

**ZONING BOARD OF ADJUSTMENT  
HANOVER NEW HAMPSHIRE**

**Board members present:** A. Gardiner (Chair), R. Lappin (V-Chair), B. Dietrich, G. Assmus, B. Waugh, M. Shipulski

Zoning Board Chair, Arthur Gardiner called the meeting to order at 7:05 p.m. in the Boardroom of the Hanover Municipal Building.

(Further explanation and support for the following actions are contained in the Board's approved, written decisions found in the respective case files.)

**CASE No. Z2008-02 (GARCIA)**

Board members sitting were: Gardiner, Waugh, Shipulski, Dietrich and Assmus. Dietrich prepared the preliminary draft.

It was moved by Shipulski, seconded by Assmus, to **GRANT** a Special Exception to Joseph Garcia to permit the addition of screening and a roof to a currently existing deck on the back of the currently standing house on property located at 138 Lyme Road, Tax Map 12, Lot 74, in the "RR" Rural Residence zoning district. This grant is subject to the following conditions:

1. That the additions and alterations extend no closer than the existing structure to the lot line; and
2. That the work be completed, and the use of the structure be, in substantial conformity with the plans and testimony as presented.

Voted in favor: 5

Opposed: 0

**CASE No. Z2008-01 (PENFIELD)**

Dietrich stepped down. Lappin joined the Board. Members sitting were: Gardiner, Lappin, Waugh, Shipulski and Assmus. Shipulski prepared the preliminary draft.

It was moved by Shipulski, seconded by Waugh, to **APPROVE** the request of the Penfield Limited Family Trust – New Heights, Inc. for a Special Exceptions under Article II, Section 204.5 "GR" General Residence, pursuant to Section 206, "Special Exceptions", 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 under the following conditions:

- (a) The project must be constructed as presented in the plans on file, which are incorporated by reference as a condition of this approval and in accordance with the

testimony taken at the hearing.

- (b) The project must comply with the conditions defined by the Planning Board in its Notice of Action dated 4 December 2007.

Voted in favor: 5

Opposed: 0

**CASE No. Z2007-27/28/29 (POLLI)**

Lappin was excused from the meeting. Dietrich re-joined the Board. Members sitting were: Gardiner, Waugh, Shipulski, Dietrich and Assmus. Gardiner prepared the preliminary draft.

It was moved by Gardiner, seconded by Dietrich to:

- 1) **DENY** Applicants' request for a Variance from the requirements of Section 204.7 of the Ordinance
- 2) **GRANT** Applicants' request for Special Exceptions under Article VII, Section 702 to construct a new residence, reconfigure an existing drainage ditch and allow grading and landscaping work within a wetland setback and to construct a leach field and associated wastewater disposal system within a wetland setback; and
- 3) **GRANT** a Variance from the requirements of Sections 702.4 and 702.5 to construct a new residence, a leach field and an associated wastewater disposal system within the 25 foot wetland setback.

The Grants recited in paragraphs 2 and 3 above are subject to the condition that the proposed work and resulting structures in the ground will be constructed in accordance the plans and specifications and written and oral presentations made by the Applicants and their representatives that are included in the record of these proceedings.

Voted in favor: 3 (Gardiner, Dietrich, Assmus)

Opposed: 2 (Waugh, Shipulski)

**Other Business:**

Approval of Minutes: The minutes of 12/10/07 were approved.

The Board discussed circulating draft decisions to the Board members and other issues related to processing cases.

**Adjournment:** The meeting adjourned at 10:15 p.m.

Respectfully submitted, Beth Rivard, Administrative Assistant