

**HANOVER ZONING BOARD OF ADJUSTMENT**  
**Deliberation**  
**April 1, 2010**  
**Board Room, Municipal Building, 7:00pm**

Board Members Present: William Dietrich, Steve Marion, Ruth Lappin, Gert Assmus and Maureen Bolton

Staff: Judith Brotman, Denise Shibles

Others: See the attached sheet

**DELIBERATION:**

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

- 1. Deliberation of Case #22025-Z2010-09:** Paul & Roxanne Campagna are requesting a Special Exception under Article II, Section 210.1K, "Fences", pursuant to Section 206, "Special Exceptions", to construct a fence greater than 4' tall within the required side setback. The property is located at 2 Allen Lane, Tax Map 22, Lot 25, in the "GR-1" General Residence zoning district.

It was moved by Assmus, seconded by Lappin, to **GRANT** the requested Special Exception to permit the construction and installation of a six-foot tall fence along the eastern property line of the property located at 2 Allen Lane, Tax Map 22, Lot 25, in the "GR-1" General Residence zoning district. This grant is subject to the following conditions:

1. That the fence not extend beyond the corner of the property which is currently marked by a granite post.
2. That the work otherwise be completed in substantial conformity with the plans and testimony as presented.

Vote in favor: 5

Opposed: 0

- 2. Deliberation of Case #29004-2010-05:** Raymond & Marilyn Dickinson are requesting a Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures" pursuant to Section 206, "Special Exceptions", to permit the enlargement of a non-conforming structure. The additions being proposed 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 72 Etna Road, Tax Map 29, Lot 4, in the "SR-2" Single Residence & "RR" Rural Residence zoning district.

It was moved by Dietrich, seconded by Marion, to **GRANT** a Special Exception to Raymond and Marilyn Dickinson to construct an addition of two dormers to their existing non-conforming

house located at 72 Etna Road, Tax Map 29, Lot 4, in the "SR" and "RR" Single Residence zoning district, with the following conditions:

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

Voted in favor: 5

Opposed: 0

- 3. Deliberation of Case #49007-2010-07:** Tim McNamara, Agent for the Trustees of Dartmouth College, property owner of record, is requesting an after-the-fact Wetlands Special Exception under Article VII, Section 702, "Wetland, Waterbody, and Intermittent Stream Protection," to permit the restoration of a failed section of riverbank at Rivercrest. The property is located at 74-1/2 Lyme Road, Tax Map 49, Lot 7, in the "GR-4" General Residence" and NP "Natural Preserve" zoning districts. Board member Marion recused himself from this case.

It was moved by Bolton, seconded by Lappin, that the Board **GRANT** a Special Exception for emergency stabilization of the riverbank slopes and adjacent ground located at 74-1/2 Lyme Road subject to the conditions:

1. All past, current and future related activity, as set forth by the applicant in the written materials and testimony be done in substantial conformity with those materials and testimony, including regular monitoring of the site by the Applicant and when appropriate, industry experts in order to mitigate future occurrences of overflow and subsequent riverbank damage; and
2. Applicant's planting plan is reviewed and approved by NHDES.

Voted in favor: 4

Opposed: 0

#### **4. Other Business**

Approval of Minutes: 12/09/2009-Approved, 03/04/2010- Approved, 3/25/2010-Approved

#### **5. Adjourned at 8:03 pm**

Respectfully submitted,

Denise D. Shibles,  
Recording Secretary