



Hanover Zoning Board of Appeals

550 Hanover Street

Hanover, MA 02339

Meeting Minutes

Wednesday, June 10, 2020 – 7:30 pm

Via Zoom

Committee Attendees

Matthew Perkins, Chairman

David Connolly

Frederick Adami

Christopher Bernard

Brian Callow

Absent

Glen Openshaw

Other Attendees

Greg & Amy Stone, Applicants

Hugh Campbell, A.H. Campbell & Son, Inc.

Opening

Chairman Matthew Perkins opened the meeting at 7:30 pm. The Chair read the hearing rules into the record.

Public Hearing- 50 Country Road – Case 20-6

The Board opened a public hearing for 50 Country Road, Map 15, Lot 108, Residential Zone. The applicants, Greg and Amy Stone, are requesting a sixteen (16) foot variance under Section 7.410 rear setback for the installation of an in ground swimming pool. The Chair read the hearing notice into the record. The Board voted to waive the reading of the abutters list. The Board reviewed all the documents submitted with the application. Mr. and Mrs. Stone explained the reasoning for locating the pool in the backyard. The septic system is in the front yard. One side yard is too small to accommodate the proposed swimming pool. The other side yard could accommodate the swimming pool but would require the removal of an existing natural wooded buffer that provides privacy with the next door abutter. Without the variance from the rear setback, two existing decks on the home would need to be removed or severely altered. The rear of the property abuts conservation land. There are wetlands farther than 100 feet into the

conservation land, and the applicant has received approval from the Hanover Conservation Commission. The Chair asked the applicant if they have discussed the proposed swimming pool with their neighbors. Mr. Stone stated yes the neighbors have no objections. The Chair asked if any objections have been received by the Board from abutters. Administrator Irene Coleman stated no objections have been received. Board member David Connolly confirmed with the applicant that the lot has an irregular shape with an angled rear lot line. The location of the wetlands was discussed by the Board. The Board confirmed the owner of the conservation land to the rear of the property is Wildlands Trust. Board member David Connolly stated the property is unique given no rear abutters. The Board agreed that removing or altering the existing decks on the rear of the home would constitute financial hardship to the applicant. The Chair asked for questions or comments from other Zoom attendees, seeing and hearing none. The Board voted to approve the sixteen (16) foot variance with the special condition of the existing natural wooded buffer in each side yard being maintained to continue the current level of privacy with abutters. The Board voted to close the hearing.

Informal – Hugh Campbell – Alba Restaurant

The Board met with Hugh Campbell of A.H. Campbell & Son, Inc. regarding signage for Alba's Restaurant in Hanover. A sign permit has been submitted to the Hanover Building Department; however, Building Commissioner Joe Stack is unsure if mounting the sign to the entrance overhang instead of the face of the building is allowed under the sign bylaw. Board member David Connolly requested the previous ZBA and Planning Board decisions regarding Merchants Row (the location of Alba) be sent to the Board for review. The Board agreed to conduct a site visit on Monday, June 15 at 9 am. The Building Commissioner Joe Stack will be invited.

Review of Minutes

The Board voted to approve the meeting minutes from May 27, 2020.

Other Business

The Board discussed and scheduled their next meeting for July 22, 2020.

Adjournment

The meeting adjourned at 8:09 pm.

Next Meetings

Wednesday, July 22, 2020