

**HANOVER ZONING BOARD OF ADJUSTMENT**  
**May 22, 2008**  
**Municipal Building – 7:00 p.m.**

In Attendance:

**Members:** Arthur Gardiner, Carolyn Radisch, Ruth Lappin, Gert Assmus, Bernie Waugh, Mug Clement

**Staff:** Judith Brotman

**Others:** See attached sign-in sheet.

Zoning Board Chair Arthur Gardiner called the meeting to order at 7:05 p.m. The deliberation meeting will be held Thursday, May 29, 2008, at 7:00 p.m., in the Boardroom of the Municipal Building. The following agenda items were then heard.

- 1. Case #23115-Z2008-10: Bruce & Emily Duncan 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 addition being proposed will be no closer than the existing structure to the lot line to which the existing structure is non-conforming. The property is located at 8 Ridge Road, Tax Map 23, Lot 115, in the “SR-3” Single Residence zoning district.**

Assmus, Gardiner, Lappin, Radisch, and Waugh were seated.

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Bruce and Emily Duncan present the application. Roger Soderberg spoke in favor of the application.

No one else spoke in favor of, or in opposition to, the request.

Case No. Z2008-10 was closed.

- 2. Case #33059-Z2008-14: Ronald Sliwinski, as Agent for Dartmouth College, property owner of record, is requesting a Variance under Article X, Section 1006, “Variance”, from Article II, Table 204.5, “General Residence”, and Section 210.1, “Driveways”, to allow a second driveway, with parking within the front setback. The property is located at 2 Prospect Street, Tax Map 33, Lot 59, in the “GR-1” General Residence zoning district.**

Assmus, Gardiner, Lappin, Radisch, and Waugh were seated.

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Ron Sliwinski presented the application.

No one spoke in favor of, or in opposition to, the request.

Case No. Z2008-14 was closed.

- 3. Continuation of Case #51005-Z2008-06: John and Gail Montgomery are Appealing an Administrative Decision, under Article X, Section 1005, "Board of Adjustment", that a proposed dormer addition would constitute a violation of the setbacks. The decision being appealed is contained a letter from the Zoning Administrator dated January 31, 2008. The property is located at 151 Wolfeboro Road, Tax Map 51, Lot 5, in the "F" Forestry and Recreation zoning district.**

Application was withdrawn by Agent prior to hearing.

- 4. Case # 05095-Z2007-27R: Rehearing of David & Jill Polli's Variance request 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 and, pursuant to Article VIII, Section 803, "Change of Non-Conforming Structures", to replace an existing non-conforming, deficient house with a house with increased volume. The property is located at 272 Hanover Center Road, Tax Map 5, Lot 95, in the "RR" Rural Residence zoning district.**

Radisch stepped down from the Board. Clement joined the Board. Assmus, Clement, Gardiner, Lappin, and Waugh were seated.

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

Attorney Bradford Atwood and Architect Frank J. Barrett, Jr. presented the case.

Ben Steele, Laura Scott, Les Ryman, Kari Asmus, Elaine Bent, Rich Howarth, Lynn Sheldon and Attorney Jed Callen (representing 13 neighbors) spoke in opposition to the application.

Attorney Atwood and Mr. Barrett spoke in Phase III.

Mr. Howarth spoke in Phase IV.

Case No. Z2007-27R was closed.

- 5. Continuation of Case #05095-Z2008-07: Frank J. Barrett, Jr., as Agent for David and Jill Polli, property owners of record, is requesting a Variance under Article X, Section**

**1006, “Variance,” pursuant to Section 803, “Change of Non-Conforming Structures”, to demolish a non-conforming structure and build a larger structure. The property is located at 272 Hanover Center Road, Tax Map 5, Lot 95, in the “RR” Rural Residence zoning district.**

**It was moved by Lappin, seconded by Assmus, to continue case #05095-Z2008-07 to June in view of the lateness of the hour. The Board VOTED UNANIMOUSLY IN FAVOR of the Motion.**

The Public Hearing was closed at 10:05 pm.

**6. Other Business: Discussion of By-law Revisions**

The Board discussed the following proposed changes to the By-Laws:

- Change annual meeting date in Item C, 1 from May to September
- Change “Chairman” to “Chair” throughout the document

**It was moved by Lappin, seconded by Assmus, to adopt the proposed changes. The Board VOTED UNANIMOUSLY IN FAVOR of the Motion.**

**7. Adjournment:** The meeting adjourned at 10:08 p.m.

Respectfully submitted,

Judy Brotman, Zoning Administrator