



Hanover Zoning Board of Appeals

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, May 12, 2021 – 7:30 pm

Via Zoom

Committee Attendees

Matthew Perkins

David Connolly

Frederick Adami

Christopher Bernard

Absent

Brian Callow

Glen Openshaw

Other Attendees

Jessica Sulprizio, Architect

Mark and Michelle Matheson, 99 Plymouth Road

David Kelly, Kelly Engineering Group Inc.

Opening

Chairman Matthew Perkins opened the meeting at 7:34 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

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

The Board continued with 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 made note a site visit was conducted on May 3, 2021. Board member Frederick Adami was unable to attend the site visit but viewed the property independently. Mr. Adami has signed a Mullin Affidavit. The Chair noted an email from an abutter not objecting to the project but expressing interest in saving the tree on the shared property line. The architect Jessica Sulprizio stated the tree will stay barring any unforeseen issues. The Board discussed the new location of the basement bulkhead and agreed it is not an issue with the setback. The Board voted to grant the requested variance and special permit given the undersized lot, location of septic to the rear and the project being consistent with other homes in the neighborhood. The Board voted to close the hearing at 7:42 pm.

Public Hearing – 99 Plymouth Road – Special Permit/Variance – ZBA 21-4

The Board opened a public hearing for Mark and Michelle Matheson, property address 99 Plymouth Road, Hanover, MA, Map 62, Lot 44, Residence A District. The applicants are requesting a special permit to alter a

pre-existing, non-conforming structure and a variance from the side setback for the construction of a garage. The Chair read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. The Chair reviewed all submitted documents. Mr. Matheson explained the project to the Board. The proposed garage will not be closer to the street than the existing home. The variance from the side setback is requested as the only available location for the garage is on the right side of the home where the existing driveway is. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to approve the requested variance and special permit given the septic location, existing driveway and no objection by abutters. The Board voted to close the hearing at 8:01 pm.

Public Hearing – Target, 1167 Washington Street – Variance – ZBA 21-5

The Board opened a public hearing for Hanover Washington LP (Target), property address 1167 Washington Street, Hanover, MA, 02339, Map 24, Lot 13, Commercial District. The applicant is requesting a variance to allow a second “Bullseye” Target sign on the westerly (Washington Street) facing building façade. The Chair read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. The Chair reviewed all submitted documents. David Kelly of Kelly Engineering Group Inc. explained the proposal to the Board. Mr. Kelly stated once completed, the three story assisted living facility will block the view of the existing Target “Bullseye” sign from a portion of Rt. 53 as traffic passes. Mr. Kelly asserted the addition of the second “Bullseye” sign would increase visibility. Board member David Connolly believes the current façade sign plus the additional two free standing signs at two separate entrances is adequate to direct patrons to Target. The Chair noted his concern that the additional lighted sign will increase the distraction of drivers. The Board would like to conduct a site visit at the property. The Board voted to continue the hearing to June 16, 2021 and schedule a site visit.

Review of Minutes

The Board voted to approve the meeting minutes of April 14, 2021 as written.

Adjournment

The meeting adjourned at 8:41 pm.

Next Meeting

Wednesday, June 16, 2021

Wednesday, July 14, 2021