

HANSON BOARD OF APPEALS
Minutes of Public Hearing March 8, 2022

Members present: Kevin Perkins, Chairman
Joanne Miniutti, Vice Chair
William Cushing, Clerk

Petitioner: Nilton DePina – Case#21DC19
1071 Main Street
Special Permit
(cont. from February 15, 2022)

Attorney William Egan represented Mr. DePina

Petitioner is requesting a special permit to allow for the construction of four one-bedroom apartments at 1071 Main Street. Property is in the Flexible Overlay zone.

DePina was not present at this hearing – Atty. William Egan spoke on behalf of DePina..

Atty. Egan focused on the issues the Board wanted addressed from the last meeting:

Septic system – Title V inspection has passed.

Plan clarifications – the revised plan shows all the requested revisions.

Applicant commit to improving the exterior of the building at the start of the project – the applicant has committed to performing the following at the start of the project. The Special Permit is conditioned on the applicant installing new windows in accordance with the plan. At the start of the project the applicant will replace all existing windows that are not to code. The applicant will replace all siding, trim and fascia insuring that all matches in color and style.

Old parking lines be removed from the plan, a dumpster pad with a fence and crash barriers be inserted in the front of the building – the revised plan has all the requested revisions.

Two parking spaces each unit meet requirements – including five across the street next to Spiro's – copy of easement attached – one handicap spot.

Water department indicates there is sufficient water present for four one-bedroom units at this property.

Per Kerry Glass, Building Commissioner, there are some tiles on the slate roof that have to be repaired and all permits need to be pulled and brought up to code 100%.

Prior to insulation and sheet rock being installed, Chairman Perkins would like the Board to do a “progress inspection” to see that the applicant is abiding by the decision.

Motion made to approve the special permit at 1071 Main Street to convert the existing structure in to four studio apartments utilizing first and second floor- third floor/walkup attic will be for storage only and Board will do site visit progress inspection to verify that the applicant is following the decision the way it was intended by the Board –only rough frame inspection prior to insulation inspection. During the construction of this project the Board requires that when the applicant is requesting inspections that all four units be done in sync: William Cushing

Second: Joanne Miniutti

Vote: 3-0

