

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: JUNE 30, 2011
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Sheila Buckley, Ruth Lappin, Carolyn Radisch

Staff: Judith Brotman, Zoning Administrator

Others: See the attached sheet

Ruth Lappin, Acting Zoning Board Chair, called the meeting to order at 7:00 PM. The deliberation meeting will be held WEDNESDAY, July 6, 2011 in the Town Hall Boardroom at 7:00 PM. Ms. Lappin stated that a less than five-member board was seated and explained that each applicant could request to continue their case to a future date when a full board could be present or proceed before the smaller board with the understanding that a split decision, by the smaller board, would be grounds for a rehearing, if requested.

The following agenda items were then heard by Board members Assmus, Lappin and Buckley:

- 1. CASE #38088-Z2011-26: JOHN SCHERDING, AGENT FOR DARTMOUTH COLLEGE, PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 204.4, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS,” TO PERMIT A STUDENT RESIDENCE IN THE “I” INSTITUTION ZONING DISTRICT. THE PROPERTY IS LOCATED AT 2 NORTH PARK STREET, TAX MAP 38, LOT 88.**

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

Joanna Whitcomb, Director of Planning for the Office of Campus Planning Design & Construction, presented application. Woody Eckles, Director of Residential Operations also presented information on the request.

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

Case No. Z2011-26 was closed.

- 2. CASE #07007-Z2011-24: DARTMOUTH COLLEGE, AS AGENT FOR H. JAMES & CAROL BAUM, PROPERTY OWNERS OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 204.8, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, AND ARTICLE IX, SECTION 902, “TERM DEFINITIONS”, TO ALLOW A CABIN AND PRIVY AS NECESSARY RELATED USES TO OUTDOOR RECREATION. THE PROPERTY IS LOCATED AT 86 GOSS ROAD, TAX MAP 7, LOT 7, IN THE “F” FORESTRY AND RECREATION ZONING DISTRICT.**

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

Tim McNamara, Associate Director Real Estate Office, presented the application. Dan Nelson, Director of Outdoor Programs, also presented information on the request.

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

Case No. Z2011-24 was closed.

The following agenda items were heard by Board members Assmus, Lappin, Buckley and Radisch:

- 3. CASE #02018-Z2011-27: MAUREEN BEANE IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION," TO PERMIT CONSTRUCTION OF A DRIVEWAY, DISTURBING 325 SQ. FT. OF WETLAND, 1,090 SQ. FT. OF THE 25' BUFFER, AND 2,110 SQ. FT. OF THE 25'-75' BUFFER. THE PROPERTY IS LOCATED AT 71 STEVENS ROAD, TAX MAP 2, LOT 18, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Maureen Beane presented the application. No one else spoke in favor of the application in Phase I.

Daniel Purinton, abutter, spoke in opposition to the application in Phase II.

Ms. Bean responded in Phase III.

No one spoke in Phase IV.

Case No. Z2011-27 was closed.

- 4. CASE #34104-Z2011-25: JOLIN KISH, AGENT FOR JOSHUA POVILL, PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE VIII, SECTION 803, "CHANGE OF NON-CONFORMING STRUCTURES," PURSUANT TO SECTION 206, "SPECIAL EXCEPTIONS," TO PERMIT THE ENLARGEMENT OF A NON-CONFORMING STRUCTURE. THE ADDITIONS BEING PROPOSED WILL BE NO CLOSER THAN THE EXISTING STRUCTURE TO THE LOT LINE TO WHICH THE EXISTING STRUCTURE IS NON-CONFORMING. THE PROPERTY IS LOCATED AT 31-1/2 SOUTH PARK STREET, TAX MAP 34, LOT 104, IN THE "RO" RESIDENCE AND OFFICE ZONING DISTRICT.**

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Jolin Kish presented the application. No one else spoke in favor of the application in Phase I.

Roger Phillips spoke in opposition to the application in Phase II

Ms. Kish responded Phase III.

The consensus of the Board was that the application materials were not sufficiently detailed to enable the Board to make a decision, and therefore the Board moved to continue the hearing.

Case No. Z2011-25 was continued to Thursday, July 28, 2011.

5. ADJOURNMENT: The meeting adjourned at 9:30 PM.

Respectfully submitted,

Judith Lee Shelnuttt Brotman
Zoning Administrator