

**ZONING BOARD OF ADJUSTMENT  
DELIBERATIONS: June 2, 2011  
Town Hall, 41 South Main Street - 7:00 PM**

**Board members present:** G. Assmus, A. Gardiner (Chair), R. Lappin, S. Marion, H. Waugh, Jr.

Zoning Board Chair, Arthur Gardiner called the meeting to order at 7 PM in the Boardroom of the Hanover Municipal Building.

(Further explanation and support for the following actions are contained in the Board's approved, written decisions found in the respective case files.)

**1. CASE No. Z2011-22 (BAKER / HUTTON)**

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Marion, to **GRANT** a Special Exception to Ed Baker and Allyson Hutton, property owners of record, to allow the keeping of poultry as an accessory use, subject to the following conditions:

1. The chicken house and run will be constructed in substantial conformity with the photographs submitted with the application.
2. No more than five chickens are kept on the property.
3. No roosters are to be kept on the property.
4. No slaughtering of chickens will occur on the property.
5. Any odors from the chicken house shall not be perceptible at the property boundary.
6. The chicken house and run will be enclosed on top and otherwise constructed to prevent predator break-ins.
7. Chicken feed shall be secured in a rodent proof container.
8. The property owners will make arrangements for the care of the chickens when they are out of town.
9. The chicken house and run will be subject to inspection by officers or agents of the town who may order the removal of chickens if he/she believes they pose a health risk.

Voted in favor: 5

Voted in Opposition: 0

**2. CASE No. Z2011-19: (MENKOV)**

Lappin prepared the preliminary draft.

It was moved by Lappin, seconded by Marion, to find **THAT A VARIANCE IS NOT REQUIRED** in order for the Applicant to implement the proposal as set forth in the

materials on file. The Applicant is cautioned that the Board's conclusion is predicated upon the project being completed in substantial conformity with the facts and materials presented.

Voted in Favor: 5

Voted in Opposition: 0

**3. CASE No. Z2011-20: (MOIR / HOLLAND)**

Marion prepared the preliminary draft.

It was moved by Marion, seconded by Waugh, that **NO ACTION** is required regarding the requested Variance.

Voted in Favor: 4

Voted in Opposition: 0

**4. CASE No. Z2011-21: (DARTMOUTH - Softball Park)**

Gardiner prepared the preliminary draft.

It was moved by Gardiner, seconded by Waugh, to **GRANT** a Wetlands Special Exception under Section 702 of the Zoning Ordinance to permit construction and maintenance of a women's softball field as described above.

The grant is subject to the following conditions:

- All construction and uses will be in accordance with the plans, specifications and representations made in the Application and the Hearing thereon.
- Issuance by the New Hampshire Department of Environmental Services of an Alteration of Terrain permit for the proposed project and compliance by Applicant with any conditions therein.

Voted in Favor: 5

Voted in Opposition: 0

**5. CASE No. Z2011-23: (CRISWELL / JOHNSON)**

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Marion to take the following actions:

- A. To **GRANT** a variance from the front setback requirements to enable the proposed additions to the dwelling, as presented in the application materials on file, upon the condition that the project must be completed substantially in conformity with the plans and testimony (including the artist's rendering) and that no substantial deviation shall be permitted in the absence of further action by the Board;
- B. To **GRANT** a variance from the driveway width requirements, solely to the following extent: First, to permit a 16-foot driveway width at the entrance to the garage (and for a distance of 30 feet back along the driveway) irrespective of the actual size of the garage opening, and secondly, to permit the driveway to be utilized to fulfill one of the two

required parking space requirements irrespective of its location within the required front yard. In all other respects the request to vary the driveway dimensional requirements is ***DENIED***.

Voted in Favor: 5

Voted in Opposition: 0

**6. OTHER BUSINESS:**

Approval of Minutes: The minutes of May 4, 2011 and May 26, 2011 were approved.

**7. ADJOURNMENT:** The meeting adjourned at 8:35 p.m.

Respectfully submitted,

*/s/ JLSB*

Judith Lee Shelnutt Brotman  
Zoning Administrator