

HANSON BOARD OF APPEALS  
Minutes of Public Hearing December 13, 2016

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2017 JAN 23 A 10:19

Applicant:

Matthew Shaulis – Case#16OC20  
1615/1625 Main Street – 7:15 PM  
Section 13 Appeal- Site Plan/Special Permit  
(continued from 11/29/2016)

Members present:

Robert Overholtzer, Chairman  
Ryan Tully, Clerk  
William Cushing, Alternate

Absent:

Robert Curran, Building Commissioner

Continued from 11/29/16 to determine if all parties could come to some kind of agreement on hours, days of week, type of equipment being used, etc.

Shaulis was not able to be at this hearing, so Shaulis spoke for himself. Quite a bit of work has been taken off the site and no further deliveries have been made to the area that has been removed. Shaulis showed the Board the Site Plan with updated information: i.e., location of wood pile 8' to 10', earth berm 7' to 10' average height, wood processing area with log splitter higher than 4', split wood piles. Shaulis also noted that he put the log splitter to be used thru Saturday as there was never an issue with noise. It is a 4 horsepower engine that is centrifugal force, is not hydraulic and does not make any noise. Shaulis stated that it is his help during the week, so his friends help him out on the weekends. The concern is the noise of the wood processor, not the log splitter. Hours to run the wood processor be Monday thru Friday 8:00 am to 5:00 pm.

Abutting neighbors spoke at length on the issue of whether the orders from Mr. Curran were received. They feel they were not, and what impact this has on the abutting neighbors. Some of the neighbors had to say is as follows: that it was decided that this was a pre-existing nonconforming grandfathered right to cut wood at this property which he disagrees with. Donohue said in 2006 when the property was subdivided that the grandfathering rights should have been a way. He feels that the wood that is cut is on a lot that is no longer owned by the business. It is a substantial change to how it is being used now. Alternatively even if it is a grandfathered use there has been a substantial change over the last few years that would make it have to conform to the by-laws of the flex zone which does not allow for industrial use. Donohue ended with stating that the law shall apply to any change or substantial change of such use for the same purpose or to a substantially greater extent. A special permit is given as long as the operation is not substantially or more detrimental



HANSON BOARD OF APPEALS  
Minutes of Public Hearing July 12, 2016

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Petitioner: Daniel Geever – Case#16JY15  
108 Sleigh Drive – 7:15 PM  
Variance/Special Permit

Members Present: Robert Overholtzer, Chairman  
Joanne Miniutti, Vice-Chair  
Ryan Tully, Member

Petitioner is requesting a Variance/Special Permit to allow for the construction of an addition at the above address that does not meet setback requirements. Property is located in the A/R District.

Petitioner was represented by Steve Wry, Land Planning, Inc., who presented the proposal and prepared the Plan.

Building Commissioner had no concerns with the plan, however a Building Permit will be required prior to construction.

The Board of Health comments were that no septic records are on file for this property and had the additional comments: a Title 5 inspection must be performed to locate the existing system; confirm if what type of system exists – i.e. septic tank or cesspool. If a cesspool, there can be no additions; confirm the size of the current septic system. If the septic system passes a Title 5, it can support the proposed additional space and meets the setbacks to the current septic system, the BOH can sign off on the building application.

The comments from the Conservation Commission are: the property is within conservation jurisdiction and will require that the applicant file a Notice of Intent.

Plan submitted was prepared by Land Planning, Inc., 1115 Main Street, Hanson, Ma. Job number of Plan in P-3112 and dated May 27, 2016. The proposed addition is 24' x 18' and will be used for living space only.

The property is pre-existing non-conforming to the road and having only 13.3' on one side. The Board determined that a Special Permit was not needed and asked the Petitioner to withdraw the request for a special permit.

Motion made to accept the withdrawal of the special permit: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion made to approve the variance: Ryan Tully

Second: Joanne Miniutti Vote: 3-0

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing May 31, 2016**

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**Petitioner:** Peter Kenney – Case#16MY13  
999 Main Street – 7:30 PM – Special Permit  
Dba Real Estate Door

**Members present:** Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Member

Petitioner is requesting a special permit to allow for the operation of a real estate office at the above address with related signage. Property is in C/I zone and Flexible Overlay zone.

The Building Commissioner had the following comments: the building at 999 Street currently is in violation of the Building Code regarding occupancy; this office revoked the Building Permit on April 8, 2016. Prior to any additional occupancy the owner will be required to file for and receive a Building Permit, satisfy all previous code violations, provide handicap access and obtain a Certificate of Occupancy required by 780 CMR. It is the Building Commissioner's recommendation that the Real Estate Door not be allowed until such time that all of the above listed items have been completed.

The Hanson Fire Department had not major issues only comments were a key for the Knox Box will be needed and a fire extinguisher to be installed. Fire Department will conduct an inspection prior to opening.

The Board of Appeals was notified by the Treasurer Collector's Office that the owner of the property, Kenneth Marston is in arrears on his taxes. The Board told Mr. Kenney that no decision could be made at this time until taxes have been cleared.

The Board's suggestion was to continue the hearing to allow Marston time to pay the taxes, and then hold another hearing for Mr. Kenny.

Mr. Kenney informed the Board that at this time the Fire Department is all set with the requests they made.

Mr. Kenney presented to the Board his presentation for signage. He is proposing an awning for over the front door, and decals to be placed on the glass doors. Also a post & panel sign to be installed 20' from the road. Questions from Board on size of post sign – Kenney needs to go down in size per the Board.

The Board will notify Mr. Kenney when Marston is all set with taxes.

HANSON BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING MAY 31, 2016

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2016 JUN 29 A 8:37

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Member

Petitioner: Mamanda Toure-16MY12  
1000 Main Street – Unit 108  
Special Permit

Petitioner is requesting a special permit to operate a dry cleaning business – pick up and drop off, only – at the above address with related signage.

See attached comments from Building Commissioner and Fire Department.

Unit is handicap accessible. Hours will be 6:-00 am to 7:00 pm, Monday thru Saturday, one employee.

Business will be called – 4 Season Dry Cleaning.

Motion made to approve the special permit: Ryan Tully  
Second: Joanne Miniutti  
Vote: 3-0

Motion made to close the hearing.



# Town of Hanson Building Department

542 LIBERTY STREET • HANSON, MASSACHUSETTS 02341  
TEL. 781.293.5503 • FAX 781.294.0279

May 10, 2016

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 1000-1012 Main St Unit 111  
Hearing Date: May 31, 2016

Dear Honorable Board of Appeals,

I have seen and reviewed the petition of Mamada Toure, requesting a Special permit, under Town of Hanson Zoning By-Laws Section VI.D.I.(a), Section VI.H.2. and Section VIII.D for approval to operate a dry cleaning business (pick up and drop off only) with related signage.

