

HANOVER ZONING BOARD OF ADJUSTMENT
September 24, 2009
Board Room, Municipal Building, 7:00 pm

Board Members Present: Arthur Gardiner (Chair), Ruth Lappin, Bernie Waugh, Sheila Buckley, and Maureen Bolton.

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Zoning Board Chair, Arthur Gardiner, called the meeting to order at 7:00 pm. The deliberation meeting will be held October 1, 2009 in the Board room of the Municipal Building at 7:00 pm.

The following agenda items were then heard.

- 1. Case #44041-Z2009-31: Case #44041-Z2009-31: Frank Barrett, Jr., as Agent for Edward & Mary Lynn Kerrigan, property owners of record, is requesting a Wetlands Special Exception under Article VII, Section 702, "Wetland, Waterbody, and Intermittent Stream Protection", and Section 206.3, "Special Exceptions", to demolish a single-family home, construct a new single-family home, and conduct various site improvements including the alteration/relocation of an existing sewer line within wetland buffer areas and property setbacks. The property is located at 9 Heneage Lane, Tax Map 44, Lot 41, in the "SR-1" Single Residence zoning district.**

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Jay Barrett, Agent, and Ed Kerrigan, property owner, presented the request in Phase I.

Francis and Harold Friedman spoke in opposition in Phase II.

Mr. Barrett and Mr. Kerrigan provided additional information, in response to concerns expressed, in Phase III.

Francis and Harold Friedman expressed additional concerns in Phase IV.

Case #44041-Z2009-31 was closed.

The record was left open until noon on Tuesday for additional items:

- Written responses to the Conservation Commission suggestions with a silt fence diagram;
- Statement from Wetlands Scientist concerning affect of project on wetlands;
- Statement concerning re-vegetation in the 0-25 ft. buffer area.

2. **Case #18014-Z2009-36: Jolin Kish, as Agent for Jon & Karen Wahrenberger, property owners of record, is requesting a Special Exception under Article VIII, Section 803, “Change of Non-Conforming Structures,” pursuant to Section 206, “Special Exceptions,” to allow roof modifications on a non-conforming structure. The proposed modifications will be no closer than the existing structure to the lot line(s) to which the existing structure is non-conforming. The property is located at 4 Spencer Road, Tax Map 18, Lot 14, in the “SR-1” Single Residence zoning district.**

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing

Jolin Kish, Agent, and Jon Wahrenberger, property owner, presented the request in Phase I.

No one spoke in Phases II, III and IV.

Case #18014-Z2009-36 was closed at 9:30 pm.

3. **ADJOURN:** Meeting adjourned at 9:30 pm.

Respectfully submitted,

Judith Lee Shelnuttt Brotman
Zoning Administrator