



## **Hanover Zoning Board of Appeals**

550 Hanover Street

Hanover, MA 02339

### **Meeting Minutes**

**Wednesday, June 16, 2021 – 7:30 pm**

## **Via Zoom**

### **Committee Attendees**

Matthew Perkins

David Connolly

Frederick Adami

Brian Callow

### **Absent**

Christopher Bernard

Glen Openshaw

### **Other Attendees**

David Conner, 175 Candlewood Lane

Joe Stack, Hanover Building Commissioner

David Horner, Contractor, 197 Circuit Street

### **Opening**

Chairman Matthew Perkins opened the meeting at 7:31 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

### **Public Hearing – 175 Candlewood Lane – Special Permit – ZBA 21-6**

The Board opened a public hearing for David and Nicole Conner, property address 175 Candlewood Lane, Hanover, MA, Map 55, Lot 106, Residence A District. The applicants are requesting a Special Permit for a family accessory dwelling (approx. 650 SF) above a new two car 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. Conner explained the project to the Board. Mr. Conner handed out color photos of the existing home to the Board. The Chair reviewed all bylaw requirements with Mr. Conner who agreed to all of them. It was noted the Board of Health will have to review and sign off that the existing septic system is sufficient. Board member David Connolly questioned if the second story accessory dwelling needs two points of egress. The Building Commissioner Joe Stack stated the second story accessory dwelling is considered similar to the second story of any residential home and the windows are considered the second point of egress. It was confirmed the windows in the plans are compliant. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to approve the special permit for an accessory dwelling. The Board voted to close the hearing at 7:49 pm.

### **Public Hearing – 197 Circuit Street – Variance – ZBA 21-7**

The Board opened a public hearing for Josephine Koelsch, property address 197 Circuit Street, Hanover, MA, Map 53, Lot 79, Residence A District. The applicant is requesting a variance from the front setback for the construction of a farmer's porch. 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. Contractor for the project David Horner explained the farmer's porch addition and the requested variance to the Board. The Board

reviewed the past variance granted for a sunroom in 2010. The Board verified the abutter's notices had been sent. The Board reviewed the submitted plot plans. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to approve the requested 3.8 foot variance from the front setback for the construction of the farmer's porch. The Board voted to close the hearing at 8:07 pm.

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

The Board continued with a public hearing for Hanover Washington LP (Target), property address 1167 Washington Street, Hanover, MA, 02339, Map 24, Lot 13, Commercial District. The applicant submitted a letter requesting to withdraw without prejudice a variance application to allow a second "Bullseye" Target sign on the westerly (Washington Street) facing building façade. It was noted a site visit was conducted on June 2, 2021. The Board voted to accept the withdrawal without prejudice.

**Review of Minutes**

The Board voted to approve the meeting minutes of May 12, 2021 as written.

**Adjournment**

The meeting adjourned at 8:09 pm.

**Next Meeting**

Wednesday, July 14, 2021