



Zoning Board of Appeals
Meeting Minutes
Monday September 22, 2014

Zoning Board of Appeals Attendees:

Present: David Connolly, John Tuzik and Brian Callow, and Christopher Bernard

Absent: Matthew Perkins, David Delaney

Others: Peter Matchak, Town Planner

David Connolly, ZBA Board member opened the meeting at 7:00 p.m. in the second floor hearing room and read the rules of the hearing into the record.

1810 Washington Street: ZBA Case Z-14-7

The Board reopened the public hearing for 1810 Washington Street, Z-14-7. The applicant, 1810 Washington Street LLC, c/o Brian Murphy, proposes to construct a new 15,000± sq. ft. single story free standing commercial structure for retail purposes. The site is located at 1810 Washington Street and lies in the Commercial Zoning District and Interchange Overlay District. The public hearing was held in conjunction with the Hanover Planning Board. The applicant is applying for three variances from the ZBA. Attn: Warren Baker presented the site plan to both the Planning Board and ZBA. The applicant propose to raze the four existing building and develop a new 15,000± sq., ft. retail center. The applicant is requesting two variances regarding front and side setbacks and a third variance form the required 50' buffer form the residential zoning district. Attn: Baker argued that because of the Interchange Overlay District which does not allow residential uses a variance regarding the 50' is not warranted. Attn: Baker stated to both Boards that when applying the Mass General Laws concerning variances one must take into consideration both the natural and manmade topography and developed surroundings. It is both the applicant and attorney's opinion that relief can be granted without negatively affecting the surrounding area. David Connolly of the Hanover Zoning Board of Appeals requested Attn: Baker submit a memorandum to the Hanover Planning Office outlining the three requested variances. All submitted material shall be reviewed by town council and the zoning enforcement offices. David Connolly made a motion to continue the public hearing to October 15, 2014 at 7:00 p.m. John Tuzik seconded the motion. All other voted in favor.

David Connolly made a motion to continue the public hearing to October 15 at 7:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Town Planner