

HANOVER ZONING BOARD OF ADJUSTMENT
January 24, 2008
Boardroom, Municipal Building-7:00 pm

In Attendance:

Members: Arthur Gardiner, Mike Shipulski, Gert Assmus, Bernie Waugh, Bill Dietrich, Ruth Lappin

Staff: Judith Brotman

Others: See attached sheet

Arthur Gardiner, Chair, called the meeting to order as 7:00 pm. The deliberation meeting will be held Thursday, January 31, 2008 in the Boardroom of the Municipal Building at 7:00 pm. The following agenda items were then heard.

Case #12074-Z2008-02: Joseph Garcia, property owner of record, is requesting a Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures," pursuant to Section 206, "Special Exception," pursuant to Section 206, "Special Exception," to permit a screened porch addition to his non-conforming home. The proposed addition 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 138 Lyme Road, Tax Map 12, Lot 74, in the "RR" Rural Residence zoning district.

Board members sitting were: Gardiner, Waugh, Shipulski, Dietrich and Assmus.

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Joseph Garcia presented the application.

No one spoke in Phases II, III, or IV.

Case #12074-Z2008-02 was closed.

Case #09095-Z2007-27/28/29: Frank Barrett, Agent for David & Jill Polli, property owners of record, requests the following: (27) A Variance under Article X, Section 1006, "Variance," pursuant to Article II, Section 204.7, "Rural Residence", to demolish and rebuild a single family dwelling within the required setbacks; (28) A Wetlands Special Exception under Article VII, Section 702, "Wetland and Water Body Protection," to construct a new residence, reconfigure as existing drainage trench, and allow grading and landscaping work within a wetland setback; and (29) A Wetlands Special Exception under Article VII, Section 702, "Wetland and Water Body Protection," to construct a leach field and associated wastewater disposal system within a wetland setback. The property located

at 272 Hanover Center Road, Tax Map 5, Lot 95, in the “RR” Rural Residence zoning district.

Board members sitting were: Gardiner, Waugh, Shipulski, Dietrich and Assmus.

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Variance #27

Frank Barrett, Jr. presented the application.

Ben Steel, Rich Howarth, Les Ryman, Nick Orem, Kari Asmus, Imogen Ulrich, Diane Ryman, and Elaine Bent spoke in Phase II.

Mr. Barrett, David Polli, and Jill Polli spoke in Phase III.

Mr. Howarth, Mr. Orem, and Mrs. Crowe spoke in Phase IV.

Case #09095-Z2007-27 was closed.

Wetlands Special Exceptions #28 and #29

Frank Barrett, Jr. and Peter Spear presented the application. Jill Polli spoke in favor of the application.

Ben Steel spoke in Phase II.

No one spoke in Phases III and IV.

Cases #09095-Z2007-28 and 29 were closed.

Bill Dietrich stepped down. Ruth Lappin joined the Board.

Case #44004-Z2008-01: Pathways Consulting LLC, as Agent for the Penfield Limited Family Trust - New Heights, Inc. property owner of record, is requesting a Special Exception under Article II, Section 204.5, in the “GR” General Residential, pursuant to Section 206, “Special exception,” to allow a multi-family dwelling. The property is located at 8 Reservoir Road, Tax Map 44, Lot 4, in the “GR” General Residence zoning district.

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Rod Finley presented the application.

Brad Atwood and Alex Iskandar spoke in Phase II.

Mr. Finley spoke in Phase III.

Mr. Atwood spoke in Phase IV.

Case #44004-Z2008-01 was left open until Monday, January 28th for submission from Mr. Iskandar and his agents for suggestions to curtail left hand turns into the 45 Lyme Road parking lot from the proposed new development.

Other Business: None

Adjournment: The meeting adjourned at 11:25 pm.

Respectfully Submitted,
Erin Hammond, Recording Secretary