The property is located on Hanson Assessors Map 42, Lot 56 and is in a Residence B, Business, Commercial Industrial and Flexible Overlay Zone.

This office has no concerns regarding this petition; a Building Permit will be required and a licensed Construction Supervisor will be required to submit a floor plan and construction documents prior to the start of any work. This space will be required to be handicap accessible.

The size and location of the sign should be discussed.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer

# Interoffice Memo

**Date:** 5/19/16  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Fire Prevention, FF Kevin Mossman  
**RE:** Dry Cleaning Business

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I have no major issues concerning the application of Mamada Toure to operate a Dry Cleaning Business at 1000 Main Street, Unit 108.

Plans show there are no proposed changes to the rented space.

Also, please provide a list of any hazardous materials, flammable/combustible liquids/solids/gases or hazardous processes to be conducted on site, if any.

Business Response Data Sheet needs to be provided to the Hanson Fire Department.

We will need a key for the Knox Box.

He will need to install a fire extinguisher and the Fire Department must conduct an inspection prior to the business opening.

Feel free to contact me with any questions you may have.

Regards,

*Lt. Kevin Mossman*

HANSON BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING MAY 31, 2016

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HANSON, MA  
2016 JUN 29 A 8:38

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Member

Petitioner: Jack Hill – Case#16MY11  
1000 Main St. – Unit 111 – 7:00 PM  
Special Permit/Site Plan

Petitioner is requesting a Special Permit/Site Plan approval to allow for the operation of the Jack Hill Stove Shop and Masonry at the above address.

Property is located in Residence B, Business, C/I and Flexible Overlay zones.

Building Commissioner Robert Curran commented that he has no concerns regarding the Petition, a building permit will be required and a licensed construction supervisor will be required to submit a floor plan and construction documents prior to the start of any work. This space will be required to be handicap accessible.

Fire Department comments are attached.

Business is a full service shop – wood stoves, pellet stoves, gas stoves, etc., also masons. Everything related to what is sold is all in house. Customers do not have to hire other contractors. They do homemade mantels, electrical work and plumbing work.

This is a 24 hour service – has plenty of parking spaces and is handicap accessible.

Also on Angie's List.

Sign permit will be done online. Signage will be on face of the building and on windows.

Storage of materials will be inside warehouse in back of store. Hill also restores old stoves some dating back to the 1800's; also patio work and stone veneers on display, also outdoor fireplaces.

Motion to approve the special permit and site plan: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0



# Interoffice Memo

**Date:** 5/19/16  
**To:** Robert Overholtzer, Chair ZBA  
**From:** Fire Prevention, FF Kevin Mossman  
**RE:** Stove Shop & Masonry

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I have no major issues concerning the application of Jack Hill, dba Jack Hill Stove Shop and Masonry at 1000 Main Street, Unit 111.

Plans show there are no proposed changes to the rented space.

Also, please provide a list of any hazardous materials, flammable/combustible liquids/solids/gases or hazardous processes to be conducted on site, if any.

Business Response Data Sheet needs to be provided to the Hanson Fire Department.

We will need a key for the Knox Box.

He will need to install a fire extinguisher and the Fire Department must conduct an inspection prior to the business opening.

Feel free to contact me with any questions you may have.

Regards,

*Lt. Kevin Mossman*

**HANSON BOARD OF APPEALS  
Minutes of Public Hearing May 31, 2016**

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HANSON, MA  
2016 JUN 29 A 8:37

**Members Present:** Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Member

**Petitioner:** Joseph Walls – Case#16MY14 – 7:45 PM  
282 West Washington Street – Special Permit/Variance

The Petitioner is seeking a special permit/variance to allow for the expansion of a two-car garage with addition to the back of the current garage at the above address. Property is Residence AA zone.

Building Commissioner Robert Curran commented that he had no problems with the current proposal however a building permit will be required.

Petitioner is planning on extending the back of his current garage to make a pull-in extra two car garage. Currently he has quite a few vehicles that he collects and refurbish and would like them under cover instead of outside. Garage will be 20' x 20' approximately.

The Board felt that the current garage was already nonconforming and therefore a Variance was not necessary. The Petitioner requested to have his variance withdrawn with prejudice. Motion made to approve the withdrawal of the variance: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

There will be no living space in this addition.

Motion made to approve the special permit : Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING MAY 10, 2016

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HANSON, MA  
2016 MAY 18 A 9 25

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
William Cushing, Alternate

Petitioner: Brandon Freeman – Case#16MY10  
Freeman Dental Associates  
7 Gorwin Drive – 7:00 PM  
Variance

Petitioner is requesting a Variance to allow for the installation of a new sign that is approximately 60" wide and 32" tall at the above property. (see attached)

Property is in Residence B zone. The variance is needed to allow for the larger sign in the district.

Per the Petitioner the new sign will improve the appearance and visibility of the office while maintaining the residential atmosphere for the block. This is a necessary step for the dental practice to succeed as a small business at this location. As far as lighting, small spotlights will be on each side of the sign.

Per Freeman new awnings have been installed and the handicap ramp has been redone.

Motion to approve the Variance to allow for the increase in size of sign at 7 Gorwin Drive:

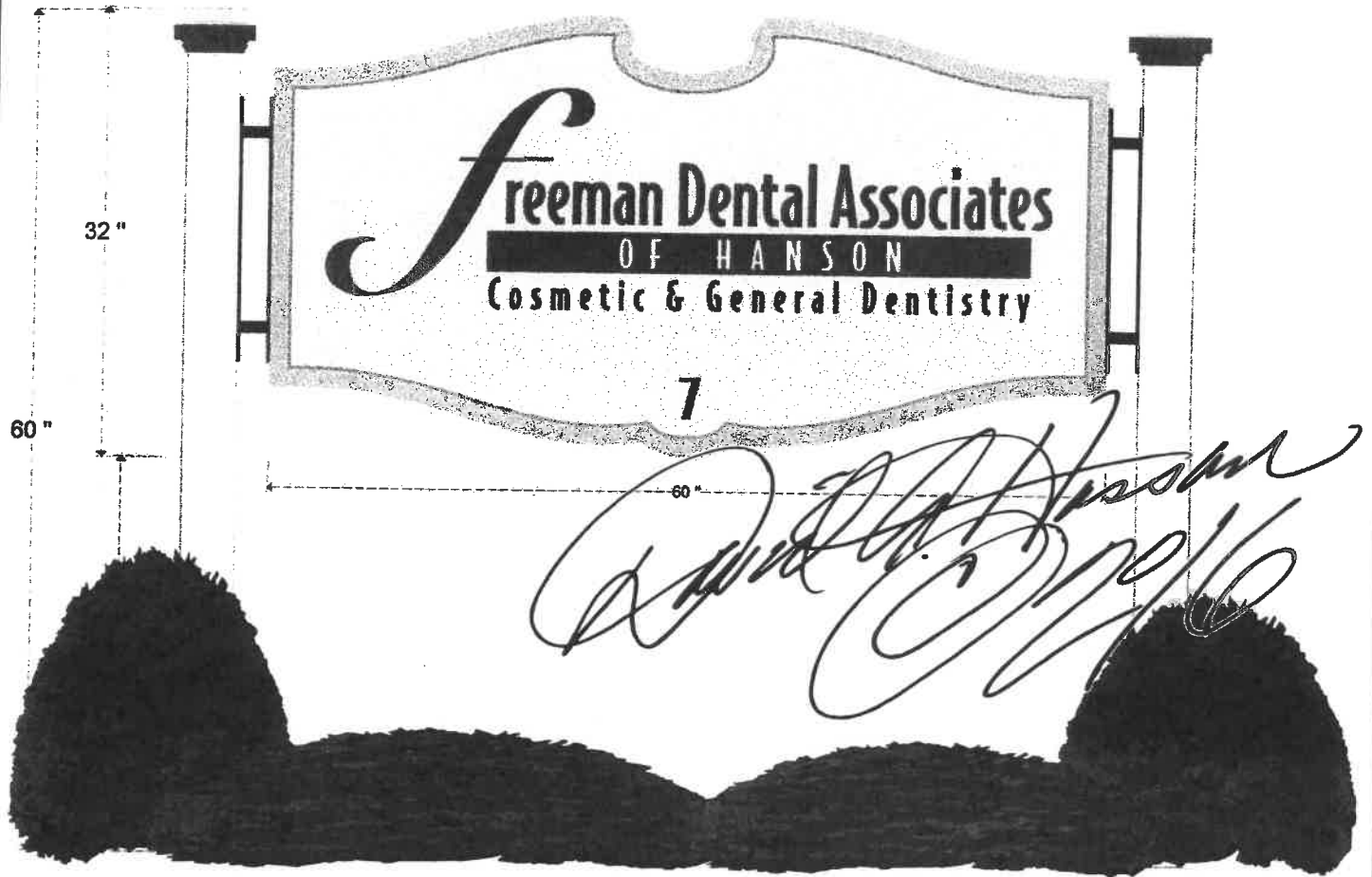
William Cushing

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing.

PROPOSED CARVED SIGN  
DOUBLE SIDED  
32x60



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44 Years of Craftsmanship

Name: Brandon Freeman		Date: 3/25/2016
Phone#: 617-699-6801	Fax#:	Scale:
Cell#:	Email: brandon.freeman@gmail.com	Drawn by: D. HASSAN
Company: Freeman Dental Associates		
Address:		

799 Route 3A • Cohasset, Ma 02025  
Phone 781-383-6075 Fax 781-383-2000  
David Hassan • david@hassansign.com  
www.hassansign.com

HANSON BOARD OF APPEALS  
MINUTES OF PUBLIC HEARING APRIL 19, 2016

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HANSON, MA  
2016 APR 28 A 10:19

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Member

Petitioner: Mark Waitkus – Case#16AP09  
63 Arlene Street – 7:00 PM  
Special Permit/Variance

Petitioner is requesting a Special Permit to demolish and rebuild a new ½ cape home on the same footprint at the above address. Property is pre-existing nonconforming and is in Residence A zone.

Building Commissioner had no concerns regarding this project; however a building permit and a demolition permit will be required prior to the start of the project.

Board of Health commented that due to the high ground water that was encountered, the Engineer was not able to proceed with testing. Therefore, a system location or type of system needed has not been determined. The Engineer anticipates re-attempting sometime in late July 2016.

Abutter present was concerned about the septic placement and requested that the shed on the property be removed. Otherwise was in favor of the project.

Petitioner did state that the shed would be removed.

The Board determined that a Variance was not necessary and asked the Petitioner to request to have the Variance withdrawn without prejudice. The Petitioner made the request to withdraw the Variance without prejudice.

Motion to accept the withdrawal of the variance without prejudice: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion to approve the Special Permit to demolish and rebuild on the same footprint and remove the shed: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing: 3-0

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing April 5, 2016**

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HANSON, MA  
2016 APR 12 A 9 51

**Members present:** Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Alternate

**Petitioner:** Jennifer Lowe - Case#16AP08  
384 Indian Head Street – Special Permit-7:15 PM

Petitioner is requesting a special permit for an in-home occupation (daycare center) with related signage at the above address. Property is located in Residence A zone.

Building Commissioner commented that the petitioner has applied for a building permit to finish the basement of the home and a final inspection and occupancy permit will be required prior to the operation of the daycare.

Board of Health commented that a Title 5 inspection needs to be performed. If the system passes the inspection, the BOH could sign off on the building permit; if system fails the homeowners will be required to install a new system before the space is permitted.

Hanson Fire Department will require an inspection prior to opening and the following completed: number on the house visible from the street, two fire extinguishers installed in the daycare area, working smoke and carbon monoxide detectors installed as per Code and inspected by the Fire Department, and will need the floor plan of the daycare showing exits and locations of smoke detectors marked.

Per the Petitioner, the daycare will be in the basement of the home – walk out – for six children (would like to increase to 8 in the future.)

Hours will be 6:00 am to 6:00 pm, five days a week.

Signage will be per zoning and setback 20 feet. Name of childcare will be "Blueberry Patch Child Care."

Abutters present were in favor of the daycare.

Motion made to approve the in-home occupation: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion to close the hearing: Vote: 3-0

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing April 5, 2016**

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2016 APR 12 A 9 50

**Members present:** Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Alternate

**Petitioner:** George Gardiner – Case#16AP007  
24 Orchard Avenue – Special Permit  
7:00 PM

The Petitioner is requesting a Special Permit to allow for the construction of a two-car garage with an in-law apartment overhead at the above address. Property is in Residence A zone.

Building Commissioner had no concerns; a building permit will be required prior to construction.

In-law apartment will be occupied by Mr. Gardiner's father –in –law.

The Plan presented encompasses all the in-law apartment regulations; common utilities, common entrance, two egresses, 846 sq.ft. of living space and parking.

Motion made to approve the special permit as presented: Ryan Tully  
Second: Joanne Miniutti  
Vote: 3-0

HANSON BOARD OF APPEALS  
Minutes of Public Hearing March 22, 2016

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HANSON, MA  
2016 MAR 30 A 10:17

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Clerk  
Ryan Tully, Alternate

Petitioner: Bruce Barbone – Case#16MA06  
48 Leon Court – Special Permit/Variance  
7:30 PM

Petitioner is requesting a special permit/variance to allow for the demolition of a porch, deck and stairs and to reconstruct an 11'8 x 20' addition on a pre-existing nonconforming lot at 48 Leon Court. Property is located in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran had no concerns regarding this proposal; however a building permit will be required prior to the start of construction. Board of Health commented that the property has a failed septic system (see attached) and if a building permit is applied for, the Board of Health cannot sign off for approval.

