

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: JUNE 6, 2012
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Frechette, Harrison, Marion, Waugh

Staff: Judy Brotman, Zoning Administrator

Gert Assmus, 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.)

1. CASE No. Z2012-09 (BROWN)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Waugh, to **GRANT** Carol Brown a Special Exception to construct a 4 ½ ft. fence, as proposed in the application, at 1 Purling Brook Drive.

Voted in Favor: 5

Voted in Opposition: 0

2. CASE No. Z2012-13 & 14 (WEEKS / WALLACE)

Frechette prepared the preliminary draft.

It was moved by Frechette, seconded by Marion, to **GRANT** Frank J. Barrett, Jr., Agent for William Weeks & Amy Wallace a Special Exception to (1) allow a single story extension to the garage at 20 School Street and (2) construct retaining walls no higher than 5' within the setbacks at 20 School Street, subject to the condition that the work be performed in strict conformity with the plans and other documents Applicant has submitted to the Board in connection with this application.

Voted in Favor: 5

Voted in Opposition: 0

3. CASE No. Z2012-15 (RIGHTMIRE)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Frechette, to **GRANT** a Special Exception to Margaret Rightmire and family, property owners of record, to allow the keeping of poultry as an accessory use, subject to the following conditions:

1. The chicken house and run will be constructed in substantial conformity with the photographs and other materials submitted with the application.
2. No more than four chickens will be kept on the property.
3. No roosters will be kept on the property.
4. No slaughtering of chickens will occur on the property.
5. Any odors from the chicken house and chicken waste shall not be perceptible at the property boundary.
6. The chicken house and run will be enclosed on top and otherwise constructed to prevent predator break-ins.
7. The chicken feed will be enclosed in a rodent proof container.
8. The property owners 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 they believe the chickens pose a health risk.

Voted in Favor: 4 (Frechette, Harrison, Marion, Waugh)

Voted in Opposition: 0

4. CASE No. Z2012-16 (KEEFFE)

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Frechette, to **GRANT** the proposed Special Exception, subject to the following conditions:

- A. The project shall be completed in substantial conformity with the plans and testimony on file. No substantial alterations to or deviations from those plans, or any future structural additions, shall be permitted in the absence of further action by the Board to amend this Special Exception.
- B. No construction, including clearing for the new driveway, shall take place until the following occurs:
 - (1) The Applicants shall obtain the approval of the Zoning Administrator for a plan for retaining and/or replacing vegetation (including retaining vegetation within the highway right-of-way to the extent the State does not require it to be removed for visibility purposes) in order to retain a screen of healthy trees in front of the structure. Such screen need not be opaque, but must be such that no uninterrupted façade of the structure is completely exposed to view from any point along the highway. The Board shall review the adequacy of such plan at the request of either Applicants or the Zoning Administrator.

Voted in Favor: 5

Voted in Opposition: 0

- 5. APPROVAL OF MINUTES:** The minutes of 02/02/2012, 02/21/2012, 04/23/2012, 04/26/2012, 05/31/2012 were approved.

6. ADJOURNMENT: The meeting adjourned at 8:10 PM.

Respectfully submitted,

Beth Rivard