

HANSON BOARD OF APPEALS  
Minutes of Public Hearing November 29, 2022

Board Members: Sean Buckley, Chairman  
Michael Fleming, Clerk  
Christopher Costello, Alternate

Petitioner Kerry Hollstein - Case#22NV23  
30 East Washington Street – 7:30 PM  
Special Permit/Site Plan  
Joseph Webby, Webby Engineering for the Petitioner

Petitioner is requesting a special permit and site plan approval to allow for the operation of a roofing company dba K1 Roofing LLC with related signage at the above address. Property is located in the Business zone.

Building Inspector/Zoning Enforcement Officer Kerry Glass commented that he had not concerns with the addition of a second driveway. The owner or owner's agent would need to apply and receive the necessary building and signage permits before any construction starts on the project.

Hanson Fire Department commented that fire alarm systems will need to be updated or replaced in all buildings; owner will need to supply a Knox box for emergency entry by Fire Department personnel; owner needs to have all units inspected prior to opening for business and a business response data sheet filed.

A copy of the Planning Board letter was handed to the Petitioner for their review.

Plan for the project was prepared by Webby Engineering Associates, Inc.

Per Webby they are keeping the dwelling as a rental and put their office in the back property.

Per the owner, the existing dwelling was never used as three apartments and they do not intend to have three apartments. This was an error on the plan submitted. The "auction" building will not have an apartment per Petitioner.

Most of the vehicles go home with the drivers. The second driveway that is being proposed is because the front section is going to have occupants living there and it does not seem like a good idea for trucks to be going in and out as that driveway is very close to the house.

Per Webby, on the Planning Board's concern with the curb cut, he feels they can make it work with a town curb cut approved by the DPW.

Two driveways – one for business and one for storage (gravel only).

Hours of operation will be 6:00 am to 4:00 pm Monday thru Saturday.  
There will be four employees.

Motion made to approve the special permit and site plan approval to allow for the operation of a roofing company dba K1Roofing LLC with related signage with all approvals from all other Boards in the Town of Hanson: Sean Buckley  
Second: Michael Fleming  
Vote: 3-0