

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

Board members present: William Cushing, Chairman
Kevin Perkins, Vice Chair
Sean Buckley, Clerk

Petitioner: Brookside Realty LLC – 7:00 pm
1139 Main Street – Case#21AP04
Special Permit/Site Plan/Variance

Also present: Bob Crowell, Engineer for the project

The Petitioner is requesting the above to allow for the razing of the existing structure and construction of two 30' x 40' residential condominiums with associated site improvements and signage each having two-one bedroom units at the above address. Property is located in Flexible Overlay zone and Commercial Industrial zone.

Comments from Building Commissioner/Zoning Enforcement Officer Robert Curran were as follows: he has no concerns regarding this proposal and feel as though this project will help serve as a catalyst to encourage other similar development in the area. A demolition permit will be required prior to razing the building. Building permits for each building will be required in accordance with 780CMR105.

Comments from Deputy Robert O'Brien, Hanson Fire Department: the proposed location will need to have a Knox box for Fire Department access; the Fire Department will need to review the access road between the condominiums and our Station #2. We would like to ensure access for the engine between the two buildings.

Plans submitted for the project were prepared by Crowell Engineering, 981 Long Pond Road, Plymouth, Ma. 02360 dated March 24, 2021.

Bob Crowell presented the proposed. Previously this project housed a liquor store. (voice of Bob Crowell barely audible)

They are proposing to put the building where the existing corner is currently – not closer or further away. Each building is a two- unit condo – one bedroom each. Four units – eight parking spaces. One and a half stories to be built – now a two-story building.

The Board is requesting a review engineer on this project. The Board is proposing a continuance to May 25, 2021 at 7:00 pm.

Abutter Dennis Mahoney, owner of 1131 Main St., strongly in favor of this project.

Motion made to continue 1139 Main Street to May 25, 2021 at 7:00 pm: William Cushing

Second: Kevin Perkins.
Vote: 3-0