

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 23, 2019

Members present: William Cushman, Chairman
Joanne Miniutti, Vice-Chair
Sean Buckley Alternate

Petitioner: Pierce Avenue LLC – Case#19MY11
52 Pierce Avenue – 7:00 PM
Special Permit/Variance/Site Plan
(cont. from 5/21/19, 7/9/19)

Present for the Petitioner: Joseph Webby, Webby Engineering

The hearing opened with the Chairman reading into the minutes a letter written by the Petitioner which states:

“This is a formal request for amendment to pending special permit/ variance application. At the initial meeting abutters commented against the construction of 4 units and would be more favorable to 2 units. Concern was also raised in regards to the zoning bylaws having discrepancies making it unclear as to the lot size requirements in order to construct 4 units. Taking these comments and concerns into consideration we wish to amend the application to reduce the total units from 4 units down to 2 units. This project as amended now will only consist of converting the existing single family home into (2) 2 bedrooms, 2 bathroom condo units with associated parking, septic, landscaping etc. No additional structure will be built at this time. The amendment as shown on plan is allowed by special permit application and is permitted under the following -Sections VI.C.6A, VI.B.6D and VI.B.6H. The initial variance request is no longer applicable and we wish to withdraw the variance request without prejudice. Thank you for your time and consideration on this matter.”

Plan submitted for this project was prepared by Webby Engineering Associates, Inc., 180 County Road, Plympton, Ma., numbered W-5866 and dated 3/28/19 and revised May 29, 2019.

Mr. Webby explained that now Petitioner would like to take the dwelling on the existing footprint and convert that into two – two bedroom condos. The septic system is already out there. There is enough parking - property is in Residence B zone and they are staying within the same footprint and have at least the 40,000 square feet. So no variances are being requested.

Abutter Beverly White, 40 Pierce Ave. , lives two houses before this property and is curious about how condos will be split – first floor and second floor or split down the middle. Abutter Ann Weiss, 35 Pierce Ave. , wanted to know if at some point the owner could come back and get this changed without their knowledge.

The Chairman commented that any additional units would have to come back in front of the BOA and now we have determined that would not be allowed.

Motion made to approve the special permit and site plan for 52 Pierce Avenue: Sean Buckley

Second: Joanne Miniutti

Vote: 3-0

Motion made to allow the withdrawal of the variance without prejudice for 52 Pierce Avenue:

William Cushing

Second: Sean Buckley

Vote: 3-0

Motion made to close the hearing.