

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: 12/01/2011  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Gert Assmus, Sheila Buckley, Ethan Frechette, Arthur Gardiner, Ruth Lappin, Steve Marion

**Staff:** Judith Brotman, Zoning Administrator

**Others:** See the Attendance Sheet

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:00 PM. He then introduced the Board, proceeded with several announcements, including stating the upcoming deliberation dates, and explained the procedure for the Hearing. At the close of the Hearing, the record will be left open for receipt of additional written submissions until 4:30 PM on Monday, December 5, 2011.

The first deliberation meeting will be held **December 7, 2011** in the Town Hall Boardroom at 7:00 PM. The second deliberation meeting will be held **December 13, 2011** in the Town Hall Boardroom at 7:00 PM.

The following agenda items were then heard:

- 1. CASE #08019-Z2011-39: FRIENDS OF HANOVER CREW IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE IX, SECTION 902 “TERM DEFINITIONS”, PURSUANT TO ARTICLE II, SECTION 206, “SPECIAL EXCEPTIONS”, TO USE A PROPOSED SHED AND AN EXISTING BARN IN SUPPORT OF OUTDOOR RECREATION. THE PROPERTY IS LOCATED AT 108 LYME ROAD, TAX MAP 8, LOT 19, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**
- 2. CASE #08019-Z2011-41: FRIENDS OF HANOVER CREW IS REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, “VARIANCE”, PURSUANT TO SECTION 210.1A, “DRIVEWAYS”, TO ALLOW TWO DRIVEWAYS, ONE ENTRANCE AND ONE EXIT AT 108 LYME ROAD, TAX MAP 8, LOT 19, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT**
- 3. CASE #08020-Z2011-42: FRIENDS OF HANOVER CREW, AS AGENT FOR THE TOWN OF HANOVER, PROPERTY OWNER OF RECORD, A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 701 “PROTECTION OF FLOOD PLAINS, WATERBODIES, INTERMITTENT STREAMS, AND WETLANDS”, TO CONSTRUCT A CREW DOCK, BULKHEAD, BOLLARDS AND WALKING SURFACE WITHIN THE FLOOD PLAIN. THE PROPERTY IS**

**LOCATED AT 110 LYME ROAD, TAX MAP 8, LOT 20, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

- 4. CASE #08020-Z2011-43: FRIENDS OF HANOVER CREW, AS AGENT FOR THE TOWN OF HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE IX, SECTION 902 “TERM DEFINITIONS”, PURSUANT TO ARTICLE II, SECTION 206 “SPECIAL EXCEPTIONS” TO BUILD A CREW DOCK AS AN ACCESSORY USE TO OUTDOOR RECREATION. THE PROPERTY IS LOCATED AT 110 LYME ROAD, TAX MAP 8, LOT 20, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**
- 5. CASE #08020-Z2011-44: FRIENDS OF HANOVER CREW, AS AGENT FOR THE TOWN OF HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702 “WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION”, TO CONSTRUCT A CREW DOCK, BULKHEAD, BOLLARDS, AND WALKING SURFACE WITHIN THE WATERBODY AND THE 0’-75’ WETLAND BUFFER. THE PROPERTY IS LOCATED AT 110 LYME ROAD, TAX MAP 8, LOT 20, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Ruth Lappin, Acting Clerk, read the Notices of Public Hearing.

**Phase I:**

Attorney Richard Uchida of Orr & Reno presented the applications, with additional information provided by Blair Brooks of Friends of Hanover Crew, and Nik Fiore of Engineering Ventures.

No other proponents spoke in favor of the application in Phase I.

**Phase II:**

15 individuals spoke in opposition to the application in Phase II.

Alice Creagh, John Creagh, Jeff Good, Bill Boyle, Doug McIlroy, Martha Solow, Judith Pettingil, Carol Weingeist, Quenton Deming, Darrell Hotchkiss, Bernie Waugh, Arthur Mudge, Ray Hogue, Judith Reeve and Winnie Stearns.

(Robert Haynes spoke in favor of the application in Phase II.)

**Phase III:**

Attorney Uchida, Tracy Tarr of Stoney Ridge Environmental, Daniel Johnson of Watershed Studio, and Blair Brooks rebutted in Phase III.

**Phase IV:**

9 individuals spoke in Phase IV.

Carol Weingeist, Alice Creagh, John Creagh, Amy Creagh Good, Arthur Mudge, Ray Hogue, Bernie Waugh, and Martha Solow.

Cases Nos. Z2011-39, Z2011-41, Z2011-42, Z2011-43 and Z2011-44 were closed with the record left open for submission of additional written information until Monday, December 5, 2011 at 4:30 PM.

**6. ADJOURNMENT:** The meeting adjourned at 10:30 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman  
Zoning Administrator