



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, April 14, 2021 – 7:30 pm
Via Zoom

Committee Attendees

Matthew Perkins
David Connolly
Frederick Adami

Absent

Brian Callow
Glen Openshaw
Christopher Bernard

Other Attendees

Christine Stickney, Town Planner
Rosemary Stefani, 799 Hanover Street
David Ladd, 786 Hanover Street
Jessica Sulprizio, Architect
Julie Sinatra, 53 Oakland Avenue

Opening

Chairman Matthew Perkins opened the meeting at 7:40 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules.

Public Hearing – 799 Hanover Street – Special Permit – ZBA 21-2

The Board opened a public hearing for Rosemary Stefani, property address 799 Hanover Street, Hanover, MA, Map 54, Lot 108, Residence A District. The applicant is requesting a Special Permit under ZBL Section 6.020 B(2) for a home occupation – “Longarm Quilting Service”. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Chair reviewed all the submitted documents. Mrs. Stefani explained the process of receiving materials from customers in the garage of her home and completing quilts in the basement with a large quilting machine. The Chair reviewed the list of bylaw requirements with Mrs. Stefani which include the use is clearly incidental to and secondary to the primary use as a residence, the profession or customary home occupation is conducted by the owner or resident of the premises, no noise, vibration, smoke, dust, odors, heat, glare, unsightliness or other nuisance is produced which may be discernible from other properties or public ways, there is no public display of goods or wares, there is no exterior storage of material or vehicles or equipment and no exterior evidence of a non-residential use of the premises except for signs as may be permitted by the Town of Hanover Sign Bylaw and there is adequate off-street parking for all employees and visitors. Mrs. Stefani agreed to all the conditions. The Chair opened the floor to public comment. David Ladd of 786 Hanover Street ask if an existing exterior light on the

home could be put on a timer as it shines into his home all night long. The Chair stated the Board has no authority to require changes to existing lighting but Mr. Ladd should contact the applicant privately to discuss the issue. The Board voted to approve the requested special permit and closed the hearing at 7:49 pm.

Public Hearing – 53 Oakland Avenue – Special Permit/Variance – ZBA 21-3

The Board opened a public hearing for Bobby Solis and Julie Sinatra, property address 53 Oakland Avenue, Hanover, MA, Map 57, Lot 17, Residence A District. The applicants are requesting a Special Permit to construct an addition (approx.121SF), new front porch (approx.161SF) to a pre-existing, non-conforming residence on an undersized lot. In addition they seek a variance to construct a new two story 400SF detach garage located within the side setback. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Chair reviewed all the submitted documents. The project architect Jessica Sulprizio reviewed the plans and relief requested with the Board. Ms. Sulprizio read the submitted narrative addressing the required findings into the record. The Chair opened the floor to public comment, seeing and hearing none. Vice Chair David Connolly reviewed the current setbacks and proposed setback distances with Ms. Sulprizio. The Board agreed to conduct a site visit at the property and voted to continue the hearing to May 12, 2021 at 7:30 pm.

Review of Minutes

The Board voted to approve the meeting minutes of March 10, 2021 as written.

Adjournment

The meeting adjourned at 8:11 pm.

Next Meeting

Wednesday, May 12, 2021