

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: JUNE 28, 2012
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Arthur Gardiner (Chair), Phil Harrison, 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 p.m. The deliberation meeting will be held July 2, 2012 at Town Hall. The following agenda items were then heard.

The first two cases were heard together.

- 1. CASE #46015-Z2012-18: KRISTINE & PATRICK MCDEVITT ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1C, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO ALLOW THE KEEPING OF POULTRY AS AN ACCESSORY USE AT 55 LYME ROAD, TAX MAP 46, LOT 15, IN THE “SR-3” SINGLE RESIDENCE ZONING DISTRICT.**
- 2. CASE #46015-Z2012-19: KRISTINE & PATRICK MCDEVITT ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1K, “FENCES”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO EXTEND AN EXISTING FENCE GREATER THAN 4’ TALL WITHIN THE REQUIRED SIDE SETBACK. THE PROPERTY IS LOCATED AT 55 LYME ROAD, TAX MAP 46, LOT 15, IN THE “SR-3” SINGLE RESIDENCE ZONING DISTRICT.**

Gardiner read the Notices of Public Hearing.

Kristine McDevitt presented the applications. Jim Cowie, of 5 Curtiss Road, said he had no objections to either application proposed.

No one else spoke in favor of, or in opposition to, the applications.

Case Nos. Z2012-18 & 19 were closed.

- 3. CASE #33009-Z2012-17: JANE & CHRIS SODERQUIST ARE REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210.1K, “FENCES”, PURSUANT TO SECTION 206, “SPECIAL EXCEPTIONS”, TO REPLACE AN EXISTING RETAINING WALL THAT IS GREATER THAN 4’ TALL WITHIN A REQUIRED SETBACK AREA. THE PROPERTY IS LOCATED AT 11 SARGENT STREET, TAX MAP 33, LOT 9, IN THE “GR-1” GENERAL RESIDENCE ZONING DISTRICT.**

Gardiner stepped down. Assmus, Harrison, and Marion heard the case.

Harrison read the Notice of Public Hearing.

Assmus noted the receipt of correspondence from Anne Downey (of 9 Sargent Street), Winnie Zappala (of 14 Sargent Street), and Leah Goat (of 5 West Street) in support of the application.

Jane Soderquist presented the application.

No one else spoke in favor of, or in opposition to, the application.

Case No. Z2012-17 was closed.

Gardiner rejoined the Board.

The next two cases were heard together.

4. **CASE #31001/017-Z2012-20: JONATHAN EDWARDS, AGENT FOR THE TOWN OF HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 210-1A, "ACCESSORY USES – DRIVEWAYS", PURSUANT TO SECTION 206, "SPECIAL EXCEPTIONS", TO ALLOW A DRIVEWAY WIDTH GREATER THAN 14' AT 130 & 132 ETNA ROAD, TAX MAP 31, LOTS 1 & 17, IN THE "SR-2" SINGLE RESIDENCE AND "RR" RURAL RESIDENCE ZONING DISTRICTS.**
5. **CASE #31001/003/017-Z2012-21: JONATHAN EDWARDS, 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 ALLOW THE PARTIAL FILLING OF A WET MEADOW AND DISTURBANCES OF THE 0-25' WETLAND BUFFER AREAS AND 25-75' WETLAND BUFFER AREAS OF TWO DIFFERENT WETLANDS TO ENABLE THE EXPANSION OF THE ETNA LIBRARY, CREATION OF A COMMUNITY PARK, AND PROVIDE FOR OFF-STREET PARKING. THE PROPERTIES ARE LOCATED AT 130, 150, & 132 ETNA ROAD, TAX MAP 31, LOTS 1, 3, & 17 IN THE "SR-2" SINGE RESIDENCE AND "RR" RURAL RESIDENCE ZONING DISTRICT.**

Gardiner read the Notices of Public Hearing.

Pete Kulbacki, Hanover Director of Public Works, presented the applications. Jim Kennedy, Wetland Scientist, and Julia Griffin, Hanover Town Manager, also provided testimony.

No one else spoke in favor of, or in opposition to, the applications.

Case Nos. Z2012-20 & 21 were closed.

6. **CASE #'S Z2012-10/11/12: [#10] a Variance to allow a sign to be located closer to the street than one-half the depth of the required front setback, [#11] two Variances to allow (a) a second entrance sign that is (b) greater than 12 sf in size, and [#12] two Variances to allow (a) a third entrance sign that is (b) greater than 12 sf in size @ Kendal at Hanover WERE CONTINUED TO JULY in the absence of a quorum.**

7. ADJOURNMENT: The meeting adjourned at 8:45 PM.

Respectfully submitted,

Beth Rivard
P&Z Administrative Assistant