



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, December 16, 2020 – 7:30 pm
Via Zoom

Committee Attendees

David Connolly
Frederick Adami
Christopher Bernard
Brian Callow
Glen Openshaw

Absent

Matthew Perkins

Other Attendees

Julie & Chris Psychos, 59 Plymouth Road
Paulette O'Connell, OCO Architecture/Design
Mary Faith, 167 Union Street

Opening

Vice Chairman David Connolly opened the meeting at 7:41 pm. The Vice Chair read the hearing rules into the record and noted the meeting was being recorded.

Public Hearing – 179 Union Street – Request for Finding – ZBA 20-10

The Board re-opened a public hearing for Paul T. Gallagher, 179 Union Street, Map 29 Lot 7. The applicant is requesting a MGL c. 40A s. 6 finding to allow the applicant to convert the current barn/domicile into a single family home roughly on the same footprint. The Vice Chair read a letter from Mr. Gallagher requesting a withdrawal without prejudice. Mary Faith of 167 Union Street questioned why the previously proposed site visit was not completed. Ms. Faith would also like the Board to accept the withdrawal request with prejudice preventing the applicant from re-applying in the near future. It was explained the site visit did not take place due to the withdrawal letter being received by the Board. The Vice Chair stated the hearing process has not concluded, no site visit was conducted, no discussion regarding a decision took place and withdrawals without prejudice are regularly granted by the Board. Board members Glen

Openshaw, Chris Bernard and Brian Callow are all in favor of a withdrawal without prejudice. The Board voted to accept the withdrawal without prejudice. Board member Fred Adami was opposed.

Public Hearing – 32 Shingle Mill Road – Variance – ZBA 20-11

The Board opened a public hearing for Edward and Colleen LaBelle of 32 Shingle Mill Lane, Map 14, Lot 85. The applicants are requesting a variance from the rear setback to convert an existing deck into a four season room. The applicant is requesting a withdrawal without prejudice due to increasing issues with the project. The Board voted to accept the withdrawal without prejudice.

Public Hearing – 59 Plymouth Road – Accessory Dwelling Special Permit – ZBA 20-12

The Board will open a public hearing for Chris and Julie Psychos, 59 Plymouth Road, Map 62, Lot 68. The applicants are requesting a special permit under Section 6.020 C for a family accessory dwelling. The Vice Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. Paulette O'Connell of OCO Architecture/Design explained the project to the Board. The homeowner's parents will move into the accessory dwelling, giving them the benefit of remaining in a home environment as they age. This creates affordable and safe housing for the homeowner's parents. The proposed accessory dwelling includes a kitchen, bedroom, bath and living area and is in character with the neighborhood as it matches the original architecture and scale of existing homes. The Vice Chair asked for comments from attendees; hearing and seeing none. The Vice Chair read into the record letters submitted from three neighboring abutters who support the project. The homeowner Chris Psychos stated he and his wife are longtime residents of Hanover and hope to bring his parents to live with them. Board members Fred Adami, Chris Bernard and Brian Callow all stated they are in favor of approving the project. Board member Glen Openshaw confirmed with Ms. O'Connell that adequate space for off street parking is present. The Vice Chair asked Ms. O'Connell to explain the egress locations. Ms. O'Connell went through all egress points as well as confirmed all zoning setbacks are being met. The applicant agreed to provide the family use affidavit, file the declaration of covenants with the Registry of Deeds and annually recertify the status of occupants with the Building Commissioner. The Board voted to approve the special permit for the accessory dwelling.

Review of Minutes

The Board voted to approve the meeting minutes of November 18th and November 23rd 2020 as written.

Adjournment

The meeting adjourned at 8:12 pm.

Next Meetings

Wednesday, January 6, 2020