

HANSON BOARD OF APPEALS  
Minutes of Public Hearing April 27, 2021

Members present: William Cushing, Chairman  
Kevin Perkins, Vice-Chair  
Sean Buckley, Clerk  
Joshua Pratti, Alternate

Petitioner: Roshdy Asaad – Case#21AP05  
1064 Main Street – 7:30 PM  
Special Permit – Site Plan

Petitioner is requesting a special permit and site plan approval to allow for the operation of a convenience store with related signage at the above address. Property is located in the Flexible Overlay zone and Commercial Industrial zone.

Comments from the Hanson Fire Department were the proposed location will need to have a key for the Knox Box for Fire Department access; the Fire Department will need to conduct a fire and life safety inspection of the store prior to opening.

Building Commissioner/Zoning Enforcement Officer commented that he has no objection to this proposal; however building, electrical and plumbing permits will be required for renovations to the existing space; the access and entrance to the convenience store will be required to be handicap accessible in accordance with 521CMR. The handicap parking space will need to be in accordance with 521CMR23.4. The parking space on the plan provided is not compliant. (van accessible space)

Mr. Asaad's son spoke on behalf of his father.

The Board feels that a survey plan/site plan is needed showing physical barriers of where the lot line is, where the street is, need to see spaces to scale to see that they actually fit. The Board needs to see that the parking is adequate – won't cause any congestion.

The Board recommended to continue this hearing until May 25<sup>th</sup> at 7:30 pm to allow time for a survey of the property to be done by a professional engineer.

Motion made to continue the hearing until May 25, 2021 at 7:30 pm: Kevin Perkins  
Second: Sean Buckley  
Vote: 3-0