

HANSON BOARD OF APPEALS
Minutes of Public Hearing February 7, 2017

Petitioner: Sean Cahill – Case#17FB02
8 Indian Path – 7:15 PM
Special Permit/Variance – In-law apartment

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

Also present: Michael Howland, Agent for Mr. Cahill

Petitioner is requesting a Special Permit/Variance to allow for the construction of a 25' x 25' attached in-law apartment to the existing structure and a covered farmer's porch 48' x 3' x 7.0' at the above address. Property is in the Residence A zone.

Plan submitted for the proposed project was prepared by Jason E. Beal, Associate A.I.A., 253 Clapp Road, Scituate, Ma., dated December 6, 2016. Michael Howland, Agent for Mr. Cahill presented the proposal.

The Building Commissioner, Robert Curran, commented that he had no concerns regarding the proposal; however a Building Permit will be required prior to start of construction.

Board of Health commented that the property is a 4 bedroom deed restricted property. After discussion with the builder, Mr. Howland, it was determined that an existing bedroom will be converted into a walk-in closet. This is acceptable in keeping with the Deed Restriction. However, upon completion of the project the Board would require a walk through to confirm bedroom count.

Howland explained that a variance of 11' is needed for the addition of the farmer's porch to the front of the home. Also a variance under Section VI.g.(b)- additional entrance shall be located on the side or in the rear of the dwelling – to allow for a front door due to site restraints and the way the existing house is accessed.

The in-law apartment will be occupied by Mr. Cahill's father-in-law.

Motion made to approve the special permit and variance for the in-law at 8 Indian Path: Ryan Tully

Second: William Cushing

Vote: 3-0

Motion to close the hearing.

