

HANOVER ZONING BOARD OF ADJUSTMENT
September 27, 2007
Board Room, Municipal Building-7:00 pm

In Attendance:

Members: Ruth Lappin, M.O. Clement, Bernie Waugh, Michael Shipulski, Arthur Gardiner

Ruth Lappin, Chair, called the meeting to order as 7:00 pm. The following agenda items were then heard.

Case #24035-Z2007-24: Halvorsen Holdings, LLC as Agent for the Hanover 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 wetlands 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, Sections 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.

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

Dan Nash and Peter Spear presented the application.

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

Gardiner moved to defer consideration until the ZBA receives a report from a qualified person constituting an impact assessment under Section 702.8(c) of the Ordinance of the project taking into consideration in particular the Conservation Commission's concerns, the effects on Mink Brook, and other relevant factors that the Board must consider in determining whether or not to grant the 702 Special Exception. Clement seconded. All voted unanimously in favor of this.

Case #24035-Z2007-24 was continued indefinitely for a third party review.

Other business:

Rehearing request: Z2007-19 Hanover Equity Group Variance

Gardiner moved to deny the rehearing request. Clement seconded. All voted unanimously in favor of this.

Annual Administrative Meeting: The Board will hold the annual meeting to elect officers and to meet the new members October 3, 2007 at 6:00 pm.

Adjournment: The meeting adjourned at 8:50 pm.

Respectfully submitted,
Erin Hammond, Recording Secretary