



Hanover Zoning Board of Appeals

Meeting Agenda

June 15th, 2016

7:30 p.m.

First Floor Hearing Room

Hanover Town Hall

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Wednesday June 15th, 2016 in Hanover Town Hall

Zoning Board of Appeals Attendees:

Present: David Delaney, John Tuzik and Brian Callow

Others: Peter Matchak, Town Planner and Heidi Cho, Associate Planner

David Delaney called the meeting to order at 7:43p.m. and read the rules of the meeting into the record, in the first floor hearing room at Town Hall, Hanover, Massachusetts.

Continuance of Public Hearing for ZBA Case Z-16-6: 55 Buttercup Lane

David Delaney continued the public hearing for ZBA Case Z-16-6, 55 Buttercup Lane, and read the public hearing notice into the record. Robert Hofeman presented the site plan to the Board and corrected the public hearing notice on the said application as variance for above-ground pool, not in-ground pool. Rick Trusello, 47 Buttercup Lane, Mr. Hofeman's neighbor who presented in the last meeting contacted Peter Matchak, town planner, and confirmed that he is in favor of the applicant's pool variance. Peter Matchak reported on the site visit with John Tuzik, and they visually saw two locations that the applicant would like to propose their pool. No parties of interest or abutters spoke in opposition. Due to the unusual shape of the lot, the unusual topography of the lot, and the location of the house on the lot, the Board decided that relief can be granted without substantial detriment. John Tuzik made a motion to close the public hearing and to approve the application for a variance of above ground swimming pool, 55 Buttercup Lane, Case Z-16-5. Brian Callow seconded the motion. All others voted in favor.

Continuance of Public Hearing for ZBA Case Z-16-5: 1070 Washington Street

David Delaney continued the public hearing for ZBA Case Z-16-5, 1070 Washington Street, and read the public hearing notice into the record. Michael McSharry reported update on the site visit and, upon request of John Tuzik, the plans were presented to the Board, including the grading, building plan and site plan. Mr. McSharry found the residence structure was appropriate concerning safety of neighborhood and traffic access from the Union Street. The Board agreed that the residential use in the said lot is appropriate understanding most of surrounding lots were residential, thus, the area was zoned Commercial. However, the Board wanted to hear from Town Counsel on a variance requirement for Business and Aquifer Overlay District if granted for a special permit to allow residential structure. The Board also requested feedback from Hanover Police Department regarding traffic. No parties of interest or abutters spoke in opposition. John Tuzik made a motion to continue this hearing to the next meeting on June 29th, 2016, pending a written feedback from Town Counsel and Hanover Police Department. Brian Callow seconded the motion. All other voted in favor.

Public Hearing for ZBA Case Z-16-7: 551 Old Town Way

David Delaney opened the public hearing for ZBA Case Z-16-7, 551 Old Town Way, and read the public hearing notice into the record. John Tuzik made a motion to waive the reading of the list of abutters. Brian Callow seconded the motion. All others voted in favor. The Kevin and Cara Henry requested a special permit for a family accessory dwelling and a variance of approximately 1.4 feet for the proposed additional structure of 28' by 24'. Kevin Henry presented the site plan for proposal of the accessory dwelling for Mr. Henry's mother. The Board recognized that the applicants and Peter Matchak, town planner examined the checklist for accessory dwelling in Zoning Bylaw. Kenneth and Loretta Hewitt, 539 Old Town Way, the abutters that resided next to the applicant who might be affected by the variance applied, were in favor of the application. Due to the unusual shape of the lot, the unusual topography of the lot, and the location of the house on the lot that was built in 1965, the Board decided that relief can be granted without substantial detriment. Brian Callow made motion to grant the variance and special permit for accessory dwelling on Old Town Way, Case Z-16-7. John Tuzik seconded the motion. All others voted in favor.

Review Meeting Minutes from Zoning Board of Appeals Meeting on May 25th, 2016

John Tuzik made a motion to accept the meeting minutes from May 25th, 2016 as written. Brian Callow seconded the motion. All others voted in favor

The Planning Board's next meeting date was set for June 29th, 2016.

The meeting was adjourned at 8:32p.m.

Respectfully submitted by:

Heidi Cho

Associate Planner