

HANSON BOARD OF APPEALS
Minutes of Public Hearing August 11, 2020

Members present: William Cushing, Chairman
Sean Buckley, Clerk
Joanne Miniutti, Alternate

Petitioner: Alexander Nicoletta – Case#20AP07
0 County Road – 7:30 PM
Variance
(continued hearing due to Covid-19)

Gary Rice, Land Planning, also for the Petitioner

Petitioner is requesting a variance to allow for the construction of a single family home that does not meet front setback requirements for the existing lot at the above address. Property is located in Residence AA zone.

Building Commissioner/Zoning Enforcement Officer Robert Curran has no objections to the construction of a single family home on the lot.

Gary Rice presented the plan. The lot has over 49,000 sq.ft of land. Per Rice the lots were created back in 1956. Then zoning changes took place changing it from A which required 150 sq.ft. of frontage to AA which is now 175 sq.ft. (in audible). Lot does not have any wetlands. Steve Nicoletta, father of Alex, stated that they did not know the lot would require a variance- they thought it was a conforming lot.

The Board would like more information regarding zoning changes, ownership at that time, see a copy of deed, etc.,.

Motion made to continue the hearing until September 22, 2020 at 7:30 PM: Sean Buckley
Second: Joanne Miniutti
Vote: 3-0