

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: JULY 6, 2011
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: G. Assmus, S. Buckley, R. Lappin, C. Radisch

Staff: Judy Brotman, Zoning Administrator

Ruth Lappin, Zoning Board Acting Chair, called the meeting to order at 7:05 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.)

CASE No. Z2011-27 (BEANE)

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Assmus, to **GRANT** a Wetlands Special Exception to Maureen Beane, property owner of record, to construct a driveway with a drainage culvert within a wetland buffer at the property located at 71 Stevens Road, Tax Map 2, Lot 18, in the "RR" Rural Residence zoning district.

This grant is subject to the following conditions:

- a. That the construction and restoration will be executed in substantial conformity with the plans prepared by Pathways Consulting, LLC entitled "Site Plan for Maureen Beane" and "Minor Subdivision for Maureen Beane" dated January 18, 2011.
- b. All of the conditions required by NHDES, the Town of Hanover Public Works Department and the best management practices contained in the application materials will be implemented during the construction and final design of the driveway.

Voted in favor: 4 / Opposed: 0

CASE No. Z2011-26 (DC: 2 N Park St Sorority)

Buckley prepared the preliminary draft.

It was moved by Buckley and seconded by Assmus to **GRANT** a Special Exception under Article X, Section 204.4 pursuant to Section 206 to allow for the demolition of an existing apartment building and construction of a new building to be used as a student residence at 2 North Park Street, Tax Map 38, Lot 88.

The grant is subject to the following conditions:

1. The proposed construction shall be completed in substantial conformance with the plans and testimony presented; and

2. In the event the construction impairs or damages Town roads or sidewalks, the applicant is to repair and restore them to Town standards.

Voted in Favor: 3 / Opposed: 0

CASE No. Z2011-24 (BAUM / DC)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Buckley, to **GRANT** the requested Special Exception so as to permit Applicant to use the existing cabin and to replace the current privy with a portable toilet subject to the conditions that:

- the cabin be used in accordance with the Town Conservation Easement and Easement Deed to the College; and
- the portable toilet be of similar size and configuration as those displayed in the flyer submitted with the letter from Dartmouth College, dated June 15, 2011. It must be reviewed and agreed to by the Town's Conservation Commission, and it must be approved and inspected by the Town's Health Officer.

Voted in favor: 3 / Opposed: 0

APPROVAL OF MINUTES: The minutes of June 2nd & June 30th were approved.

ADJOURNMENT: The meeting adjourned at 8:55 p.m.