



Hanover Zoning Board of Appeals
December 13, 2023 – Hanover Town Hall
Minutes

Present:

Brian Callow
Fred Adami
Chris Bernard

Also Present:

Ann Lee, CDMI Director
Carly+ Scott O'Hare
Frank Giglio
Frank Giglio, Jr
Deb Kelleher -Merrell

Absent:

Matthew Perkins, Chair
David Connolly

Opening

Member Callow opened the meeting at 7:34 pm and noted the meeting was being recorded. The Chair acknowledged the Zoning Board Public Hearing General Rules previously read into the record at the last public hearing.

Public Hearing – 2103 Washington Street – Petition for Variance – ZBA 23-5

The Board will open a public hearing for Frank Giglio of 552 Adams Street Milton, MA, Map 5, Lot 16, for variance to increase in maximum lot coverage from 73.9% to 75.3%. The owner is looking to obtain relief for lot coverage to allow for the redevelopment consisting of a 1 story building to replace the existing multi-level building and provide better access and circulation within the site.

Deb Keller, from Merrill stated there is an open Planning Case, as well as plan on submitting for an ANR to create a large lot of the entire project, both dependent on the ZBA decision for their case.

Mr. Giglio talked about the purchase of the property. The sale of property included a restriction for 30 years on having liquor, convince store, beer, wine, cigarettes, fast food type items sales on this property.

Member Bernard motioned to approve the variance to increase the lot coverage from 73.9% to 75.3% with including that it is contingent on merging to 2 lots into one and the condition of the special permits in front of the Planning Board.

Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES

Public Hearing – 26 Holly Berry Lane – Petition for Variance – ZBA 23-7

The Board will open a public hearing for Kristen Kenney, Map 4, Lot 27, for variance to construct an accessory structure in her back yard. Ms. Kenny put a pool in her back yard this past year. Her septic is on the right-hand side of back yard. The left side has a retaining wall from the pool. So, she is asking for a variance from the 40 feet to 17.1 feet to the back lot. There is a white 6-foot fence going to be installed along property line. She has talked to both neighbors abutting her: Henderson and Jane Spitz.

Member Bernard motioned continued the hearing so the Board can visit the site to see where the structure can be placed.

Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES

Public Hearing – 74 Woodland Drive – Petition for Variance – ZBA 23-8

The Board will open a public hearing for Kristen Kenney, Map 4, Lot 27, for variance to construct a deep covered porch at the existing 4 floor recess on the front lot, and a non-conforming 2nd floor addition within 2 feet into the proposed porch.

Member Bernard motioned to approve the variance for the 2nd floor and the covered porch.

Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES

The Board will open a public hearing for Carly & Scott O'Hare, Map 14, Lot 108, for variance build an accessory structure within the rear set back of the property.

Member Bernard motioned to continue the Public Hearing until the Board can go out and look at the site.

Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES

Minutes:

September 13, 2023 Minutes: Approved as written

Member Bernard motions minutes to be approved as written, Member Callow 2nds. (3:0)

Brian Callow-YES

Fred Adami-YES

Chris Bernard-YES

Other Business

*The Board will review/discuss 11 Roberts Road (ZBA 21-8) letter to continue with their original approval without starting over again.

Member Bernard motions to approves continuance/extension for 6 months to June 13, 2024

Brian Callow-YES

Fred Adami-YES

Chris Bernard-YES

*Approval of 2024 Meeting Calendar-

Member Callow motions to approves 2024 Meeting Calendar.

Brian Callow-YES

Fred Adami-YES

Chris Bernard-YES

Member Bernard made a motion to adjourn the meeting, seconded Member Perkins – Meeting adjourned at 9:10 PM.

Brian Callow-YES

Fred Adami-YES

Chris Bernard-YES