



**Hanover Zoning Board of Appeals**  
550 Hanover Street, Hanover, MA 02339  
**Meeting Minutes - Wednesday, September 14, 2022 – 7:30 pm**

**Committee Attendees**

Brian Callow  
Frederick Adami

Christopher Bernard

**Absent**

Matthew Perkins  
David Connolly

Glen Openshaw

**Other Attendees**

Irene Coleman, Assistant Town Planner  
Joseph Stack, Hanover Building Commissioner  
Daniel and Susan MacDonald, 27 Cheryl Lane

George Camia, 207 Cross Street  
Gregory Morse, Morse Engineering Company  
Susan Scanlan, 211 Cross Street

**Opening**

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

**27 Cheryl Lane – Special Permit Accessory Dwelling Unit & Variance – ZBA 22-5**

The Board opened a public hearing for Daniel and Susan MacDonald, property address 27 Cheryl Lane, Hanover, MA, Map 64, Lot 55, Residence A District. The applicants are requesting a Special Permit for a family accessory dwelling and a variance for an existing front setback of 44.4 feet. Board member Brian Callow read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. Mr. Callow noted all the documents submitted with the application. Mr. MacDonald explained the proposal to add an in-law unit to the rear northerly portion of the existing home in which he and Mrs. MacDonald will reside while their daughter lives in the existing home. Assistant Town Planner Irene Coleman explained the front setback deficit of 5.6 feet is pre-existing, and the addition will not increase this nonconformance. Planning Office staff thought it wise to have the Board grant a variance for the setback deficit or acknowledge the setback deficit while the applicant is before the Board already for the family accessory dwelling Special Permit. The Board agreed a variance is not required as the deficit is pre-existing and grandfathered. Board member Chris Bernard stated the proposed family accessory dwelling meets all the requirements of the bylaw. Mr. Callow questioned if the addition is single story, and Mr. MacDonald stated yes. Board member Fred Adami confirmed with the applicant the requirement of all residents being family members. Mr. MacDonald noted his submittal of the Owner's Affidavit confirming this understanding. Mr. Adami also noted bylaw language stating family accessory dwelling units are create "within" the existing structure. Planning Office staff will look into amending the bylaw language. Mr. Callow opened the floor to public comment, seeing and hearing none. The Board voted to approve the Special Permit for a family accessory dwelling unit with language that acknowledges the pre-existing front setback of 44. 4 feet. The Board closed the hearing at 7:51 PM.

**207 Cross Street – Special Permit – ZBA 22-6**

The Board opened a public hearing for George Camia, property address 207 Cross Street, Hanover, MA, Map 78, Lot 38, Business District. The applicant is requesting a Special Permit for a two-story addition to a pre-existing, non-conforming residential use within the Business District. The structure and lot are pre-existing, non-conforming with a front yard setback of 24.6 feet, lot frontage of 64.18 feet and lot area of 18,419 SF. Board member Brian Callow read the hearing notice into the record. The Board voted to waive the reading of the list of abutters. Mr. Callow noted all the documents submitted with the application. Greg Morse of Morse Engineering Company explained the proposal to construct an addition to the side of the existing home and the Special Permit required due to the residence being location in the Business District and pre-existing deficits in required front setback, lot frontage and lot size. Board member Chris Bernard asked if the applicant has applied for Conservation Commission approval and review of the septic system changes by the

Board of Health. Mr. Morse stated yes. Mr. Callow asked how large the addition is. Mr. Morse stated 1,200 square feet which when combined with the existing dwelling will total 2,700 square feet. The applicant George Camia stated the purpose of the addition is more space for his family. Mr. Morse confirmed the existing deck will be removed and a new deck constructed which will be attached to the addition. Mr. Callow opened the floor to public comment. Susan Scanlon of 211 Cross Street asked if the addition was an in-law. It was confirmed this was not the case. The Board discussed a possible site visit, and Mr. Morse again reviewed the proposed addition. The Board voted to approve the Special Permit with the condition of approval by the Conservation Commission and Board of Health. The Board closed the hearing at 8:28 PM.

**Adjournment**

The meeting adjourned at 8:30 pm.