

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: May 26, 2011  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Gert Assmus, Arthur Gardiner, Ruth Lappin, Steve Marion, Bernard Waugh

**Staff:** Judith Brotman

Others: See the attached sheet

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:00 PM. The deliberation meeting will be held June 2, 2011 in the Town Hall Boardroom at 7:00 PM. The following agenda items were then heard.

- 1. CASE #23147-Z2011-22: ED BAKER & ALLYSON HUTTON ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1C, PURSUANT TO SECTION 206, "SPECIAL EXCEPTIONS", TO ALLOW THE KEEPING OF POULTRY AS AN ACCESSORY USE. THE PROPERTY IS LOCATED AT 3 BARRYMORE ROAD, TAX MAP 23, LOT 147, IN THE "SR-3" SINGLE RESIDENCE ZONING DISTRICT.**

Steve Marion, Acting Clerk, read the Notice of Public Hearing.

Ed Baker, property owner, presented the application. No one else spoke in favor of the application or in opposition to the application.

Case No. Z2011-22 was closed.

- 2. CASE #24046-Z2011-19: BORIS & MARGARET MENKOV ARE REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, "VARIANCE," TO CONSTRUCT A STAIR ADDITION ROUGHLY 4' INTO THE REAR SETBACK OF 83 LEBANON STREET, TAX MAP 24, LOT 46, IN THE "SR-2" SINGLE RESIDENCE ZONING DISTRICT.**

Steve Marion, Acting Clerk, read the Notice of Public Hearing.

Boris Menkov, property owner, presented the application. Jon Criswell, a member of the public, spoke in favor of the application.

No one else spoke either in favor of the application or in opposition to the application.

Case No. Z2011-19 was closed.

3. **CASE #08006 & 08008-Z2011-20: JAMES MOIR, AGENT FOR JAMES MOIR & JOHN HOLLAND, PROPERTY OWNERS OF RECORD, IS REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, "VARIANCE", TO ALLOW MINOR LOT LINE ADJUSTMENTS BETWEEN TWO NON-CONFORMING LOTS. THE PROPOSED ADJUSTMENTS WILL NOT CREATE CONFORMING LOTS, BUT WILL NOT INCREASE THE NON-CONFORMITY OF THE LOTS. THE PROPERTIES INCLUDE 88 LYME ROAD, TAX MAP 8, LOT 6 AND 90 LYME ROAD, TAX MAP 8, LOT 8; BOTH LOCATED IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

LAPPIN stepped down. The applicant agreed to be heard by a four-member board.

Steve Marion, Acting Clerk, read the Notice of Public Hearing.

Ann Kynor, of Pathways Consulting, Agent for the property owners, presented the application. Melanie Podolec, on behalf of herself and her husband, spoke in favor of the application.

No one else spoke either in favor of the application or in opposition to the application.

Case No. Z2011-20 was closed.

LAPPIN rejoined the Board.

4. **CASE #34102-2011-21: ELLEN ARNOLD, AGENT FOR DARTMOUTH COLLEGE, IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION," TO CONSTRUCT A COLLEGIATE SOFTBALL PARK AND RELOCATE THE JAVELIN AND HAMMER/DISCUSS THROW FIELD EVENT AREAS WITHIN THE 0-25 FOOT AND 25-75 FOOT WETLAND BUFFER AREAS. THE PROPERTY IS LOCATED AT 4 SUMMER COURT, TAX MAP 34, LOT 102, IN THE "I" INSTITUTION ZONING DISTRICT.**

Steve Marion, Acting Clerk, read the Notice of Public Hearing.

Matthew Purcell, Director of Project Management for Dartmouth College, and Russ Rohloff, of Pathways Consulting Engineers, presented the application. No one else spoke either in favor of the application or in opposition to the application.

Case No. Z2011-21 was closed.

5. **CASE #16017-Z2011-23: JON CRISWELL & JULIE JOHNSON ARE REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, "VARIANCE," TO ALLOW VARIOUS STRUCTURES/ADDITIONS WITHIN THE PROPERTY LINE**

**SETBACK AREAS AT 15 THOMPSON ROAD, TAX MAP 16, LOT 17, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Steve Marion, Acting Clerk, read the Notice of Public Hearing.

Jon Criswell, property owner, presented the application. Matthew Purcell spoke in favor of the application.

No one else spoke either in favor of the application or in opposition to the application.

Case No. Z2011-23 was closed.

6. Continuation of Z2011-17: Richard & Peggy Hamel are requesting a Variance under Article X, Section 1006, “Variance”, to Section 204.2C, pursuant to Section 805, “Abandonment of Non-Conforming Use”, to allow a two-family dwelling without meeting the land area requirement. The property is located at 38 Lebanon Street, Tax Map 34, Lot 74, in the “RO” Residence and Office zoning district. **A REQUEST TO CONTINUE THIS CASE TO JUNE HAS BEEN FILED.**

**It was moved by Assmus, seconded by Lappin, to continue the case to the June hearing (June 30, 2011). The Board voted unanimously to continue the case.**

7. **ADJOURNMENT:** The meeting adjourned at 9:42 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman  
Zoning Administrator