

HANOVER ZONING BOARD OF ADJUSTMENT
May 28, 2009
Board Room, Municipal Building, 7:00 pm

Board Members Present: William Dietrich, Arthur Gardiner (Chair), Ruth Lappin, Steve Marion, Carolyn Radisch

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Zoning Board Chair, Arthur Gardiner, called the meeting to order at 7 pm. The deliberation meeting will be held June 1, 2009 in the Boardroom of the Municipal Building at 7:00 pm.

The following agenda items were then heard.

- 1. Continuation of Case #42018-Z2009-14:** Jon & Connie Blatchford are requesting a Special Exception under Article II, Sections 204.6 and 210.1C, pursuant to Section 206, "Special Exceptions", to allow the keeping of poultry as an accessory use. The property is located at 3 Pine Drive, Tax Map 42, Lot 18, in the "SR-1" zoning district. The hearing on this case opened April 23, 2009.

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

Connie Blatchford presented the request, with Elizabeth Asch speaking in Phase I.

Windsor Hunter spoke in Phase II,

Connie Blatchford spoke in Phase III.

No one spoke in Phase IV.

Case# 42018-Z2009-14 was closed.

- 2. Case #23120-Z2009-18:** Elizabeth & Joseph Asch, as Agent for Elizabeth Asch and Victoria Austin, property owners of record, are requesting a Special Exception under Article II, Sections 204.6 and 210.1C, pursuant to Section 206, "Special Exceptions", to allow the keeping of poultry as an accessory use. The property is located at 12 Woodrow Road, Tax Map 23, Lot 120, in the "SR-3" zoning district.

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

Joseph & Elizabeth Asch presented the request, with Andy Steele speaking in Phase I.

No one spoke in Phase II, III and IV.

Case# 23120-Z2009-18 was closed.

The following two cases we heard simultaneously.

- 3. Case #44054-Z2009-21:** Frank Roberts, as Agent for Dartmouth College, property owner of record, is requesting a Wetlands Special Exception under Article VII, Section 702, "Wetland,

Waterbody, and Intermittent Stream Protection”, to work in a waterbody and within the wetland buffer to replace a failed culvert along Girl Brook. This work was previously approved July 23, 2008 in Case No. 43002/44054-Z2008-11. The property is located at 37 Lyme Road, Tax Map 44, Lot 54, in the “I” zoning District.

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

Frank Roberts presented the request, with Lindsey O’Reilly speaking in Phase I.

No one spoke in Phase II, III and IV.

Case# 44054-Z2009-21 was closed.

- 4. Case #44054-Z2009-22:** Frank Roberts, as Agent for Dartmouth College, property owner of record, is requesting a Wetlands Special Exception under Article VII, Section 702, “Wetland, Waterbody, and Intermittent Stream Protection”, to conduct repair and restoration work on a branch of Girl Brook in a waterbody and within the wetland buffer. The property is located at 37 Lyme Road, Tax Map 44, Lot 54, in the “I” zoning District.

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

Frank Roberts presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case# 44054-Z2009-22 was closed.

The following two cases were heard simultaneously.

- 5. Case #38102-Z2009-13:** Stephen Girdwood, Esq., as Agent for Susan Williamson, property owner of record, is requesting a Variance under Article X, Section 1006, “Variance”, to allow an existing deck within the rear setback. The property is located at 6 Ivy Pointe Way, Tax Map 38, Lot 102, in the “SR-2” Single Residence zoning district.

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

Stephen Girdwood presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case# 38102-Z2009-13 was left open, subject to receiving new information by Tues, June 2, 2009.

- 6. Case #38102-Z2009-19:** Stephen Girdwood, Esq., as Agent for Susan Williamson, property owner of record, is requesting an Equitable Waiver under Article X, Section 1007, for an encroachment into the rear setback. The property is located at 6 Ivy Pointe Way, Tax Map 38, Lot 102, in the “SR-2” Single Residence zoning district.

Carolyn Radisch read the Notice of Public Hearing.

Stephen Girdwood presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case# 38102-Z2009-19 was left open, subject to receiving new information by Tues, June 2, 2009.

7. **Case #22068-Z2009-17:** Jerry & Clare Stochlic are requesting a Special Exception under Article II, Sections 204.6 and 210.1(K), "Fences", pursuant to Section 206, "Special Exceptions", to permit a deer fence greater than 4' in height. The property is located at 1 Weatherby Terrace, Tax Map 22, Lot 68, in the "SR-3" Single Residence zoning district.

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

Jerry Stochlic presented the request in Phase I.

Dirk van Leeuwen spoke in Phase II.

Jerry Stochlic spoke in Phase III.

No one spoke in Phase IV.

Case# 22068-Z2009-17 was closed.

Board member Steve Marion left the meeting.

8. **Case #46017-Z2009-20:** Hanover Terrace Healthcare, as Agent for Ventas Realty Limited Partnership, property owner of record, is requesting a Special Exception under Article II, Sections 204.5 and 210.1(K), "Fences", pursuant to Section 206, "Special Exceptions", to permit a fence greater than 4' in height. The property is located at 49 Lyme Road, Tax Map 46, Lot 17, in the "GR-2" General Residence zoning district.

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

Fred Walker presented the request, with Steve Buskey speaking in Phase I.

No one spoke in Phase II, III and IV.

Case# 46017-Z2009-20 was closed.

9. **Other Business- none**

10. **Adjournment-** 10:00pm

Respectfully submitted,

Denise D. Shibles
Recording Secretary