Per the Petitioner, they want to replace the above with an enclosed great room and stairs going out will be off to the side.

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

Motion made to allow the withdrawal of the variance without prejudice: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion to approve the special permit to demolish and rebuild the front addition on 48 Leon Court: Robert Overholtzer

Second: Joanne Miniutti

Vote: 3-0

Motion made to close the hearing. Vote: 3-0





## Memorandum

To: Zoning Board of Appeals

From: Donna Tramontana  
Health Agent

Re: 48 Leon Court 

Date: March 16, 2016

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The above property has a failed septic system.

Engineered plans to replace the existing septic were submitted to the Board of Health and approved on November 25, 2014. The owner has applied for funds through our Betterment Loan Program to complete this project, yet work has not commenced. These funds have been placed in reserve for this project. However, the owner is in danger of losing these reserved funds, as there are many residents on a waiting list, and it has been approximately 1 ½ years since the funds were approved.

According to 310 CMR 15.00 – Title 5, this property is required to have a Deed Restriction due to the variances that were requested and approved by the Board. This Restriction states "There is to be no increase in square footage to the existing structure.....".

If a building permit is applied for this proposed addition, the Board of Health cannot sign off for approval.

If you have any questions, please feel free to contact me.

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**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing March 22, 2016**

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HANSON, MA  
2016 MAR 28 P 1:52

**Members present:**     Robert Overholtzer, Chairman  
                                 Joanne Miniutti, Clerk  
                                 Ryan Tully, Alternate

**Petitioner:**             Kim Rochon – Case#16MA05  
                                 40 Indian Trail – Variance  
                                 7:00 PM

Petitioner is requesting a variance to allow for the construction of a 26' x 24' garage with attached breezeway that does not meet current setback requirements at the above address. Property is located in Residence A zone.


Building Commissioner Robert Curran had no concerns with the proposal however a building permit is required prior to construction.

Proposed Garage Plot Plan submitted was prepared by Land Planning, Inc., dated 1/21/16 and numbered P-3101.

Because of the shape of the lot, the Petitioner needs the variance for the front setback. The Board made the determination that the hardship is owing to circumstances relating to the shape of the property.

Motion made to approve the variance: Bob Overholtzer  
Second: Joanne Miniutti  
Vote: 3-0

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing March 8, 2016**

  
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2016 MAR 14 A 9:44

**Members present:**     Robert Overholtzer, Chairman  
                                 Joanne Miniutti, Clerk  
                                 Ryan Tully, Alternate

**Petitioner:**             Robert Goodman – Case#16JA02  
                                 200 Liberty Street – Site Plan – Special Permit – Variance  
                                 7:00 PM

Petitioner is asking to allow the expansion of the used car license to accommodate forty-four (44) cars at the above property also known as Specialty Auto. Property is located in the Business zone.

Goodman had a previous hearing held on January 26, 2016 but due to an advertising error and no updated site plan, a new hearing was required.

New Site Plan was prepared by Merrill Engineers and Land Surveyors and revised February 3, 2016.

Building Commissioner commented that he reviewed the petition. The owner is adding a handicap ramp for compliant access to the sales office. Building Commissioner asked the Board to consider restricting the storage of any inoperable vehicles or storage of junk or motor vehicles parts.

Goodman stated that the house is currently being remodeled to be the office area and storage. Goodman stated that he does not do customer repair work.

The buffer zone should run across the street frontage (20') and should be planted, per Overholtzer. The Board would like a list of plantings and when they will be installed. The six proposed trees are list under zoning data, but are not shown on plan. Also needs enter/exit signs installed.

Abutter Steven Regan, 30 Alden Way, was concerned that Mr. Goodman would revert back to overstocking the site as he has done in the past. Also, concerned about his upkeep of the site, as in the past he has not maintained it.

Motion made to approve the proposed project to allow the expansion to 44 vehicles with a review in six months: Joanne Miniutti

Second: Ryan Tully

Vote: 3-0

HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing January 5, 2016

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HANSON, MA  
2016 JAN 11 A 11:25



Members present: Robert Overholtzer, Chairman  
Sean Joanis, Vice-Chair  
Joanne Miniutti, Clerk

Petitioner: Nelson Realty Trust – Case#15DC27  
Deborah Nelson, Agent  
22 Richard Road  
Special Permit – 7:00 PM

This hearing was continued from December 1, 2015 at Petitioner's request due to issues at the property.

The Petitioner is seeking a Special Permit to allow for an in-law apartment at the above address.

The Chairman read into the minutes a note from Deborah Nelson to withdraw (cancel) the hearing until all housing issues have been completed.

Motion made to accept the withdrawal: Sean Joanis  
Second: Joanne Miniutti  
Vote: 3-0

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

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TOWN CLERK  
HANSON, MA

2016 FEB -8 A 9 48

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

**Petitioner:** Jason Tibbetts – Case#16JA01  
95 Bay State Circle  
Variance

The Petitioner is requesting a Variance to allow for the construction of a 24' x 24' two car garage that does not meet setback requirements at the above address. Property is located in the Residence A zone.

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

Petitioner would also like to add an 8' breezeway connecting the house to the garage.

Abutters present were in favor of the proposed construction.

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

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

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TOWN CLERK  
HANSON, ILL.  
2016 FEB 10 A 10:43

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

**Petitioner:**             Mohamed Nahas – Case#16JA03  
                             300 Monponsett Rear – 7:30 PM  
                             Variance/Special Permit

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

Plan submitted prepared by Land Planning, Inc.

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

Abutters present were for the project.

Petitioner will have to go to the BOH for septic approval.

As the Board determined that a Variance was not needed, the Petitioner withdrew without prejudice the request for a variance.

Motion made to accept the withdrawal of the application for a variance without prejudice:

Sean Joanis

Second: Joanne Miniutti

Vote: 3-0

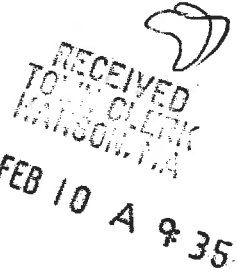
Motion made to approve the Special Permit for the building of the house as requested in the application with the condition that the driveway which is granted by easement be used for that house only and that the applicant apply to the Board of Health for approval of the septic system:

Sean Joanis

Second: Joanne Miniutti

Vote: 3-0

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



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

Petitioner: Robert Goodman – Case#16JA02  
Specialty Autos  
200 Liberty St. – 7:15 PM  
Variance/Site Plan

The Petitioner is requesting Site Plan Approval/Variance to allow for the expansion of the used car license to accommodate 44 vehicles at the above address.

The Building Commissioner/Zoning Enforcement Officer's comments are attached.

