



Hanover Zoning Board of Appeals
550 Hanover Street
Hanover, MA 02339
Meeting Minutes
Wednesday, August 18, 2021 – 7:30 pm

Committee Attendees

Matthew Perkins
David Connolly
Chris Bernard

Absent

Glen Openshaw
Brian Callow
Frederick Adami

Other Attendees

Patrick Corcoran, 11 Roberts Road
David Fisk, Architect
Paul Gallagher, JP Gallagher Construction
Jeffrey Hassett, Morse Engineering Company, Inc.

Opening

Chairman Matthew Perkins opened the meeting at 7:38 pm and noted the meeting was being recorded. The Chair read the Zoning Board Public Hearing General Rules into the record.

Continuation - Public Hearing – 11 Roberts Road – Variance – ZBA 21-8

The Board continued with a public hearing for Patrick and Elaine Corcoran, property address 11 Roberts Road, Hanover, MA, Map 13, Lot 67, Residence A District. The applicants are requesting a variance from the rear setback for the construction of a garage with a finished second story. The Chair noted a site visit took place on July 21st. Trees on the left side of the property were verified, and the odd shaped rear lot line was staked for the Board's review. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to approve the variance request given the odd shaped rear lot line and receiving no objection from abutters. The Board voted to close the hearing at 7:42 PM.

Public Hearing – 96 Webster Street – Special Permit / Variance – ZBA 21-9

The Board opened a public hearing for 96 Webster Street LLC., property address 96 Webster Street, Hanover, MA, Map 5, Lot 54, Commercial District. The applicants are requesting a special permit and/or variance to demolish the pre-existing, non-conforming structure (front setback) and construct a new two-story professional office building (2,302 GSF) on the same footprint. 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. Jeffrey Hassett of Morse Engineering Company, Inc. explained the plans to the Board and the current site conditions. The Board noted the existing building will be demolished, and the new structure will be more conforming. The Chair requested a narrative addressing the variance required findings be submitted to the Board. The Board requested a site visit be scheduled. The Chair opened the floor to public comment, seeing and hearing none. The Board voted to continue the hearing to September 15th with a site visit schedule prior to that date.

Review of Minutes

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

Other Business

The Board briefly discussed Fiscal Year 2023 capital requests and will revisit the topic at the September 15th meeting.

The Board will discuss the status of its members and possible reorganization at the September 15th meeting.

The Board requested that all past decisions regarding signage for The Hanover Mall / Hanover Crossing be located for their review.

Adjournment

The meeting adjourned at 7:59 pm.

Next Meeting

Wednesday, September 15, 2021