



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, January 15, 2020 – 7:30 pm
First Floor Hearing Room, Town Hall

Committee Attendees

Matthew Perkins, Chairman
David Connolly
Frederick Adami

Absent

Christopher Bernard
Glen Openshaw
Brian Callow

Other Attendees

Michèle Grenier, Town Planner
Frank Marinelli, Attorney at Law
Alan Loomis, McKenzie Engineering Group

Opening

Chairman Matthew Perkins opened the meeting at 7:33 pm. Chairman Matthew Perkins read the rules of the meeting into the public record.

Request for Variance Extension Case Z 18-11

Attorney Frank Marinelli appeared before the Board representing PREP Hanover Real Estate LLC to request an extension of a variance previously approved by the Board as it approaches its one year rights granted expiration date of February 25, 2020. Due to an appeal filed against the variance decision, PREP has been unable to move forward with the project. The appeal was dismissed with prejudice on October 31, 2019. They are requesting the maximum allowed extension on the variance including under the principle of equitable tolling. Mr. Marinelli stated that the Town Manager is supportive of the extension. Board Member David Connolly asked if a six-month extension would be enough and when they believe they will start the project. Mr. Marinelli stated that there are portions of the project that they can start shortly. However, they would prefer the max amount of extension, six months and equitable tolling which is up to a year. Mr. Marinelli cited multiple court cases that support their request due to the variance being frustrated by the appeal and circumstances beyond their control. Mr. Marinelli proposed one year from the appeal being dismissed which

would be October 31, 2020. Board member Frederick Adami asked if at the end of the one year extension, would they be requesting another six months. Mr. Marinelli stated that they would move forward on the project as quick as possible. Yet given the enormity of the project, they could not guarantee that they would not be back for another extension. Hanover Town Planner Michèle Grenier stated that they have submitted their permits for demolition, and that they are moving quickly. A motion was made to extend the variance to October 31, 2020 taking notice of practical impediments and granting equitable tolling. The motion was seconded. All were in favor, and the motion passed.

Discussion Regarding Proposed Development of 1236 Hanover Street

Alan Loomis of McKenzie Engineering Group met with the Board on behalf of G & R Construction Inc. regarding the proposed development of 1236 Hanover Street. Board Member David Connolly stated that an application has not been filed for this project. Accordingly, nothing they say is binding, and they are not making a determination regarding the project. The proposed project will consist of a 10,000 square-foot building with paved parking for vehicles and construction equipment. The building will provide office space and garage facilities for construction equipment. Mr. Loomis went through the plans with the board and discussed different options with them. Mr. Loomis stated that he has met with various different boards. They will be seeking a special permit through the Planning Board. The Board discussed the parking area with Mr. Loomis and suggested he modify it slightly as to avoid needing any variance. Board Member David Connolly stated that the less approvals needed, the quicker and more efficiently the project will move forward. Mr. Loomis thanked the Board for their time, and the Board wished him good luck with the proposed project.

Adjournment

A motion was made to adjourn the meeting. The motion was seconded. All were in favor, and the meeting adjourned at 8:16 pm.

Next Meetings

Wednesday, February 5, 2020

Wednesday, February 19, 2020