The Petitioner explained that the house will be the office and will be remodeled, and also installing a handicap ramp, creating new access and egresses, looking to put vehicles around the edge of the property only, not in the middle. Business is expanding, per the Petitioner, getting away from older model cars and doing newer model cars. Fence has been installed around the entire property per Petitioner.

Planting will be done in the front of the property when weather permits.

Parking spots for vehicles on Plan presented are all recycled gravel – no lines designated. The Board realized that the hearing notice did not specify Site Plan approval and requested Mr. Goodman to file a Site Plan delineating the specific parking spots for vehicles, including handicap space.

Abutter present asked what is the square footage of the property and what is the frontage. Under zoning today, this lot does not comply.

Motion made to close the hearing and readvertise for a proper hearing on a Variance, or Site Plan approval and the increase in car license: Sean Joanis

Second: Joanne Miniutti

Vote: 3-0



# Town of Hanson Building Department

542 LIBERTY STREET • HANSON, MASSACHUSETTS 02341  
TEL. 781.293.5503 • FAX 781.294.0279

January 12, 2016

Hanson Zoning Board of Appeals  
542 Liberty Street  
Hanson, Ma. 02341

Re: 200 Liberty Street  
Hearing Date: January 26, 2016

Dear Honorable Board of Appeals,

I have seen and reviewed the petition of Robert Goodman, dba Specialty Auto Inc., for Site Plan Approval to allow for the expansion of the used car license to accommodate forty-four (44) cars, under MGL Chapter 40A, and Town of Hanson Zoning By-laws Section VII.F. (1-4) and section IX.B.2 (a -d).

The property is located on Hanson Assessors Map 91, Lot 2 and it is located in a Business Zone.

This office has been working closely with the owner of this business to remove junk/inoperable vehicles. Over the past several weeks many vehicles have been removed and the lot looks much more professional.

The owner is now adding a handicap ramp for compliant access to the sales office.

Please consider restricting the storage of any inoperable vehicles or storage of junk or motor vehicle parts.

Sincerely,

Robert P. Curran  
Building Commissioner  
Zoning Enforcement Officer





HANSON ZONING BOARD OF APPEALS  
Minutes of Public Hearing July 25, 2017

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TOWN CLERK  
HANSON, MA  
2017 AUG 23 A 9 38

Board members present: Joanne Miniutti, Vice-Chair  
Ryan Tully, Clerk  
William Cushing, Alternate

Petitioner: Gerald Coulstring – Case#17JL13  
0 Liberty Street – 7:00 PM  
Special Permit/Variance/Site Plan

Also present: Bo Dyer, partner of Coulstring

Petitioner is requesting a Special Permit, Variance and Site Plan approval to allow for the construction of Building A-restaurant/retail; Building B-accessory uses with parking requirements, signage and a flagpole at the above address. Property is located in Business and Residence AA zones.

The Building Commissioner, Robert Curran, requested the Board consider discussion on what types of outside storage related to the businesses will be allowed including vehicles and equipment. Also, his office has no concerns with the proposal however a Building Permit will be required prior to construction.

Town Planner, Laurie Muncy's comments are attached.

Board of Health's comments attached.

Plan presented at this hearing was prepared by Webby Engineering, 180 County Road, Plympton, Ma.

Chairman Robert Overholtzer who was unable to attend this hearing had the following comments: the front elevations of the two buildings are missing from the project drawings. The Board needs to see those drawings. The appearance of the buildings is necessary for both the Board and the abutters review-doors, windows, awnings, signage (building or windows), any exterior lights. Also show the multi-sign structure with sample signs for the various businesses. Also, is the only access to the "B" units through the overhead doors? No doors shown on plan. What could be potential noise issues?

After reviewing the Plan, Chairman Overholtzer felt that this project requires the Board to obtain a review engineer to address multiple concerns. This he expressed to the Administrative Assistant who informed the Board members of his concerns. The Board agreed and informed the Petitioner that the hearing would be continued to allow time for a review of the Plans.

Dyer spoke on the overhead door issue and said that when they footprinted the garage down the side they did not include an access door. An access door will be added so the garage doors are not open all day. As far as lighting all will be on the buildings shining down. As far as handicap parking, per the Building Commissioner they only need one handicap spot in the front; all will be ADA accessible.

Coulstring spoke on the proposed building out in front-will be a saltbox design – colonial looking with a couple of dormers on the front. The building out back will be a similar design-metal building – something esthetically pleasing. The pass doors will be all ADA with push bars .

As far as tenants in the building, hopefully all trades people.

Abutter at 45 Liberty Street had no comments, but interested in what would be constructed.

Abutter at 123 Liberty Street had no concerns, just curious.

Motion made to continue the hearing until August 29, 2017 at 7:00 pm: William Cushing

Second: Ryan Tully


Vote: 3-0



Town of Hanson  
Board of Health  
542 Liberty Street  
Hanson, MA 02341  
Tel: (781) 293-3138 Fax: (781) 294-0884

July 26, 2017

To: Hanson Board of Appeals

From: Hanson Board of Health  
Matt Tanis, Health Agent 

Re: 0 Liberty Street – Map 91 Lot 12-1, BOH comments

The BOH will need to have a septic plan/design with the disposal works application submitted for this property. Soil/perc tests will also have to be done on this property as there are none on file. The BOH will also need to know what the planned building use will be. If there is to be restaurant/food service use, this office will need to know what type of food service and an approximate number of seats that will be used for dining.

No further comment.

**received**  
7-26-17 BOH

Public Hearing: July 25, 2017

Applicant: Gerald Coulstring, Jr.

Special Permit, variance and site plan review under Section VI.D.1(a,b,c,d, and I; Section VII.D., Section VII.F.1 through 4, Section VIII.D.3 and Section IX.B.2 (a through d) to allow for the construction of Building A – restaurant/retail and Building B – accessory uses with parking requirements, signage and a flagpole at 0 Liberty Street Map 91 Lot 12-1 located in the Business and Residence AA zoning districts.

**Comments:**

**General Bylaw 3-21 Stormwater Management:** I would recommend that the drainage calculations are reviewed to ensure compliance with Stormwater Management requirements. The Planning Board is the permit authority for Stormwater Management but under Section 4 of the Town of Hanson Stormwater Management bylaw it reads, *“Construction Activities are exempt from needing a Stormwater Permit if the stormwater discharges resulting from them demonstrate compliance with the Massachusetts Stormwater Management Standards, either through a properly issued Order of Conditions, Site Plan Review, Special Permit/Variance or Subdivision Plan approval.”* Therefore, the Site Plan Review/Special Permit Granting Authority can review calculations to ensure compliance for this permit.

**Conservation Commission:** A Notice of Intent may be required for any work within jurisdiction of the wetlands line. Portions of the drainage basin, parking area and Building B are proposed within jurisdiction. The use of Euonymus “Emerald Gaiety” is not permitted in the landscaping plan. The use of Bradford Pear is discouraged.

