

**ZONING BOARD OF ADJUSTMENT  
DELIBERATIONS: AUGUST 9, 2012  
Town Hall, 41 South Main Street - 7:00 PM**

**Board members present:** Frechette (Acting Chair), Harrison, Lappin, Waugh

**Staff:** Judy Brotman, Zoning Administrator

Ethan Frechette, Zoning Board Acting Chair, called the meeting to order at 7:03 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.)

**CASE No. Z2012-23 (BRANCHE)**

It was moved by Waugh, seconded by Harrison, to **GRANT** applicant's request to WITHDRAW Case No. 09018-Z2012-23 noting that neither the Board, nor the Town, had any role in applicant's decision to withdraw.

Voted in favor: 4

Voted in opposition: 0

**CASE No. Z2012-24 (CARLETON)**

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Waugh, to **GRANT** a Special Exception to Margaret Carleton, property owner, to allow a modification to the previously granted Special Exception in the cases cited, subject to the following condition:

- a. The proposed garage and space above shall be constructed in substantial conformity with the plans submitted with the Special Exception application; and
- b. All conditions previously imposed shall remain in effect.

Voted in favor: 4

Voted in opposition: 0

**APPROVAL OF MINUTES:** The minutes of July 2<sup>nd</sup> & 26<sup>th</sup> were approved. Waugh adjourned from the meeting.

**CASE No. Z2012-22 (WAUGH)**

Frechette, Harrison & Lappin were seated.

Lappin prepared the preliminary draft.

It was moved by Lappin, seconded by Frechette, to **GRANT** a variance from the front setback requirements to H. Bernard and Mary Waugh to allow a free-standing deck within the front setback area of their property located at 16 Pinneo Hill Road, Tax Map 8, Lot 32, in the "RR" Rural Residence zoning district, with the following conditions:

- A. That the proposed construction be completed substantially in conformity with the plans and testimony; and
- B. That the proposed deck be no closer to the front property line than the existing structure.

Voted in Favor: 3

Voted in Opposition: 0

**ADJOURNMENT:** The meeting adjourned at 8:15 PM.

Respectfully submitted,

Beth Rivard