



Hanover Zoning Board of Appeals  
May 8, 2024 – Hanover Town Hall  
Minutes

**Board Members Present:**

Matthew Perkins, Chair  
David Connolly  
Christopher Bernard  
Brian Callow (left room during 272 Columbia Rd. hearing)

**Town Employees Present:**

Ann Lee - Director of CDMI  
Matthew Heins - Town Planner  
Joseph Stack - Building Commissioner

**On-Line:**

None

**Present:**

Heather Colangelo  
Katherine Crowley  
Stephen Carroll  
Heather Dudko

**Board Members Absent:**

Frederick Adami

**Opening**

Chair Perkins opened the meeting at 7:32 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.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Christopher Bernard-YES  
David Connolly-YES

**Public Hearing – 272 Columbia Road – Rockland Trust – Sign Variance – ZBA 24-2**

The Board will hear a public hearing for a Sign Variance add two (2) wall signs to the building, where there is no public entrance to the business

\*Brain Callow arrived and then immediately recused himself for the entire public hearing due to being an employee of Rockland Trust, the applicant. He left the room for the entire public hearing.

The applicant is looking to add 2 additional pins mounted signs that say serving local communities, added to the left side of the building. Rockland Trust building is set back, blocked by newer tree plantings. Matthew Heins (Town Planner) asked board members to view page 64 of the sign by law, due to how stringent it is.

Meeting Date May 8, 2024

Approved: June 12, 2024

Chair Perkins mentioned prior sign variances including Chick-Fil-A, Market Basket, Trader Joe's and Target.

The Board voted to continue the hearing until June 12, 2024, so they had time to attend a site visit of the property with application representatives.

The Board will pick a time and include/communicate to Mr. Carroll regarding the site visit date and time.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Brian Callow-recused himself  
Christopher Bernard-YES  
David Connolly-YES

**Public Hearing – 190 Winter Street – Special Use Permit – ZBA 24-3**

The Board will hear a public hearing for a special Use Permit for a psychotherapy business in the in-law suite in a residential district. The applicant would like to use a building on site with no signage, does not prescribe medication, no more than 2 people max, 9 AM to 4 PM Monday through Friday only, with its own driveway and 1 parking spot. Ms. Colangelo anticipates 10 client visits per week but does have a 30-client list.

Mr. Heins will look up current businesses in Hanover that are based in homes to look at similar parking spot setups.

The Board voted to continue the hearing until June 12, 2024, so they had time to attend a site visit of the property with application representatives.

The Board will pick a time and include/communicate to Ms. Colangelo regarding the site visit date and time.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Brian Callow-YES  
Christopher Bernard-YES  
David Connolly-YES

**Public Hearing – 582 Broadway – Special Permit and Variance – ZBA 24-4**

The Board will hear a public hearing for a Special Permit and Variance for a pre-existing non-conforming front yard setback going from 48.7 to 42 feet.

Joseph Stack (Building Commissioner) commented on the non-conformity of the neighborhood. The board has asked for a certified plot plan (by engineer or surveyor) so they can see where the structure will be compared to Karen Road. So, when they write a decision, they can give specific numbers to the non-conformity amount.

The applicant is planning on requesting a notice of intent to the Conservation Commission.

The Board voted to continue the hearing till June 12, 2024, so they had time to attend a site visit of the property with application representatives.

The Board will pick a time and include/communicate to Ms. Crowley regarding the site visit date and time.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Brian Callow-YES  
Christopher Bernard-YES  
David Connolly-YES

**Other Business:**

\*The Board may discuss any other business they deem necessary

The Board talked about not having informal meetings before hearings because sometimes something is said during an informal that might imply everything is good, but then the Board might vote another way and seemed to have misled the applicant into thinking they were already approved.

**Minutes:**

April 10, 2024, Minutes: Approved as written  
Chair Perkins motioned minutes to be approved as written.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Brian Callow-YES  
Christopher Bernard-YES  
David Connolly-YES

Mr. Bernard made a motion to adjourn the meeting, seconded by Mr. Callow – Meeting adjourned at 8:34 PM.

**Roll Call Vote:**

Matthew Perkins, Chair-YES  
Brian Callow-YES  
Christopher Bernard-YES  
David Connolly-YES