

HANSON BOARD OF APPEALS  
Minutes of Public Hearing November 15, 2022

Board Members: Sean Buckley, Chairman  
Joanne Miniutti, Clerk  
Michael Fleming, Member

Petitioner: Steve Pellowe – Case#22NV20  
113 Ocean Avenue – 7:15 PM  
Special Permit/Variance

The Petitioner is requesting a special permit/variance to allow for the construction of an 8' x 22' Two-story addition at the above address. Property is pre-existing nonconforming and is in Residence A zone.

Comments from Building Inspector are that the office cannot agree to this construction due to the existing deed restriction in place on this property limiting the number of bedrooms on the existing septic system.

Board of Health commented that the existing septic system was installed in 2020 with a design for no more than 2 bedrooms. A Deed Restriction was filed at the Registry of Deeds by the homeowner.

Conservation Commission commented that a Notice of Intent is required.

Pellowe commented that they have zero intent of adding another bedroom - looking to put in a bathroom downstairs that is handicap accessible and expand the upstairs to a bathroom that is handicap accessible. Downstairs the entryway would consist of basically a coat closet – upstairs will be a bathroom and an office.

The Petitioner intends to follow thru with the Conservation Committee.

Motion made to continue the hearing until December 13, 2022 at 7:00 pm: Sean Buckley  
Second: Joanne Minuutti  
Vote: 3-0