

HANOVER ZONING BOARD OF ADJUSTMENT
August 30, 2007
Board Room, Municipal Building-7:00 pm

In Attendance:

Members: Ruth Lappin, Bernie Waugh, Arthur Gardiner, Michael Shipulski

Staff: Judith Brotman

Others: See attached sheet

Ruth Lappin, chair, called the meeting to order as 7:00 pm. The deliberation meeting will be held Thursday, September 6, 2007 in the Board Room of the Municipal Building as 7:00 pm. The following agenda items were then heard.

- 1. Case #38011-Z2007-20:** Wes Chapman, Agent for the Occom Pond Neighborhood Association, is Appealing an Administrative Decision, under Article X, Section 1005, "Board of Adjustment" , pursuant to Article II, Table 204.4, "Institution", that proposed Life Sciences building does not require a Special Exception. The decision being appealed is contained in a letter from the Zoning Administrator dated June 4, 2007. The property, located at 4 Maynard Street, Tax Map 38, Lot 11, in the "I" Institution zoning district, is owned by Dartmouth College.

Bernie Waugh, Clerk, read the Notice of Public Hearing.

Barry Schuster presented the application.

Ellen Arnold, Mary Lou Guerinot, Tom Jack, and Rob McClung spoke in Phase II.

Barry Schuster spoke in Phase III.

Ellen Arnold spoke in Phase IV.

Case #38011-Z2007-20 was closed.

- 2. Case #12070-Z2007-22:** Forge LLC is requesting: (1) A Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures," to permit the extension of his non-conforming house by changing the pitch and raising the roof height, thereby adding volume to that portion of the house that is non-conforming; (2) A Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures," to permit the addition of a foundation to his non-conforming garage/workshop building. The structure currently has log piers with no foundation structure; and (3) A Special Exception under Article II, Table 204.7, "Rural Residence," and Section 210.1 K, "Fences," pursuant to Section 206, "Special Exceptions," to allow a fence greater than 4 feet in height within the required setback. The property is located at 138 Lyme Road, Tax Map 12, Lot 74 in the "RR" Rural Residence zoning district.

Bernie Waugh, Clerk, read the Notice of Public Hearing.

Joseph Garcia presented the application.

No one spoke in Phases II, III, and IV.

Case #12070-Z2007-22 was left open for the applicant to supply further information.

3. **Case #44004-Z2007-23:** Pathways Consulting, LLC, Agent for Penfield Family Limited Partnership. Property owner of record, is requesting a Special Exception under Article II, Section 204.5, pursuant to Section 206, "Special Exception," to permit a multi-family dwelling in the "GR-2" General Residence zoning district. The property is currently listed as 8 Reservoir Road, Tax Map 44, Lot 4, (The proposed multi-family building is located on a lot that is being created as part of a proposed minor subdivision.)

Applicant has requested a continuance, due to the lack of a 5-member board. Arthur Gardiner moved to grant the continuance. Michael Shipulski seconded. All voted unanimously in favor of this.

4. **Case #24035-Z2007-24:** Halverson Holdings, LLC, as Agent for the Halverson Equity Group (Hanover Woods, LLC), is requesting: (1) A Wetlands Special Exception under Article VII, Section 702, "Wetland and Waterbody Protection," to construct a driveway and utilities within a wetland setback; (2) A Wetlands Special Exception under Article VII, Section 702, "Wetland and Waterbody Protection," to construct a building and associated parking within a wetland setback; and (3) A Special Exception under Article II, Section 204.3, "Office and Laboratory", and 210, "Accessory Uses", pursuant to Section 206, "Special Exceptions", to construct a retaining wall greater than 4' in height in a property line setback area. The property is located at 6 Buck Road, Tax Map 24, Lot 35, in the "OL" Office and Laboratory zoning district.

Applicant has requested a continuance. Arthur Gardiner moved to grant the continuance. Michael Shipulski seconded. All voted unanimously in favor of this.

Other Business: None

Adjournment: Meeting adjourned at 10:15 pm.

Respectfully Submitted,
Erin Hammond, Recording Secretary