

HANOVER ZONING BOARD OF ADJUSTMENT
October 22 2009
Town Hall, 41 South Main Street – 7:00 p.m.

Board Members Present: Gert Assmus, Maureen Bolton, Ruth Lappin, Carolyn Radisch, H. Bernard Waugh (Acting Chair)

Staff: Judith Brotman

Others: See the attached sheet

H. Bernard Waugh, Acting Chair, called the meeting to order at 7:05 p.m. The deliberation meeting will be held October 29, 2009 in the Town Hall Boardroom at 7:00 p.m. The following agenda items were then heard.

1. **Case #22062-Z2009-37: Marty Davis, Agent for Susan Pepin & Anthony Dietz, 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 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 4 Read Road, Tax Map 22, Lot 62, in the “SR-3” Single Residence and “GR-1” zoning districts.**

Carolyn Radisch was recused from hearing the Dietz case.

Waugh stated that a four-member board was seated and advised of the three-member board concurrence requirement. The applicant agreed to be heard by the four-member board.

Gert Assmus, Acting Clerk, read the Notice of Public Hearing.

Marty Davis, of Domus Incorporated, as Agent; and Susan Pepin, property owner, presented the application. Abutters Janice & William Fischel sent a letter in favor of the application.

No other individuals spoke in favor of or in opposition to the application.

Case No. Z2009-37 was closed, with the record left open for receipt of a revised plan, not later than Tuesday, October 27th.

2. Other Business

- (1) Request for Rehearing of Case #51005-Z2009-24: Variance request by John & Gail Montgomery to allow an expansion of a non-conforming structure with a non-conforming use at 151 Wolfeboro Road, Tax Map 51, Lot 5, in the “F” Forestry & Recreation zoning district.

Radisch rejoined the Board.

It was moved by Radisch, seconded by Assmus, to **DENY** the request for rehearing. The vote in favor of Denying the request was 4 in favor (Radisch, Assmus, Lappin and Bolton) and 1 opposed (Waugh). The request for rehearing was Denied.

(2) Radisch proposed that the ZBA consider putting forward an amendment to the Ordinance to allow a limited number of Conditional Permits. The Board will discuss this idea further at a subsequent meeting.

(3) It was suggested that the deliberation meeting scheduled for October 29th be expanded to include discussion of a proposed zoning amendment AND to include the annual election of officers.

3. Adjournment

The meeting adjourned at 8:22 p.m.

Respectfully submitted,

Judith Lee Shelnutt Brotman,
Zoning Administrator