



Hanover Zoning Board of Appeals
March 6, 2024 – Hanover Town Hall
Minutes

Present:

Matthew Perkins, Chair
Fred Adami
David Connolly

Also Present:

Ann Lee-Director of CDMI
Joe Stack – Building Inspector

On-Line:

Brian Callow
Chris Bernard

Absent:

Opening

Chair Perkins opened the meeting at 7:34 pm and noted the meeting was being recorded. The Chair acknowledged the Zoning Board Public Hearing General Rules previously read into the record at the last public hearing.

Matthew Perkins, Chair-YES
Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES
David Connolly-YES

Minutes:

February 14, 2024 Minutes: Approved as written
Chair Perkins motions minutes to be approved as written.

Matthew Perkins, Chair -YES
Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES
David Connolly-YES

Other Business

*The Board will discuss the 2 warrants for the Annual Town Meeting
The Board discussed the MBTA Communities' Act requirements by Dec 31, 2024.

Hanover is adjacent to Hanson, who has the commuter rail top in it. Different land parcels along Rt 53 were submitted. But due to wetlands, portions are not useable. The land by the mall was picked as the proposed acres.

* The Board will continue to review/discuss about revising the draft Family Accessory Apartment section of the Zoning Bylaw- The hearing for the warrant article will be March 18. The notice will be in Hanover Mariner March 6 and March 13, 2024 with notice being sent to 4 surrounding towns. Joe Stack walked through the process and reason for not attached ADU. Question of rental purpose and or residential use. If a separate ADU, the property is deeded as one unit and not able to be sold or divided later, but to be maintained always as a single-family lot.
Discussion of whether a condo language with deed restriction needs to be looked at.

Board member Connelly asked for an Executive Session to discuss the information with Town Counsel.

Member Bernard made a motion to adjourn the meeting, seconded Callow – Meeting adjourned at 8:38 PM.

Matthew Perkins, Chair -YES
Brian Callow-YES
Fred Adami-YES
Chris Bernard-YES
David Connolly-YES