

HANOVER ZONING BOARD OF ADJUSTMENT
January 28, 2010
Board Room, Municipal Building, 7:00pm

Board Members Present: William Dietrich, Ruth Lappin (Acting Clerk), Gert Assmus, H. Bernard Waugh, & Steve Marion

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

William Dietrich (Acting Chair), called the meeting to order at 7pm. The deliberation meeting will be held February 4, 2010 in the Board room of the Municipal Building at 7:00pm. Dietrich stated that a five-member board was seated and advised of the three member board concurrence requirement.

The following agenda items were then heard.

Gert Assmus stepped down from the Board for the first case.

1. **Case #38003-Z2010-01:** T-Mobile Northeast, LLC, as Agent for the Church of Christ, property owner of record, is requesting a Special Exception under Article III, Section 322, "Communication/Telecommunications Facilities", pursuant to Article II, Section 206, "Special Exceptions", to permit the installation of a wireless communication facility within a steeple. The property is located at 40 College Street, Tax Map 38, Lot 3, in the "I" Institution zoning district.

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

Scott Lacy presented the request in Phase I.

Catherine Harwood spoke in Phase II.

Scott Lacy spoke in Phase III.

No one spoke in Phase IV.

Case #38003-Z2010-01 was closed.

Gert Assmus returned to the Board.

2. **Case #37015-Z2010-02:** Sigma Phi Epsilon NH Alpha Alumni & Volunteer Corporation, property owner of record, is requesting a Special Exception under Article II, Section 204.4, pursuant to Section 206, "Special Exceptions," to rebuild a student residence. The property is located at 11 Webster Avenue, Tax Map 37, Lot 15, in the "I" Institution zoning district.

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

Bill McGonigle presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case #37015-Z2010-02 was closed.

3. **Case #09023-Z2010-03:** James Murray Washburn & Karen Washburn are requesting a Special Exception under Article II, Table 204.7, pursuant to Section 206, "Special Exceptions," to allow a Bed & Breakfast. The property is located at 231 Dogford Road, Tax Map 9, Lot 23, in the "RR" Rural Residence zoning district.

Ruth Lappin read the Notice of Public Hearing.

James and Karen Washburn presented the request.

Speaking in favor of the proposal were Ralph Puckett and Christian Passo.

No one spoke in Phase II, III and IV.

Case # 09023-Z2010-03 was closed.

4. **Case #29012-Z2010-04:** Frank Barrett, Jr., Agent for the heirs of the Ethel Hayes Estate, property owner of record, is requesting a Variance under Article X, Section 1006, "Variance," pursuant to Table 204.6, "Single Residence" and Table 204.7, "Rural Residence" to create a new lot with less than the frontage required. The property is located at 122 Etna Road, Tax Map 29, Lot 12, in the "SR-2" Single Residence and "RR" Rural Residence zoning districts.

Ruth Lappin read the Notice of Public Hearing.

Frank Barrett, Jr. presented the request in Phase I.

Speaking in favor of the proposal, as presented, were: Mr. Marshall, Mr. Bernie, Mr. Tobias, Mr. Connelly, Mr. Gherardi and Mr. Pierson.

No one spoke in Phase II, III and IV.

Case #29012-Z2010-04 was closed.

5. **Other Business-**

A short discussion took place concerning the language being used in one of the proposed zoning amendments.

6. **Adjournment**

The meeting adjourned at 9:20pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary