



**Zoning Board of Appeals**  
Meeting Minutes  
Wednesday May 28, 2014

**Zoning Board of Appeals Attendees:**

Present: David Connolly, David Delaney, & Christopher Bernard

Absent: Matthew Perkins, John Tuzik & Brian Callow

Others: Peter Matchak, Associate Planner

Vice-Chairman David Delaney opened the meeting at 7:30 p.m. in the second floor hearing room and read the rules of the hearing into the record.

**48 Russell Road: ZBA Case Z-14-4**

Vice Chairman, David Delaney opened the public hearing at 7:30 p.m. and read the public hearing notice, and application into the record. David Connolly made a motion to waive the reading of abutters. Christopher Bernard seconded the motion. All others voted in favor. The Board was presented with the application of Carroll Drew for a special permit under section 4.220A.2.A “Pre-existing Non-Conforming Structure” of the Hanover Zoning Bylaws. The applicant proposes to enclose her existing porch creating a mud room. The platform of the mud room will be four feet wide (4’) encroaching into the setback requirements by 7.27’. David Connolly made a motion to approve the petitioner’s application for a special permit under section 4.220A.2A “Pre-Existing Non-Conforming” Christopher Bernard seconded the motion. All other voted in favor.

**187 Briarwood Drive: ZBA case Z-14-1:**

Vice Chairman, David Delaney reopened the public hearing for case number Z-14-1, 187 Briarwood Drive at 8:00 p.m. The Board was presented with a request for a 17’ (seventeen) variance from Christopher Kent, 187 Briarwood Drive, Hanover, MA. The 17’ variance is requested from the rear lot line to allow the installation of an in ground swimming pool. The property in question in the rear abuts the Rockland dump and is narrow in character. The Board and applicant discussed shape, topography and septic system attributes of the parcel. The applicant additionally is requesting a variance to build a pool cabana on the north side of the pool which would be buffered by vegetation. David Connolly made a motion to approve the petitioner’s application for a 17’ pool variance and a 16.1’ variance for the installation of a pool cabana due to the shape and topography of the parcel. This approval includes special conditions that all active uses concerning the pool cabana will take place on the south side of the structure and buffer vegetation will be planted along the northern property line. Christopher Bernard seconded the motion, all other voted in favor.

**28 Deerfield Lane: ZBA case Z-14-3:**

The board voted to continue the public hearing for 28 Deerfield Lane ZBA case Z-14-3 until the next posted meeting.

David Connolly made a motion to adjourn at 8:45 p.m. Christopher Bernard seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Associate Planner