**Proposed Handicap Access** – there is no detail for the proposed ADA handicap ramps. Please include details of all handicap access requirements including: proposed crosswalk, cross slopes no greater than 2%, four foot minimum sidewalk width (PROWAG), detectable warning surfaces/truncated domes, level pedestrian access route at the driveway, etc.

**Parking, Access and Egress:** All proposed construction shall comply with Planning Board Rules and Regulations and Massachusetts Highway Department standards.

**Proposed sign detail:** The plan should have a proposed sign detail.

**Proposed traffic counts:** There are no proposed traffic counts for the types of businesses proposed. Will these businesses increase traffic counts or impacts traffic flow?

**Minimum Lot Area:** At least 90% of the minimum lot size required shall be uplands. There is no calculation for uplands/wetlands. This should be added to the plan.

received  
7-17-18 BUC

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2016 DEC 20 A 8:34

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing November 29, 2016**

**Members present:**     Robert Overholtzer, Chairman  
                               Ryan Tully, Clerk  
                               William Cushing, Alternate

**Petitioner:**             Mark Beaupre – Case#16NV28  
                               1272 Main Street – Units 1 & 2  
                               Special Permit – 8:00 pm

Petitioner is requesting a special permit to operate a graphic design, truck lettering and print broker with related signage at the above address. Property is located in the Commercial Industrial and Flexible Overlay zones.

BOH asked if the above would have any hazardous waste on site and if so, how would they store and then dispose of them.

Petitioner has no hazardous materials, just vinyl and paper.

Business will be known as "Beagle Printing."

There will be no hazardous waste per Petitioner.

Hours will be 7:00 am to 7:00 pm, Monday thru Saturday. Number of employees will be two.

Mainly truck lettering will be done on site – 2 bays in back of building will allow for cars and trucks to be inside.

Signage will be same as what is there right now.

Motion made to approve the special permit: Ryan Tully

Second: William Cushing

Vote: 3-0

Motion made to close the hearing.

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing November 29, 2016**

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HANSON, MA  
2016 DEC 14 A 11:52

**Board Members:** Robert Overholtzer, Chairman  
Ryan Tully, Clerk  
William Cushing, Alternate

**Petitioner:** Robert Crowell, representing Henry Holmes  
183 Lakeside Road – Case#16NV27  
Variance – 7:45 PM

Petitioner is requesting a variance to allow for the construction of a 14' x 28' one-car garage that does not meet front and side setback requirements. Property is located in A/R zone. Property is preexisting nonconforming.

Building Inspector has no concerns with the proposed but a building permit will be required. Board of Health commented that as long as the proposed garage meets the setbacks to the existing septic system and there is no living space within this addition, they have no concerns.

The garage will be attached directly to the house. Abutter at 189 Lakeside Road is in favor of this project.

Motion made to approve the variance as proposed: William Cushing  
Second: Ryan Tully  
Vote: 3-0

HANSON BOARD OF APPEALS  
Minutes of Public Hearing November 29, 2016

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2016 DEC 12 A 10:53  
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Members present: Robert Overholtzer, Chairman  
Ryan Tully, Clerk  
William Cushing, Alternate

Petitioner: Juliet Keene – Case#160C21  
1615/1625 Main St. – 8:00 PM  
(cont. from 10/18/16)

Also present: Michael MacCurtain operator of Five Rings Dog Training.

Petitioner is requesting to amend Decision #100C16 to allow for up to 50 dogs on site per kennel license.

Continuation was to allow both the petitioner and abutters to meet to see what could be worked out as to noise from barking of dogs.

Meeting was held with neighbors and a reasonable agreement has been reached. Both parties agreed that the meeting gave insight to and resolved some issues.

The petitioner will install an 8' noise cancelling wall/fence that should reduce noise. The abutters are ok with the increase to 50 dogs. Abutters also requested a meeting and review in 6 months( June 27,2017) to see how things are working. If noise continues to be a problem, the abutters would like the Board to reduce the number of dogs allowed. Abutters also stated that if Mr. MacCurtain was to leave or sell the business, a new zoning approval would be required.

All parties agreed to have a review around December 31, 2017, a date and time to be determined as time moves to that point.

Motion made to amend the decision to allow up to 50 dogs with conditions: Ryan Tully  
Second: William Cushing  
Vote: 3-0

Motion made to close the hearing.

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing of November 15, 2016**

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HANSON, MA  
2016 DEC -6 P 1:23  
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**Board Members present:**     Robert Overholtzer, Chairman  
   Joanne Miniutti, Vice-Chair  
   Ryan Tully, Clerk  
   William Cushing, Alternate

**Petitioner:**                         Richard Dubois, represented by Gary Rice, Land Planning, Inc.

The Petitioner is requesting a variance to allow for a proposed driveway to service Lot 2 through an easement on Lot 1 -not thru its frontage/access at 0 Whitman Street.

Property is located in Residence AA and Agricultural zone.

Building Commissioner had no concerns regarding this proposal and commented that the proposal will provide Public Safety Personnel and equipment much easier access.

The Board of Health had no concerns at this time.

Plan of the project was prepared by Land Planning, Inc., dated October 14, 2016 and numbered P-3075.

Rice stated that what exists are two retreat lots – Lot 1 has frontage off Spring Street with 2 acres roughly, and Lot 2 which has its frontage off of Whitman Street and has approximately 40 acres. Where the Petitioner wants to build the house is way back off of Whitman Street closer to Spring Street. Instead of trying to put in a 2,200 ft. driveway off of Whitman Street – it is more feasible and more practical to only have to put in a 400' driveway coming across their lot, which they own also, which is going to be either for one of their children or grandchildren as a future homesite. So with a 40' access easement and a large turning area – agreed upon with the Fire Chief Jerry Thompson- he was fine with the length – and preferred to only have to come in 400' rather than the 2,200 ft. off Whitman Street. This property also has 20 acres of wetlands, per Rice. These two properties have already been subdivided and are owned by the DuBois. Water will be on a well, and utilities will be underground.

Abutter Paul Johnston, 471 Spring Street, e-mailed his comments that he is not in favor of this proposal. Abutter Kevin Cohen of 473 Spring Street present at this hearing, was opposed to the project- i.e. possible drainage issues.

Other abutters present were in favor of this project.



**Motion to approve the variance for proposed driveway to service Lot 2 through an easement on Lot 1 – not thru its frontage/access at 0 Whitman Street: Joanne Miniutti**

**Second: Ryan Tully**

**Vote: 3-0**

**Motion made to close the hearing.**

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing held on November 15, 2016**

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2016 DEC -5 A 11:46  
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**Board members present:**      Robert Overholtzer, Chairman  
   Joanne Miniutti, Vice-Chair  
   Ryan Tully, Clerk  
   William Cushing, Alternate

**Petitioner:**                      Stephen Sheridan – Case#16NV23  
   78 Stevens Street – Variance

**Also present:**                  Adam Ryan, Designer

Petitioner is requesting a Variance to allow for the addition of a family room, garage and a farmer's porch that will extend into current setback requirements at front of property at the above address.

