

HANOVER ZONING BOARD OF ADJUSTMENT
December 3, 2009
Board Room, Municipal Building, 7:00pm

Board Members Present: Arthur Gardiner(Chair), Steve Marion, Carolyn Radisch, Sheila Buckley, Maureen Bolton

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 December 9, 2009 in the Board room of the Municipal Building at 7:00pm. Gardiner stated that a five-member board was seated and advised of the three member board concurrence requirement.

The following agenda items were then heard.

1. **Case #41041-Z2009-38:** John Glynn is requesting a Special Exception under Article II, Section 204.5, pursuant to Section 206, "Special Exceptions," to allow a multi-family dwelling at 14 Highland Avenue, Tax Map 41, Lot 41, in the "GR-2" General Residence zoning district.

Carolyn Radisch read the Notice of Public Hearing.

John and Judy Glynn presented the request in Phase I.

Ms. Kovacikova, Rita Esersky and Ethan Berke spoke in Phase II.

John and Judy Glynn spoke in Phase III.

Ethan Berke spoke in Phase IV.

Case# 41041-Z2009-38 was closed. The record was left open until noon on Monday, December 7, 2009 for additional documents.

2. **Case #47069-Z2009-39:** Andrew Garthwaite, Agent for William Ware & Lesley Jarvis, property owners of record, is requesting a Special Exception under Article VIII, Section 803, "Change of Non-Conforming Structures", pursuant to Section 206, "Special Exceptions", to enlarge a non-conforming structure. The addition 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 7 Hemlock Road, Tax Map 47, Lot 69, in the "SR-1" Single Residence zoning district.

Carolyn Radisch read the Notice of Public Hearing.

Andrew Garthwaite presented the request in Phase I.

No one spoke in Phase II, III or IV.

Case# 47069-Z2009-39 was closed.

3. **Case #38089-Z2009-40:** Tim McNamara, Agent for the Trustees of Dartmouth College, property owner of record, is requesting a Variance under Article X, Section 1006, "Variance",

from Section 209, "Dimensional Requirements", for a waiver of the "square box" dimensional requirement (Section 209.1B). The property is known as 17-19 Valley Road, Tax Map 38, Lot 89, in the "GR-2" General Residence and "SR-2" Single Residence zoning districts.

Carolyn Radisch read the Notice of Public Hearing.

Tim McNamara, representing Dartmouth College, presented the request in Phase I.

No one spoke in Phase II, III or IV.

Case# 38089-Z2009-40 was closed.

4. Case #46023-Z2009-41: Penfield Family LTD Partnership is requesting a Special Exception under Article II, Section 204.5, "General Residence", and Section 210.1K, "Fences", pursuant to Section 206, "Special Exceptions", to allow a fence greater than 4' in height within the required setback. The property is located at 47 Lyme Road, Tax Map 46, Lot 23, in the "GR-2" General Residence zoning district.

Carolyn Radisch read the Notice of Public Hearing.

Kent Penfield, representing Penfield Family LTD Partnership, presented the request in Phase I.

No one spoke in Phase II, III or IV.

Case# 46023-Z2009-41 was closed.

5. Other Business

Presentation by Tim McNamara of Dartmouth's Real Estate Office of proposed emergency repairs to a bank erosion problem at the Rivercrest site.

6. Adjournment: The meeting adjourned at 9:25pm.

Respectfully submitted,

Denise D. Shibles
Recording Secretary