

HANSON BOARD OF APPEALS
Minutes of Public Hearing December 15, 2020

Board Members present: Kevin Perkins, Vice-Chair
Sean Buckley, Clerk
Joshua Pratti, Alternate

Petitioner: Jay Campbell – Case#200C12
125 Glenwood Place – 7:00 PM
Variance
(cont. from 10/27/20)

Atty. Brian Winner for the Board of Appeals

Building Commissioner/Zoning Enforcement Officer Robert Curran commented that he has no issue with this petition, the existing home is preexisting to the adoption of zoning in Hanson.

Jay Campbell represented himself at this hearing. A signed Plan was submitted to the zoning Board on December 7, 2020. The other issue was on a retreat lot you have to exclude the access portion of it which would be the whole area coming in from Glenwood Place. So the area owned from Glenwood Place into where the front setback line is – that is considered the access portion. Looks like the back lot has 98,024 sq.ft.m/l, so need to verify that have 80,000 sq.ft. when you exclude the access portion. Basically you have 18,024 sq.ft. to use with that access portion and still be in compliance. Still a question is the frontage variance.

The Board told Mr. Campbell that the information needed is in the zoning by-law – needs to be done to check the box that it meets the requirements before even considering to grant a variance on the frontage aspect of it.

Motion made to continue the hearing to February 9, 2021 at 7:00 pm: Kevin Perkins
Second: Sean Buckley
Vote: 3-0