Property is in Residence A zone.

The Building Commissioner Robert Curran had no concerns regarding this proposal but a building permit will be required prior to start of construction.

Board of Health Agent Donna Tramontana commented that their records indicate proposed septic plans were submitted and approved in 2005, however the system was never installed. Therefore the property has the existing septic system which was installed in 1972. It is a requirement of the BOH that if applicants are seeking a building permit for the purpose of adding on the existing footprint of their home and work has not been done on their septic system over the past 5 years, they must have a Title 5 inspection. The Health Agent had the following questions: what will the space be used for over the garage, i.e., storage or living space? What is the current floor plan for existing second floor? If the septic system passes a Title 5 inspection and if it is determined it can support the proposed additional space the Board of Health could sign off on their Building application.

Per the Petitioner the space over the garage will be for storage only. The second floor has three bedrooms and a full bath.

Plan submitted prepared by Merrill Associates dated 4/29/16.

The issue is the front setback of 50' – setback would now be 45'.

Motion made to approve the variance: Ryan Tully

Second: William Cushing

Vote: 3-0

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HANSON BOARD OF APPEALS  
Minutes of Public Hearing October 18, 2016

Petitioner: Matthew Shaulis – Case#16OC20  
1615/1625 Main Street – 7:15 PM  
Section 13 Appeal – Site Plan Approval/Special Permit

Members present: Robert Overholtzer, Chairman  
Ryan Tully, Clerk  
William Cushing, Alternate

Also present: Atty. Robert Galvin for Mr. Shaulis  
Atty. George Boerger for the abutters  
Robert Curran, Building Commissioner Town of Hanson

The Attorney for the Petitioner has filed a Section 13 appeal on the Building Commissioner's decision dated August 3, 2016 to the extent that it prohibits the cutting and sale of firewood and in the alternative seeks authorization via Site Plan approval and a Special Permit under Sections VI.E., VI.H.(b) to engage in the foregoing activities which are permitted in the Commercial Industrial and Flexible Overlay zones at the above address.

Building Commissioner, Robert Curran, sent a letter on August 3, 2016 addressed to Joseph Shaulis, Jr., notifying him of complaints regarding logs being delivered, stored and processed on site at this property at 1625 Main Street.

Previously on June 1, 2016 in a letter address to Joseph Shaulis, Jr., the Building Commissioner indicated to the owner of the property to advise the tenant to discontinue and remove all of the log length material and also discontinue any processing of these logs, to prevent further legal action. Attached to the letter to Mr. Shaulis was a copy of the Decision rendered to Blackwood Tree Service, per the Building Commissioner. Mr. Curran also added that if Shaulis is grieved by this order, it is his right to appeal to the Town of Hanson Zoning Board of Appeals.

In a letter to the Hanson Zoning Board of Appeals, dated September 22, 2016, Mr. Curran wrote that he has reviewed the Petition of Matthew Shaulis for a public hearing for an appeal under Section 13. While the BOA in the past allowed the sale of firewood, Mr. Curran states that the processing of log lengths has not been approved. He goes on to say that his office continues to receive complaints regarding noise generated from this site as well as frequent complaints regarding construction debris and tar dumped in piles visible from the roadway. Continuing on, he writes in this letter that the overall appearance of this site is disorganized and provides no screening or buffer areas as required in Section VII. It is his opinion that the processing of log lengths of wood delivered from an offsite location is not a pre-existing use and should not be allowed unless all of the screening, buffers and visual relief have been established in

accordance with our by-laws. Referring to the letter of June 1, Mr. Curran advised the BOA to seek advice from Town Counsel on how his letter requesting the discontinuance and removal of log length, etc., affects the outcome of this hearing.

Joseph Shaulis sometime in 1993 owned and maintained two buildings – 1 – a Laundromat; 1 – a car wash in the Commercial Industrial zone. The entire parcel encompasses approximately 8.04+ acres including these two buildings. Also on the property is a tree farm, started around 1996-1997- trees planted and harvested- with a particular site for harvesting Christmas trees.

Joe's son, Matt, began working for his dad around 1991 on the tree farm. As wood chips were needed for the harvesting of the trees, Matt began the processing of wood chips himself. This operation has been ongoing since 1991 along with the sale of firewood.

Per Atty. Galvin this use is allowed by right with no restrictions. In October of 1998, the Flexible Overlay zone was established in the Town of Hanson – which authorizes multiple uses. The property currently falls within the two zones- Commercial Industrial and Flexible Overlay zone.

In 2005, Mr. Shaulis carved out two plots from his acreage which was approved by the Planning Board and two condo units were built. In 2010, modifications were made to the Laundromat which allowed Juliet Keene to operate a doggy daycare and grooming business. In 2013, Nick Stead – Blackwood Tree Service and Mike Casey – Bay State Sealcoating received approvals from the BOA to operate at this site. In 2014 Mike McCurtain was given approval from the BOA to operate a dog training business.

Atty. Galvin touched on the fact that the letters were sent to Joseph Shaulis not Matt Shaulis. It was the August 3<sup>rd</sup> letter to Joseph Shaulis that was sent Certified, that Matt then opened, thus beginning the appeal process to allow the use by a special permit for the processing and sale of firewood dating back to 1991.

At this point in the hearing, supporters of Matt Shaulis were allowed to speak, and some had pictures to support the use as a tree farm and wood processing going back to 1991 with various pieces of equipment, some still in use today. All spoke in favor of Matt Shaulis and the operation in place as of today.

Matt did erect an earthern(?) berm approximately 7 to 10" high as a buffer for the wood processing and chipping – he is willing to extend the berm. There is also an 8' high fence.

Atty. George Boerger representing the abutters: S. Baldner, D. Donahue, J. Kelley and B. Faxon. Atty. Boerger honed in on the order (letter) dated June 1 advising the discontinuance and removal of the logs length material and discontinue any processing of logs, was not appealed on time. Also, he is challenging the piles of firewood which in his opinion was never authorized. He also introduced a series of pictures for the Boards perusal. He stated that the abutters

would like logs removed, no hours on Saturday and Sunday and holidays, site all fenced in, process wood during week daylight hours only.

At this time the Board determined that in order for all parties to digest all the information, a continuance was necessary.

Motion made to continue the hearing until November 29, 2016 at 7:00 pm.

**HANSON BOARD OF APPEALS**  
**Minutes of Public Hearing October 18, 2016**

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**Petitioner:** Maria-Jane McClellan – Case#16OC19  
472C Indian Head Street – 7:00 PM  
Special Permit

**Members present:** Robert Overholtzer, Chairman  
Ryan Tully, Clerk  
William Cushing, Alternate

Petitioner is requesting a special permit to allow for the construction of an in-law apartment and an addition at the above address. Property is in Residence A and Agriculture/Recreation zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no concerns regarding this proposal, however a building permit will be required prior to construction.

