



ZONING BOARD OF APPEALS

MAY 27, 2015 – 7:30 PM

TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Wednesday, May 27, 2015 in Hanover Town Hall.

Zoning Board of Appeals Attendees:

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

Absent: Matthew Perkins and Brian Callow

Others: Town Planner Peter Matchak and Associate Town Planner Heather Lamplough.

David Delaney, Vice-Chairman of the Zoning Board of Appeals, called the meeting to order at 7:30 p.m. and read the rules of the meeting into the record, in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Review Minutes from Zoning Board of Appeals Meeting held on April 29, 2015:

The Board reviewed the meeting minutes from April 29, 2015. David Connolly made a motion to accept the meeting minutes. Christopher Bernard seconded the motion. All others voted in favor.

Public Hearing for 27 Stone Meadow Lane ZBA Case Z-15-5:

David Delaney, Vice-Chairman, opened the public hearing for 27 Stone Meadow Lane, ZBA case Z-15-5 and read the public hearing notice into the record. David Connolly made a motion to waive the reading of abutters. John Tuzik seconded the motion. All other voted in favor. The applicants, Emmanuel Dockter and Heidi Anderson-Dockter, 27 Stone Meadow Lane, filed an application requesting a variance of approximately twenty (20) feet from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed installation of an inground swimming pool. The applicant, Emmanuel Dockter presented the proposed project to the Board. No parties of interest or abutters spoke in opposition. David Connolly suggested that the applicant receive support in writing from the abutting property owners before a decision is rendered by the Board. David Connolly made a motion to continue the public hearing to 9:00 p.m., so that the applicant may obtain written support from neighbors. John Tuzik seconded the motion. All others voted in favor. At 9:00 p.m., David Delaney re-opened the public hearing for ZBA Case Z-15-5, 27 Stone Meadow Lane. The applicants submitted to the board signatures in support from the abutting property owners. David Connolly made a motion to close the public hearing and approve the application for 27 Stone Meadow Lane, Case Z-15-5, with the condition that adequate fencing, as required by Massachusetts State Building Code is installed. Christopher Bernard seconded the motion. All others voted in favor.

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

David Delaney re-opened the public hearing for ZBA Case Z-15-1, 700 Washington Street. The applicant, Irene Dunn of Elite Repeat, 700 Washington Street is requesting a special permit from Section 5.500 of the Hanover Zoning By-laws for the placement of a storage trailer on the premise to be used in conjunction with the applicant's furniture consignment store. The Board reviewed the building permits for the storage trailer that were issued in 2001 and 2002, as well as the Zoning Bylaws that were in place at the time the permits were issued. The Board requested that the applicant create a plan to have fencing put up either around the trailer, or across the side of the property, in order to block the trailer from view from Route 53. The Board, in conjunction with the applicant, agreed to review the plans for a fence at the next scheduled Zoning Board of Appeals meeting. David Connolly made a motion to continue the hearing to June 17, 2015 at 7:30 p.m. John Tuzik seconded the motion. All others voted in favor.

Revised Landscaping Plan - 1810 Washington Street Z-14-7:

Brian Murphy presented the revised landscaping plan for 1810 Washington Street Z-14-7 to the Board. David Connolly requested a site visit with the wetlands buffer staked out on the property (between the two dumpsters in the rear of the property). The site visit date is to be determined. In agreement with the applicant, Dave Connolly moved to continue the hearing to June 17th, 2015 at 7:30 p.m., so that the Board could visit the site to see the staked wetlands buffer before rendering a decision. Christopher Bernard seconded the motion. All others voted in favor.

Minor Modification Request - Webster Village Z-13-08 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 proposing the requested minor modification to change the buildings from a flat roof to a pitched roof. The proposed change of the roof pitch will increase the height of the buildings by just over seven and a half feet, from a total building height of 39'11" to 47'6". The proposed changes will not affect the floor plans, layout of units, number of units or the size of the units in any way. John Tuzik made a motion to approve the requested minor modification. Christopher Bernard seconded the motion. All others voted in favor.

Withdrawal Request - 357 Columbia Road ZBA Case Z-15-3:

John F. King, on behalf of his client, Koda Ventures, has requested the withdrawal of their application for a variance from Zoning Bylaw Section 4.200 3. B. Pre-Existing Non-Conforming Structures, for ZBA Case Z-15-3, 357 Columbia Road. David Connolly made a motion to accept the withdrawal of the application for a variance from Zoning Bylaw Section 4.200 3. B. Pre-Existing Non-Conforming Structures, for ZBA Case Z-15-3, 357 Columbia Road. John Tuzik seconded the motion. All others voted in favor.

Christopher Bernard made a motion to adjourn the meeting at 9:10 p.m. David Connolly seconded the motion. All others voted in favor.

The meeting was adjourned at 9:10 p.m.

Respectfully submitted by:
Heather Lamplough
Associate Planner