

**ZONING BOARD OF ADJUSTMENT
DELIBERATION SESSION: December 13, 2011
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Buckley, Gardiner (Chair), Lappin, Marion

Staff: Judy Brotman, Zoning Administrator

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:00 PM in the Boardroom of the Hanover Municipal Building.

This is a continuation of the deliberations held December 7, 2011.

(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. Z2011-39	(FRIENDS OF HANOVER CREW)
CASE No. Z2011-41	(FRIENDS OF HANOVER CREW)
CASE No. Z2011-42	(TOWN / FRIENDS OF HANOVER CREW)
CASE No. Z2011-43	(TOWN / FRIENDS OF HANOVER CREW)
CASE No. Z2011-44	(TOWN / FRIENDS OF HANOVER CREW)

Gardiner prepared the preliminary draft

It was moved by Gardiner, seconded by Marion, to:

GRANT the Application of Friends of Hanover Crew, as Agent for the Town of Hanover, property owner of record, for a Wetlands Special Exception under Article VII, Section 701 in Case Z2011-42;

GRANT the Application of Friends of Hanover Crew, as Agent for the Town of Hanover, property owner of record, for a Wetlands Special Exception under Article VII, Section 702 in Case Z2011-44;

DISMISS AS MOOT, the Application of Friends of Hanover Crew, as Agent for the Town of Hanover for a Special Exception under Section 206 necessitated by the provisions of Article IX, Section 902 in Case Z2011-43;

GRANT the Application of Friends of Hanover Crew for a Variance under Article X, Section 1006 from the requirements of Section 210.1A in Case Z2011-41; and

DENY the Application of Friends of Hanover Crew for a Special Exception under Article IX, Section 902 in Case Z2011-39 **WITHOUT PREJUDICE** to the submission of supplemental information to its pending Application that addresses the issues with respect to:

- (1) Use of existing residence
- (2) Number of boats and shells to be stored and the related required size of the storage facilities
- (3) The location and visual impact of the storage facilities

(4) The number and location of boat trailers to be located on the property, if any

The foregoing grants are subject to the following conditions:

1. Construction and operation of the buildings and structures authorized herein, including the dock and ramp attached to Wilson's Landing and the buildings used and other developments and alterations on Fullington Farm to be in substantial compliance with the plans, specifications and testimony in the record;
2. Compliance in all respects with applicable provisions of Federal and State laws and regulations including applicable Orders of the NH Department of Environmental Services and regulations of the Town of Hanover including the Zoning Ordinance;
3. Compliance with the "Friends of Hanover Crew Operations Plan for Fullington Farm and Wilson's Landing" included with the Applications treating the levels of operation specified therein, whether as estimates of activity levels or otherwise, as maximum limits on such activity;
4. Without limiting any of the foregoing, compliance with the Gas Storage and Handling Protocol included in such Operations Plan;
5. As further limitations on the activity at Fullington Farm, outdoor recreation activity on the lot not begin before 7 a.m. on weekdays and 8 a.m. on weekends and be limited as specified in paragraph 41 of the Opinion;
6. Amendment of the Operation Plan to incorporate these limitations set forth in Condition #5;
7. Operation of the Fullington Farm facility solely by an organization entitled to charitable status under Section 501(c)(3) of the Internal Revenue Code;
8. Compliance in all substantial respects by any entity using the facilities authorized herein with the terms and conditions of any agreement entered into with the Town of Hanover with respect to the use of land or facilities on Wilson's Landing including all ramps and docks.

Voted in Favor: 5

Opposed: 0

APPROVAL OF MINUTES: The minutes of October 6th, November 28th, December 1st and 7th were approved.

ADJOURNMENT: The meeting adjourned at 10:50 PM.

Respectfully submitted,
Beth Rivard