



Zoning Board of Appeals
Meeting Minutes
Wednesday October 22, 2014

Zoning Board of Appeals Attendees:

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

Staff: Peter Matchak, Town Planner

Matthew Perkins opened the meeting at 7:30 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. At the previous public hearing the Board requested the applicants Attorney submit a memorandum to the Hanover Planning Office outlining the three requested variances. Requested material was submitted and reviewed by town counsel and zoning enforcement officer. The Board read into the record a response email from Jim Toomey, Town counsel dated October 3, 2014 regarding the submitted material. After review and deliberation David Connolly made a motion to close the public hearing and approve the application of 1810 Washington Street, Z-14-7, with the condition the applicant will install a berm and addition buffering in the form of shrubbery along the rear property line. John Tuzik seconded the motion. All voting members (Matt Perkins, David Connolly and John Tuzik) voted in favor.

Requested Variance Extension: Village at Seven Springs / Northland Residential Corp. Z-13-10

Jack Dawley, Northland Residential Corporation requested a three month extension of variance case Z-13-10 which expires on February 26th, 2014. Recently the Hanover Planning Approved the Village at Seven Springs. Due to the impending winter season construction will begin in the spring of 2015. The Board requested Northland Residential Corp. to attend the first ZBA meeting in December to update the board on the construction schedule. At said meeting the Board will hear Northland Residential Corporation's extension request.

David Connolly made a motion to approve meeting minutes of September 17th and September 22nd as amended. Christopher Bernard seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn the meeting at 8:30 p.m. Christopher Bernard seconded the motion. All others voted in favor.

Respectfully submitted by: Peter Matchak, Town Planner