

HANSON BOARD OF APPEALS
Minutes of Public Hearing December 15, 2020

Board members: William Cushing, Chairman
Sean Buckley, Clerk
Joshua Pratti, Alternate

Petitioner: Richard Virta – Case#20DC14
692 Main Street – 7:30 PM
Special Permit

Petitioner is requesting a special permit to allow for the construction of a 34' x29'6" in-law apartment within an existing dwelling at the above address. Property is in Residence A zone.

No comments in file currently from other town boards.

Per Virta the existing house is 2,400 sq.ft. –add in-law 900' to 1,000 sq.ft. – with no exterior changes.

Chairman Cushing explained to Virta that Hanson does not have a multifamily in-law bylaw that allows the construction of something that looks like a 2-family. The by-law allows for an in-law apartment but not to be treated as a two-family. Also need site plan to show one driveway - not two. This property needs to be treated as a primary residence with an in-law. A condition of approval that if you do an in-law and you want a primary that will not be passed down to a sale. Fine with this if you plan on living there and a family member, but if you put it up for sale the in-law would not be transferable.

Virta does not guarantee that he or a family member will occupy the house.

Cushing gave Virta some ideas for the next hearing: in-law apartment should not be any more than 900 sq.ft.; have an architect supply the Board with actual square footage; one main entrance into main dwelling; site plan showing one main driveway.

Member Pratti stated that looking at the plan it does not show the intent of being an in-law.

Motion made to continue the hearing until February 9, 2021 at 7:30 PM: William Cushing
Second: Sean Buckley
Vote: 3-0