

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: August 4, 2011
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: R. Lappin, S. Marion, Bernie Waugh, Jr.

Staff: Judy Brotman, Zoning Administrator

Bernie Waugh, Zoning Board Acting Chair, called the meeting to order at 7:00 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. Z2011-30 (BAXTER)

Lappin prepared the preliminary draft.

It was moved by Lappin, seconded by Marion, to **GRANT** a Special Exception to Norah Lake and Chris Polashenski, as Agents of Wilfred Baxter, Jr., owner of the property at 18½ Sargent Street, to allow the keeping of poultry as an accessory use, subject to the following conditions:

1. The chicken coop will remain enclosed and in substantially the same condition as it is at present and as shown in the photograph submitted with the application.
2. No more than 6 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 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. Applicants 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.
10. The Board will provide that future occupants of 18½ Sargent Street will be able to keep chickens under the same conditions as set forth above, but only if they file a written permission of the landlord with the Zoning Administrator.

Voted in favor: 3

Voted in Opposition: 0

CASE No. Z2011-35 (DOWNEY / KING)

Marion prepared the preliminary draft.

It was moved by Marion and seconded by Lappin to **GRANT** Anne Downey and Glenn King a Special Exception to construct a six-foot high stockade style fence at 9 Sargent Street subject to the following conditions:

1. The fence shall be constructed of natural or pressure treated wood, shall be finished in a natural wood tone or weathered gray color, and shall be maintained in good condition.
2. All posts and other structural components of the fence shall be located on the interior side of the fence.
3. The fence shall be self-supporting, relying only on its own vertical posts for support, with no horizontal bracing to nearby trees or diagonal bracing to the ground.

Voted in favor: 3

Voted in Opposition: 0

CASE Nos. Z2011-31 & 32 (STORRS)

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Marion, to **GRANT** the two requested special exceptions as detailed in the above discussion, subject to the following conditions:

- A. A set of plans shall be submitted which corrects the errors referred to in paragraph 2(c) of this decision, above.
- B. The project shall be constructed in the manner depicted in the application materials described in Paragraph 2 above (including those materials produced at the request of the Conservation Commission). No substantial or material deviation from those plans shall occur without further application to, and action by, this Board.
- C. In particular, the areas labeled as “proposed limits of disturbance” on the plans shall be strictly observed. All areas which are within the 75-foot wetlands setbacks, and which are outside the labeled “proposed limits of disturbance” shall, in the absence of further action by this Board, remain in their natural state, notwithstanding the activities which might otherwise, if considered by themselves, be permissible under Sections 702.4, 702.5 and 702.6 of the Ordinance. If any such areas become disturbed unintentionally due to, for example, a failure of erosion control measures, or an unexpectedly severe storm event, the applicant shall immediately report such disturbance to the Zoning Administrator, and shall thereafter propose and implement a plan, subject to the Zoning Administrator’s approval, for restoration of those areas to their natural condition.
- D. The applicant must secure the approval of the Planning Board for the modification of the 1992 subdivision approval.

Voted in favor: 3

Voted in Opposition: 0

CASE No. Z2011-33 (NE DISTRICT LUTHERAN CHURCH)

Lappin prepared the preliminary draft.

It was moved by Lappin, seconded by Marion, to **MODIFY** the Special Exception in Case No. 93-26 granted on July 21, 1993 to La Petite Creche located on property at 5 Summer Street owned by Our Saviour Lutheran Church to change the age range of children to 6 weeks to 5 years, with the following conditions:

1. In all other respects the 1993 Special Exception with its conditions in that case will remain in full force and effect.
2. La Petite Creche shall obtain the necessary approval from the State of New Hampshire to permit the change in age range.

Voted in Favor: 3

Voted in Opposition: 0

APPROVAL OF MINUTES: The minutes of July 6th & July 28th were approved.

ADJOURNMENT: The meeting adjourned at 8:05 PM.