

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: JULY 2, 2012
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Gardiner (Chair), Harrison, Marion

Staff: Judy Brotman, Zoning Administrator

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:00 PM in the Planning & Zoning Office of the Hanover Town Hall.

(Further explanation and support for the following actions are contained in the Board's approved, written decisions found in the respective case files.)

CASE Nos. Z2012-18 & 19 (McDEVITT)

Marion prepared the preliminary draft.

It was moved by Marion, seconded by Harrison, to **GRANT** Special Exceptions to Kristine and Patrick McDevitt, property owners of record, to allow the keeping of poultry as an accessory use and to extend a fence over four feet high at 55 Lyme Road, subject to the following conditions:

1. No more than six chickens may be kept on the property.
2. No roosters may be kept on the property.
3. No slaughtering of chickens will occur on the property.
4. Any odors from the chicken house and run shall not be perceptible at the property boundary.
5. Chicken feed shall be secured in a rodent proof container.
6. The property owners will make arrangements for the care of the chickens when they are out of town.
7. 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.
8. The fence extension will be built with a comparable design and comparable materials to the existing fence.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-20 (TOWN OF HANOVER - driveway)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Marion, to **GRANT** a Special Exception to the Town of Hanover, property owner of record, to allow for a driveway width greater than 14' at 130 and 132 Etna Road, Tax Map 31, Lots 1 & 17, subject to the following conditions:

1. The driveway and paved parking area will be constructed in substantial conformity with the written and other materials submitted with the application.
2. Prior to commencing with construction, the Town shall be in receipt of all applicable State or Federal wetlands or other permits necessary for such construction.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-21 (TOWN OF HANOVER - wetlands)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Marion, to **GRANT** a Special Exception to the Town of Hanover, property owner of record, 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 Hayes Farm Park, and provide for off-street parking at 130 and 132 Etna Road, Tax Map 31, Lots 1 & 17, subject to the following conditions:

1. The driveway, paved parking area, recreation areas, and related wetlands impacts, will be constructed in substantial conformity with the written and other materials submitted with the application and with the application to the New Hampshire Department of Environmental Services.
2. Prior to commencing with construction, the Town shall be in receipt of all applicable State or Federal wetlands or other permits necessary for such construction.

Voted in favor: 4

Voted in opposition: 0

APPROVAL OF MINUTES:

The minutes of 06/06/2012 & 06/28/2012 were approved.

Gardiner was excused from the meeting.

CASE No. Z2012-17 (SODERQUIST)

Assmus prepared the preliminary draft.

It was moved by Assmus and seconded by Harrison, to **GRANT** Jane and Chris Soderquist a Special Exception to replace the retaining walls greater than four feet in height within the front setback of 11 Sargent Street subject to the following conditions:

1. That the construction shall be in substantial conformance with the plans submitted to the Zoning Board.

Voted in favor: 3 (Assmus, Harrison, Marion)

Voted in opposition: 0

ADJOURNMENT: The meeting adjourned at 8:15 PM.

Respectfully submitted,

Beth Rivard
P&Z Administrative Assistant