

HANSON ZONING BOARD OF APPEALS
Minutes of Public Hearing January 26, 2016

Board Members Present: Robert Overholtzer, Chairman
 Sean Joanis, Vice-Chair
 Joanne Miniutti, Clerk
 Ryan Tully, Alternate

7:00 PM Jason Tibbetts – Case#16JA01
95 Bay State Circle – Variance

Petitioner is requesting a Variance to allow for the construction of a 24'x24' two car garage with attached breezeway that does not meet setback requirements. Property is located in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns with the project; however, a building permit will be required prior to construction.

Abutters present were all in favor of the proposed project.

The Board took into consideration Section IX.B. regarding the powers of the Board in regards to a Variance.

Motion made to approve the Variance finding that Section IX.B. (2) requirements of a,b and c are met and that a literal enforcement of the 20' setback would involve substantial hardship given other structures, leaching field and pool and the shape of the lot. The hardship itself is owing to structures on the property and the shape of the land. Given the comments of the abutters the desired relief may be granted without substantial detriment to the public good or neighborhood: Sean Joanis

Second: Joanne Miniutti

Vote: 3-0

7:15 PM Robert Goodman- Case#16JA02
200 Liberty Street – Variance/Site Plan

Petitioner is requesting the above to allow for the expansion of the used car license to accommodate forty-four vehicles. Property is located in the Business zone.

Due to insufficient information on the Site Plan submitted and an error in advertising, the Board requested the Petitioner file for a new hearing and updated site plan delineating specific parking spaces.

Motion made to close the hearing and readvertise for a new hearing on a Variance, Site Plan and Special Permit: Sean Joanis

Second: Joanne Miniutti

Vote: 3-0

7:30 PM Mohammed Nahas – Case#16JA03
300 Monponsett Street Rear – Variance/Special Permit

MINUTES: (cont.)

Petitioner is requesting a Variance/Special Permit to allow for the construction of a new home – 80' x 40' – with driveway. Property is located in Residence A zone.

Building Commissioner/ Zoning Enforcement Officer Robert Curran had no concerns however a building permit will be required prior to construction.

Abutters present were all in favor of the project.

Petitioner will have to get Board of Health approval for this project.

The Petitioner presented to the Board a copy of a Deed from Carolyn Mendes dated November 21, 1959 which give s a right of way along the southeasterly side of the premises.

The Board determined that the Variance was not needed and the Petitioner made the request to withdraw without prejudice the request for a variance.

Motion made to approve the Special Permit for the building of the house as requested in the application with the condition that the driveway which is granted by easement be used for this house only: Sean Joanis

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing: Sean Joanis

Second: Joanne Miniutti

Vote: 3-0