



Hanover Zoning Board of Appeals
550 Hanover Street, Hanover, MA 02339
Meeting Minutes - Wednesday, August 10, 2022 – 7:30 pm

Committee Attendees

David Connolly
Frederick Adami
Christopher Bernard

Absent

Matthew Perkins
Brian Callow
Glen Openshaw

Other Attendees

Joseph Stack, Hanover Building Commissioner
Vanessa O'Connor, Select Board Member
Jeffrey & Paula Stapleton, 443 Main Street

Nancy Callanan, 102 River Road
Kelly McIssac, 21 Clapp Road
Ryan Piesco, 17 Clapp Road

Opening

Board member Christopher Bernard opened the meeting at 7:31 pm and noted the meeting was being recorded. Mr. Bernard read the Zoning Board Public Hearing General Rules into the record.

443 Main Street – Variance – ZBA 22-2

The Board continued with a public hearing for Jeffrey and Paula Stapleton, property address 443 Main Street, Hanover, MA, Map 36, Lot 31, Residence A District. The applicants are requesting a five (5) foot variance from the front left set back (corner lot) to construct an additional bay onto their existing one car garage. Mr. Stapleton noted for the Board that a new plan has been submitted with the location of the electrical easement verified, and it has been confirmed the proposed single garage bay addition is not on the electrical easement. Zoning Office staff have also confirmed with National Grid representatives that the plan is acceptable. The Board opened the floor to public comment, seeing and hearing none. The Board voted to approve the requested variance. The Board voted to close the hearing at 7:40 PM.

102 River Road – Variance – ZBA 22-3

The Board opened a public hearing for Thomas & Nancy Callanan, property address 102 River Road, Hanover, MA, Map 66, Lot 31, Residence A District. The applicants are requesting variance from Zoning Bylaw Section 5.300 – Accessory Structures, to install a 14x28 inground swimming pool 28.4 feet within the north front yard in order to remain outside the required 100-foot riverfront setback. Board member David Connolly read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. Mrs. Callanan explained the project to the Board and gave a description of the property. Due to the requirement of the river front and the location of the septic system, there is no other location acceptable for the installation of the in-ground swimming pool. Mrs. Callanan stated she submitted the written approval for the project by the North River Commission to the Board and will also seek the approval of the Hanover Conservation Commission. The Board noted the letter of support received by an abutter. Mr. Connolly confirmed the large rock ledge will obscure the view of the pool from the street. The Board opened the floor to public comment, seeing and hearing none. The Board voted to approve the requested variance based on the documents submitted, noting the river front requirements and large rock ledge on the property make it unique and conditioning their approval on the applicant obtaining Conservation Commission approval. The Board voted to close the hearing at 7:57 PM.

21 Clapp Road – Variance & Special Permit – ZBA 22-4

The Board opened a public hearing for Kelly McIsaac, property address 21 Clapp Road, Hanover, MA, Map 72, Lot 5, Residence A District. The applicant is requesting a Variance and Special Permit - Zoning Bylaw Section 4 – Pre-Existing Non-Conforming Structures, to demolish a pre-existing non-conforming garage located approximately one (1) foot from the side lot line and construct a new 24x16 garage 8.5 feet from the side lot line. Board member David Connolly read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. Ms. McIssac read the required findings into the record and explained the project. The Board noted a letter of support submitted by an abutter. Mr. Connolly opened the floor to public comment. Ryan Piesco of 17 Clapp Road voiced support for the project. Board Member Christopher Bernard confirmed there will be no apartment on the second floor of the new garage. Ms. McIssac stated no, only office space. Hanover Building Commissioner Joseph Stack stated he is in favor of the project and noted the current structure is bordering on unsafe. Board Member Frederick Adami asked if the new structure could be moved farther into the center of the rear yard to adhere to the required twenty (20) foot setback. Mr. Stack noted the existing cesspool has passed inspection but could need to be replaced with a new septic system eventually, so the applicant needs to preserve the open space in the rear yard for this possibility. The Board discussed whether a new non-conformance is being created, and Mr. Connolly noted the required distance to the side setback is the only non-conformance at issue. The Board voted to approve the requested variance and special permit. The Board voted to close the hearing at 8:23 PM.

Review of Minutes

The Board voted to approve the meeting minutes of July 13, 2022 as written.

Other Business

The Board voted unanimously to elect Matthew Perkins as Chairman for another one (1) year term. The Board will discuss member attendance at the next meeting.

Adjournment

The meeting adjourned at 8:25 pm.