

HANSON BOARD OF APPEALS
Minutes of Public Hearing July 12, 2022

Board Members: William Cushing, Chairman
Kevin Perkins, Vice-Chair
Sean Buckley, Alternate
Joshua Pratti, Alternate

Petitioner: Robin Strauss – Case#22JL11
64 Woodman Terrace – 7:00 PM
Variance/Special Permit

Representing Robin Strauss is Terry McGovern of ZCE Consulting Engineers

The Petitioner is seeking a special permit and variance to allow for the replacement of one dwelling on an existing nonconforming two dwelling single property and a 16' x 20' one-car detached garage at the above address. Property is pre-existing nonconforming and is in Residence A zone.

Building Inspector has no objections however building permits will be required.

Narrative written by Robin Strauss indicated the need to demolish and rebuild due to failing foundation and other aging issues.

Per McGovern the lot itself is conforming – the proposed house will be conforming with respect to building setbacks. A new Title 5 system will be installed. The structure will be a 1-1/2 story home with two bedrooms.

Phil Clemons, Conservation Committee, making changes as requested and all looks good. Abutter at 21 Woodman Terrace questioned the number of houses being constructed.

The Board questioned the location of the garage in the front which is making the garage nonconforming – best in side or rear yard.

Motion made to continue the hearing until August 30, 2022 a 7:15 pm: William Cushing
Second: Joshua Pratti
Vote: 3-0