

HANOVER ZONING BOARD OF ADJUSTMENT
June 25, 2009
Board Room, Municipal Building, 7:00pm

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

Staff: Judith Brotman, Denise Shibles

Others: See attached sheet

Zoning Board Chair, Arthur Gardiner, called the meeting to order at 7pm. The deliberation meeting will be held July 3, 2009 in the Board room of the Municipal Building at 9:00 am.

The following agenda items were then heard.

1. **Case #41041-Z2009-16:** John Glynn is appealing an Administrative Decision, under Article X, Section 1005, "Board of Adjustment", pursuant to Article II, Table 204.5 and Article IX, Section 902, "Definitions", that an interior stairwell, connecting two living spaces, is required under Hanover's Zoning Ordinance. The decision being appealed is contained in a letter from the Zoning Administrator dated March 13, 2009. The property is located at 14 Highland Avenue, Tax Map 41, Lot 41, in the "GR-2" General Residence zoning district.

Ruth Lappin, acting clerk, read the Notice of Public Hearing.

John Glynn and Julie Glynn presented the request in Phase I.

Judy Brotman spoke in Phase II.

No one spoke in Phases III and IV.

Case #41041-Z2009-16 was closed.

2. **Case #15029-Z2009-23:** Konrad Kenkel and Jocelyne Kolb 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 1 Emily Lane, Tax Map 15, Lot 29, in the "RR" Rural Residence zoning district.

Ruth Lappin, acting clerk, read the Notice of Public Hearing.

Bernie Benn and Ted Simpson presented the request in Phase I.

No one spoke in Phase II, III and IV.

Case #15029-Z2009-23 was closed.

The following two cases were heard simultaneously.

3. **Case #21004-Z2009-26:** The Trustees of Dartmouth College request a Special Exception under Article II, Table 204.1, pursuant to Section 206, "Special Exceptions", to allow a Park & Ride Facility in the BM district. The property is located at 200 Lebanon Street, Tax Map 21, Lot 4.

4. **Case #21004-Z2009-27:** The Trustees of Dartmouth College request a Wetlands Special Exception under Article VII, Section 702, "Wetland, Waterbody, and Intermittent Stream Protection", to impact 1.04 acres of a wetland buffer for the construction and operation of a Park & Ride Facility. The property is located at 200 Lebanon Street, Tax map 21, Lot 4, in the "BM" Service Business & Limited Manufacturing zoning district.

Ruth Lappin, acting clerk, read the Notice of Public Hearing.

The Zoning Board met on June 24, 2009 with the College representatives on the site discussed tonight. No other persons were present.

Matt Purcell, from the College, and Todd Menees, Engineering Ventures, presented the request in Phase I.

No one spoke in Phases II, III and IV.

Case #21004-Z2009-26 was closed.

Case #21004-Z2009-27 was closed.

5. **Case #44004-Z2009-25:** Penfield Family Limited Partnership is requesting a Special Exception under Article II, Section 317, "Signs", Subsection 317.1C, to allow a 2-foot sign at 47 Lyme Road to serve the property at 8 Reservoir Road, Tax Map 44, lot 4, in the "GR-2" General Residence zoning district.

At the time of the hearing, Mr. Penfield had not appeared.

Case #44004-Z2009-25 will be rescheduled.

Meeting adjourned at 8:50pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary