

HANSON BOARD OF APPEALS  
Minutes of Public Hearing October 15, 2019

Board Members: Kevin Perkins, Clerk  
Sean Buckley, Alternate

Petitioner: Michael Curtin – Case#19OC20 – 7:00 PM  
0 Rollercoaster Road – Variance

Azu Etonru of E.T.Engineering Enterprises, Inc., 481 Bedford Street, Bridgewater, Ma., presented the plan for the Petitioner to the Board members. Plan is dated September 3, 2019 and is Project #0827-001.

The Petitioner is requesting a Variance to allow for the construction of a new raised ranch home – 3 bedroom – that does not meet current setbacks at the above location. Property is in Residence A zone.

Building Inspector/Zoning Enforcement Officer Robert Curran has no concerns regarding the proposal however a building permit must be issued prior to the start of construction.

William Cushing, Chairman, recused himself from this hearing. Because only two Boards members are available, no vote can be taken tonight.

Mr. Curtin purchased the property at town auction; there had been a house on the property years ago. Originally it had been two lots and the 5,000 sq.ft. lot is the grandfathered lot from 1937 and then combined with the other lot in 1965 (same ownership) now about 13,000 sq. ft.

Etonru spoke on the application for the variance – owing to the shape of the land, topography – the land is downgraded on the south side out to Rollercoaster Road and soil. Variances needed will be rear - 15'-1/2"; front – 12'-1'2". A single family home is consistent with the uses of the neighborhood.

Abutters present were concerned about drainage issues, water runoff.

The Board felt that Mr. Curtin and his engineer need to look further into the issues concerning the development of this property. All parties agreed to meet again on October 29, 2019 at 6:30 PM.

Motion made to continue the hearing to October 29, 2019 at 6:30 PM: Sean Buckley  
Second: Kevin Perkins  
Vote: 2-0