



ZONING BOARD OF APPEALS

AUGUST 5, 2015 – 6:00 PM

TOWN OF HANOVER

The following minutes are from the meeting of the Hanover Zoning Board of Appeals held on Wednesday, August 5, 2015 in Hanover Town Hall.

Zoning Board of Appeals Attendees:

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

Absent: John Tuzik and Brian Callow

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

Matthew Perkins, Chairman of the Zoning Board of Appeals, called the meeting to order at 6:05 p.m. and read the rules of the meeting into the record, in the first floor hearing room at Town Hall, Hanover, Massachusetts.

Review Minutes from Zoning Board of Appeals Meeting held on July 8, 2015:

The Board reviewed the meeting minutes from July 8, 2015. Matthew Perkins made a motion to accept the meeting minutes. David Delaney seconded the motion. All others voted in favor.

Public Hearing for 168 Birchwood Road ZBA Case Z-15-10:

Matthew Perkins re-opened the public hearing for ZBA Case Z-15-10, 168 Birchwood Road. The applicants, Bruce and Kara Wheeler, 168 Birchwood Road, filed an application requesting a variance of approximately eighteen (18) 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, Bruce Wheeler presented the proposed project to the Board. They presented letters of support from abutters at 45 Maplewood Drive, 184 Birchwood Road and 152 Birchwood Road. 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. Matthew Perkins made a motion to close the public hearing and to approve the application for 168 Birchwood Road, Case Z-15-10. All others voted in favor.

Public Hearing for 325 Columbia Road ZBA Case Z-15-9:

Matthew Perkins re-opened the public hearing for ZBA case Z-15-9, 325 Columbia Road. The applicant, Christopher Zona, 325 Columbia Road, filed an appeal of the Building Commissioner's decision under Article 9 of the Hanover Sign Bylaw and is requesting a variance from Section 5.1 (Movement) of the Hanover Sign Bylaw. The applicant proposes the installation of an electronic/digital sign for the business located at 325 Columbia Road (Posh Wash Auto Wash). The applicant, Christopher Zona presented the proposed project to the Board. He stated that the sign would be similar and made by the same company as

those located at the Hanover Mall, the YMCA, and the Cardinal Cushing Center. Building Commissioner, Anthony Marino spoke about his decision to deny the permit and therefore have the proposal reviewed by the ZBA. He wanted there to be a community discussion/decision made and if approved by the ZBA, the ability to place specific conditions on the sign. Matthew Perkins made a motion to close the public hearing and to approve the application for 325 Columbia Road, Case Z-15-9, with the conditions that only goods and services available at said business will be advertised (no outside advertising), pictures on the screen will not change quicker than once every fifteen (15) minutes, the sign will be equipped with automatic dimming technology that automatically adjusts the signs brightness based on ambient light conditions, and that only one electronic message board will be permitted per property. David Delaney seconded the motion. All others voted in favor.

Public Hearing for 79 Whiting Street ZBA Case Z-15-12:

David Connolly and David Delaney recused themselves from the hearing. Matthew Perkins, Chairman, opened the public hearing for 79 Whiting Street, ZBA case Z-15-12 and read the public hearing notice into the record. Christopher Bernard made a motion to waive the reading of abutters. The applicant, Gary Carlson, 79 Whiting Street, filed an application requesting a Special Permit under Section 4.220.A "Pre-Existing Non-Conforming Structures" of the Town's Zoning Bylaws. The applicant proposes to rebuild and existing non-conforming garage. The existing structure is 24'x16'. The applicant proposes to construct a new 24'x24' garage. The applicant proposes no extension of the existing nonconformance regarding the side yard setbacks. The applicant, Gary Carlson explained that the garage was damaged so badly by the snow loads this winter, that it is currently unusable. No parties of interest or abutters spoke in opposition. Matthew Perkins made a motion to close the public hearing and approve the application for 79 Whiting Street, Case Z-15-12. Christopher Bernard seconded the motion.

Public Hearing for 74 Ridge Hill Drive ZBA Case Z-15-13:

Matthew Perkins, Chairman, opened the public hearing for 74 Ridge Hill Drive, ZBA case Z-15-13 and read the public hearing notice into the record. David Connolly made a motion to waive the reading of abutters. David Delaney seconded the motion. The applicant, Phillip Terenzi, 74 Ridge Hill Drive, filed an application requesting a variance of approximately twelve (12) feet from Zoning Bylaw Section 7.400, Front, Side and Rear Setbacks, Table 7-1 Dimensional Regulations, for the proposed siting of a shed. The applicant, Phillip Terenzi presented the proposed project to the Board. He supplied letters of support from two abutters, and explained that the remaining two abutters did not pick up the certified letters that he sent them about the proposed project. No parties of interest or abutters spoke in opposition. Due to the unusual shape of the lot, the mature vegetation on the lot, and the location of the house on the lot, the Board decided that relief can be granted without substantial detriment. Matthew Perkins made a motion to close the public hearing and approve the application for 74 Ridge Hill Drive Case Z-15-13. Christopher Bernard seconded the motion. All others voted in favor.

Public Hearing for 1526 Broadway ZBA Case Z-15-14:

Matthew Perkins, Chairman opened the public hearing for 1526 Broadway, ZBA case Z-15-14 and read the public hearing notice into the record. David Delaney made a motion to waive the reading of abutters. David Connolly seconded the motion. The applicant Debra McGrath, 1526 Broadway, filed an application requesting a Special Permit under Section 6.020.C "Family Accessory Dwelling Units" of the Town's Zoning Bylaws. The applicant proposes the addition of an in-law apartment to the current residence. The applicant has filed a proposed floor plan and has executed both the Declaration of Covenants and Owner's Affidavit. The applicant, Debra McGrath presented the proposed project to the Board. She stated that all

changes will be made on the interior of the building, and there will be no exterior changes to the barn. Matthew Perkins made a motion to close the public hearing and to approve the application for 1526 Broadway, case Z-15-14. Christopher Bernard seconded the motion. All others voted in favor.

David Connolly made a motion to adjourn the meeting at 7:15 p.m. Matthew Perkins seconded the motion. All others voted in favor.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted by:
Heather Lamplough
Associate Planner