law relevant to the proposed project to help support Section 6 and 10 of M.G.L. 40 A. David Connolly made a motion to continue the public hearing to the next scheduled meeting and Peter Matchak, Town Planner, to schedule a site visit to walk the site. John Tuzik seconded the motion. All other voted in favor.

Kennedy Building LLC, Request for Extension of Comprehensive

David Aiken, Project Manager at the Planning Office of Urban Affairs, representing the application and 40B development project known as the Kennedy Building redevelopment project came in front of the Board and requested an extension to Comprehensive Permit previously approved for Kennedy Building, LLC case number ZBA-13-08. The applicant is requesting a one year extension from the current expiration date for the completion of the project. David Aiken gave a brief update to the Board and stated the project will commence in the Spring of 2017. The project was delayed to allow the applicant, The Planning Office of Urban Affairs, to build up historical tax credits.

David Connolly made a motion to grant the one year extension to the existing expiration date. Chris Bernard seconded the motion. All other voted in favor.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by:
Peter Matchak
Town Planner