

**HANOVER ZONING BOARD OF ADJUSTMENT  
DELIBERATION  
April 29, 2009  
Board Room, Municipal Building, 7:00 pm**

**Board Members Present:** William Dietrich (Acting Chair), Ruth Lappin (Acting Clerk), Gert Assmus, H. Bernard Waugh

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Acting Zoning Board Chair, William Dietrich, called the meeting to order at 7pm in the Board room of the Municipal Building at 7:00pm.

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

The following items were on the Agenda:

- 1. Case #26008-Z2009-12: Jolin Kish, as Agent for Meir & Sharon PREIS, property owners of record, is requesting a Variance under Article X, Section 1006, "Variance," to allow an addition of living space within the front setback. The property is located at 76 Greensboro Road, Tax Map 26, Lot 8, in the "SR-2" Single Residence zoning district.**

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Waugh, to GRANT a Special Exception under Section 803 to construct a second-story addition within the front setback area to the Preis' house at 76 Greensboro Road, Tax Map 26, Lot 8, in the "SR-2" Single Residence zoning district. This grant is subject to the following conditions:

1. That the work be completed in substantial conformity with the testimony and materials at the Hearing and with the plans and materials dated April 23, April 27 and April 28, 2009.
2. That the right-hand garage, the one closest to the side property line, be structurally independent and have no dwelling space above it.
3. That no construction work is done in the back of the house.

Voted in favor: 4

Opposed: 0

- 2. Case #15036-Z2009-15: Paul Merguerian & Christine Mielke are requesting a Wetlands Special Exception under Article VII, Section 702, to construct a driveway in a**

**wetland and wetland buffer areas. The property is located at 47 Rennie Road, Tax Map 15, Lot 36, in the “RR” Rural Residence zoning district. The property is currently owned by Michael and Donna Lawless, who have authorized the application by letter dated March 2, 2009.**

Waugh prepared the preliminary draft.

It was moved by Waugh and seconded by Assmus to GRANT the Special Exception to Paul Merguerian and Christine Mielke as agents for Michael and Donna Lawless, to construct a driveway in wetland and wetland buffer areas on property located at 47 Rennie Road, Tax Map 15, Lot 36, subject to the following:

- A. The proposal shall be implemented substantially in conformity with the testimony and materials on file. The applicants shall be responsible for funding whatever inspections the Town’s planning staff deems necessary to assure compliance with this condition.
- B. Other than the disturbed areas shown on Sheet 3, there shall be no removal of soil or vegetation within wetlands or within the 75-foot wetland buffer areas on the property, other than as may be incidental to grazing or mowing. As set forth in Section 702.2(b), there shall be no chemical fertilizers in these areas.
- C. This approval is conditioned upon securing all other approvals required by law, including New Hampshire Dredge and Fill approval, and approval by the Town of Lyme.

Vote in Favor: 4

Opposition: 0

**3. Other Business:**

The minutes of April 23, 2009 were approved as amended. The minutes of April 6, 2009 were approved.

**4. Adjournment:** The meeting adjourned at 8:35 pm.

Respectfully submitted,

/s/jlsb

Judith Lee Shelnutt Brotman  
Zoning Administrator