Plan submitted was prepared by ASAP Engineering & Design Co., Inc. Suite 3, 155 East Grove St., Middleboro, Ma., dated 4/4/16 and revised 5/17/16 and numbered 2016-058.

The in-law will be occupied by Jo-Anne and Francis Coyle.

Proposed in-law meets all the requirements, including common utilities.

Abutter present was concerned about setbacks in relation to her property.

Motion made to approve the special Permit and requesting setbacks be shown on As-built:  
Ryan Tully  
Second: William Cushing  
Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS  
Minutes of Public Hearing October 18, 2016

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2016 OCT 24 A 11: 21  
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Petitioner: Thomas Norton – Case#16OC22  
Dba LAWN DOCTOR  
800 Franklin Street – 7:45 PM  
Special Permit/Site Plan

Members present: Robert Overholtzer, Chairman  
Ryan Tully- Clerk  
William Cushing, Alternate

Petitioner is requesting a special permit/site plan approval to allow for the operation of Lawn Doctor with related signage at the above address. Property is located in the Commercial Industrial zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that his office has no concerns regarding this proposal, an inspection by the building office will be performed over the next few weeks to look at parking and accessibility.

Per the Petitioner, the fire department is all set.

No customers come to the site – all work is done off site.

Parking is more than adequate for this business.

Employees will be up to 45 depending on season.

Hours and days of week – Monday thru Friday – 6:00 am to 5:00 pm, Saturday 6:00 am to 2:00 pm. No Sunday hours.

The business uses granular fertilizer – stored on premises – but used on outside locations. Nothing is mixed on the premises.

Signage will be according to Town of Hanson zoning by-laws and will require a permit from the building department.

Motion made to approve the special permit and site plan: Ryan Tully

Second: William Cushing

Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS  
Minutes of Public Hearing August 16, 2016

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Petitioner: Peter Kenney – Case#16MY13  
999 Main Street – 7:30 PM  
Special Permit (continued from 5/31/16)

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Vice-Chair  
Ryan Tully, Clerk

Also present Kenneth Marston, owner of the property

Petitioner is requesting a special permit to operate a real estate office with related signage at the above address. This hearing was continued due to issues with the property at the time of the original hearing which have been resolved.

Property is located in C/I and Flexible overlay zones.

The name of the office will be "Real Estate Door."

Hanson Fire Department commented that they will need a key for the Knox Box and will have to conduct an inspection prior to opening.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that he had no issues with the proposal providing that handicapped accessibility is provided at the front of the building.

Proposed awning and other related signage as presented are approved.

Kenney explained that this will be an administrative office only – realtors go to clients homes. Number of realtors who will be occupying this office from time to time will be 10; office hours will be 7:00 am to 7:00 pm, seven days a week.

Motion made to approve the special permit with related signage: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0



HANSON BOARD OF APPEALS  
Minutes of Public Hearing August 16, 2016

Petitioner: Joanne Winslow – Case#16AU18  
800 Pleasant St. – 7:15 PM  
Special Permit- In-law

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HANSON, MA  
2016 AUG 24 A 10:30

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Vice-Chair  
Ryan Tully, Clerk

Petitioner is requesting a Special Permit to allow for the construction of an in-law apartment in the lower level of the home at the above address. Property is in Residence A zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that he has no concerns regarding the proposal, however a building permit will be required prior to construction.

Per the Petitioner the home is a split level. The in-law will have two means of egresses and will be occupied by Mrs. Winslow's mother.

The Board told Mrs. Winslow that a Covenant would be prepared and will accompany the Decision.

Motion made to approve the special permit for the in-law apartment: Ryan Tully  
Second: Joanne Miniutti  
Vote: 3-0

Motion made to close the hearing.

HANSON BOARD OF APPEALS  
Minutes of Public Hearing August 16, 2016

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HANSON, MA  
2016 AUG 22 A 11:29

Petitioner: Michelle Quinlan – Case#16AU17  
685 Indian Head Street – 7:00 PM  
Variance/Special Permit

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Vice-Chair  
Ryan Tully, Clerk

Also present: Laurie Muncy, Conservation & Planning Board Agent

Petitioner is requesting a Variance/Special Permit to demolish an existing one-car garage and construct a new two-car garage at the above address that does not meet side setback requirements. Property is pre-existing, nonconforming and is located in Residential A zone.

Building Commissioner/Zoning Enforcement Officer had no concerns with the project however a building permit will be required prior to start of construction.

The new garage will be attached to a sun room. The new garage will be more conforming.

Because the property abuts the Town Forest, concern was expressed about a section of pavement on the right hand side of the garage. The Petitioner did have a survey done by a registered engineer and one abutter present, Allen Clemons, 671 Indian Head Street, mentioned that the Town Forest had a survey done as well and set markers in place. The garage was built before zoning and was placed right on the lot line. Abutter present said that as long as they don't go into the conservation land they should be ok. Abutter had no problem with the proposal.

Ms. Muncy met with the owner this am and discussed the garage issue and the driveway encroaching and the Petitioner indicated that she will be doing some disturbance to the driveway anyway and getting it off conservation land. The Petitioner agreed to remove all concrete and/or gravel currently on Town Forest land and the Board would like the Petitioner to block any entrance from this property into the Town Forest.

Petitioner made a motion to withdraw the special permit without prejudice. Motion made to accept the withdrawal of the special permit: Ryan Tully

Second: Joanne Miniutti

Vote: 3-0

Motion made to approve the variance to allow the construction of the two-car garage with a 1'9" setback: Ryan Tully

**Second: Joanne Miniutti**  
**Vote: 3-0**

HANSON BOARD OF APPEALS  
Minutes of Public Hearing July 12, 2016

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2016 JUL 19 P 1:05

Petitioner: Brenda Contrino -16JY16  
318 Monponsett Street – 7:30 PM  
Special Permit

Members present: Robert Overholtzer, Chairman  
Joanne Miniutti, Vice-Chair  
Ryan Tully, Clerk

Petitioner is requesting a Special Permit to allow for the construction of an in-law apartment at the above address. Property is located in Residence A zone.

Building Commissioner had no concerns but a building permit will be required prior to construction.

Board of Health commented that the new system is adequate to support the additional rooms in the basement.

The in-law apartment will be approximately 800 sq.ft. The unit will be occupied by the owner's niece and baby.

The house is a split-level having a kitchenette, 2 bedrooms and a bath in the lower level. Common utilities and plenty of parking.

Motion made to approve the special permit for the in-law apartment: Ryan Tully  
Second: Joanne Miniutti  
Vote: 3-0

Motion to close the hearing. Vote: 3-0