

HANSON BOARD OF APPEALS
Minutes of Public Hearing October 27, 2020

Board Members present: William Cushing, Chairman
Kevin Perkins, Vice-Chair
Sean Buckley, Clerk
Joanne Miniutti, Alternate

Petitioner: Nilton DePina – Case#20FB03 – 7:30 PM
1071 Main Street – Special Permit
(cont. from 9/22/20)

Gary Rice of Land Planning Inc., represented the Petitioner

DePina is looking to construct 4 one-bedroom apartments and potential retail space at the above address. Property is located in Flexible Overlay zone.

At the last hearing it was recommended to DePina that he have his engineer do plans showing what will be done both inside and outside of the building.

Gary Rice, Land Planning presented the new plans. Because of the placement of the recorder and the position of Mr. Rice recording of voice was very hard to understand. Parking is more than adequate for the uses of this building. More lighting will be added to the outside.

As far as the outside of the building, DePina plans on painting two sides, not replacing vinyl siding. Chairman Cushing stated that the building needs more than vinyl paint – this area needs to be revitalized – so the idea is to spruce up the property and make it more aesthetically pleasing. DePina stated he plans to do that but needs income from the property first – this work will be ongoing.

Rice continued saying the first floor right now will be used for storage only. Second floor is the common hallway showing kitchen/dining area living room, bedroom and bath. (unintelligible) On to the third floor - same as second.

Board member Perkins stated that it looks like on the second floor plans you are showing cased openings which looks like a door could be added down the road-these are studios – only one bedroom. Perkins also spoke on the area needing to be spruced up- this is a good opportunity to do that with this property – the Board wants to see it done right. The Board does not want to see this particular property stay in the condition it currently is – needs to be done right. What is the plan for the first floor going ahead? This area should be dedicated now.

DePina suggested the Board meet with him and take a look at the property.

Chairman Cushing will contact DePina and set a date for a site visit.

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Motion was made to continue the hearing until December 1, 2020 at 8:00 PM: Kevin Perkins
Second: Sean Buckley
Vote: 3-0