



Zoning Board of Appeals
Meeting Minutes
Wednesday February 11, 2015

Zoning Board of Appeals Attendees:

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

Staff: Peter Matchak, Town Planner,

John Tuzik opened the meeting at 7:40 p.m. in the second floor hearing room and read the rules of the hearing into the record.

Review Minutes from Zoning Board of Appeals Meeting held on January 14, 2015:

The Board reviewed the meeting minutes from January 14, 2015. John Tuzik made a motion to accept the meeting minutes. Christopher Bernard seconded the motion. All others voted in favor.

Minor Modification Webster Village ZBA Case Z-13-8 CP:

Mike McGonigle, applicant of Webster Village a 76 unit 40B housing development permitted by the ZBA has requested a minor modification to the Approved Site Plan. The applicants of Webster Village are in the final stages of permitting with the DEP concerning the proposed wastewater treatment plant. DEP has requested minor changes splitting the one leaching field into two separate fields. No other changes are being proposed. As a result, the requested minor modification looks to shift the main access drive a few feet. Landscaping has been added to mitigate the proximity of the roadway to abutting properties. John Tuzik made a motion to approve the minor modification and revised site plan holding a revision date of February 3, 2015. Brain Callow seconded the motion. All others voted in favor.

Public Hearing for 1222 Hanover Street ZBA Case Z-14-9:

John Tuzik reopened the public hearing for 1222 Hanover Street, case Z-14-9. Hatem Choubah, P.E. representing the applicant presented a revised site plan to the Board for 1222 Hanover Street. The applicant has shrunk the size of the building, eliminating one of the requested variances regarding building coverage and has shifted the proposed retaining wall away from the property line while adding a fence and additional vegetation for screening. The applicant is requesting Special Permits from Zoning Bylaw Section 4.110 A.1 and 4.110 A.2 Pre-Existing Non-Conforming Uses. Additionally, the applicant is requesting Variances from Section 7, Table 1: Dimensional Regulations, Front Setbacks within a Business District and Site Plan Approval Section 10.000 of the Hanover Bylaws. The application proposes site improvements and modifications which include the construction of a new convenience store and a drive-up window for and ancillary use coffee shop, four dispensing gasoline pumps covered by a steel overhead canopy. Replace the existing underground storage tanks and fuel lines with double-walled fiberglass tanks and lines and new concrete containment pads. Cheryl and Ronald Purcell of 1212 Hanover Street owner and operator of Pooch Paws, a dog grooming facility, addressed multiple concerns with the proposed work, including the drive-thru window and light pollution spilling onto their property. Judy Kelly, 57 Pine Island Road, asked if the applicant will treat both sides of the proposed development equally with landscaping. Jane Pelum, of 45 Pine Island Road, inquired about the proposed hours of

operation of the drive-thru window. In agreement with the applicant, the Board continued the public hearing to March 11, 2015. David Connolly made a motion to continue the hearing to March 11, 2015 at 7:30 p.m. Brian Callow seconded the motion. All others voted in favor.

Public Hearing for 700 Washington Street ZBA case Z-15-1:

The applicant Irene Dunn of Elite Repeat, 700 Washington Street requesting a special permit from section 5.500 of the Hanover Zoning By-laws has requested a continuance of the applications public hearing for case Z-15-1 to the next scheduled meeting. David Connolly made a motion to continue the hearing to February 25, 2015 at 7:30 p.m. Brian Callow seconded the motion. All others voted in favor.

Hanover Country Florist Zoning Violation Appeal:

The Town of Hanover has requested a continuance of the public hearing regarding the appeal of zoning violation issued to Hanover Country Florist. In agreement with the Attn: Sullivan the Board continued the public hearing to February 25, 2015. John Tuzik made a motion to continue the hearing to February 25, 2015 at 7:30 p.m. Brian Callow seconded the motion. All others voted in favor.

Brian Callow 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