

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: AUGUST 30, 2012
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Bill Dietrich, Ethan Frechette, Phil Harrison, Carolyn Radisch (Acting Chair)

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Carolyn Radisch, Acting Chair, called the meeting to order at 7:05 PM. The deliberation meeting will be held September 6, 2012 in the Town Hall Boardroom at 7:00 PM. Radisch acknowledged that a four-member board was seated and advised of the three-member board concurrence requirement. The following agenda items were then heard.

The first three cases were heard together.

- 1. Z2012-10: CHUCK GIBSON, AGENT FOR KENDAL AT HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING A VARIANCE UNDER ARTICLE X, SECTION 1006, “VARIANCE”, PURSUANT TO ARTICLE III, SECTION 317, “SIGNS”, TO ALLOW A SIGN TO BE LOCATED CLOSER TO THE STREET THAN ONE-HALF THE DEPTH OF THE REQUIRED FRONT SETBACK @ 80 LYME ROAD, TAX MAP 8, LOT 1, IN THE “GR-4” GENERAL RESIDENCE ZONING DISTRICT.**
- 2. Z2012-11: CHUCK GIBSON, AGENT FOR KENDAL AT HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING VARIANCES UNDER ARTICLE X, SECTION 1006, “VARIANCE”, PURSUANT TO ARTICLE III, SECTION 317, “SIGNS”, TO ALLOW (A) A SECOND ENTRANCE SIGN, (B) THAT IS GREATER THAN 12 SF IN SIZE @ 80 LYME ROAD, TAX MAP 8, LOT 1, IN THE “GR-4” GENERAL RESIDENCE ZONING DISTRICT.**
- 3. Z2012-12: CHUCK GIBSON, AGENT FOR KENDAL AT HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING VARIANCES UNDER ARTICLE X, SECTION 1006, “VARIANCE”, PURSUANT TO ARTICLE III, SECTION 317, “SIGNS”, TO ALLOW (A) A THIRD ENTRANCE SIGN, (B) THAT IS GREATER THAN 12 SF IN SIZE @ 80 LYME ROAD, TAX MAP 8, LOT 1, IN THE “GR-4” GENERAL RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Dean Sorenson, Director of Facilities at Kendal at Hanover, presented the application.

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

The Hearings on Case Nos. Z2012-10, 11 & 12 were closed.

- 4. CASE #31001-Z2012-25: JONATHAN EDWARDS, AGENT FOR TOWN OF HANOVER, PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE II, SECTION 204.6, "SINGLE RESIDENCE", PURSUANT TO SECTION 206, "SPECIAL EXCEPTIONS", TO ALLOW THE ETNA LIBRARY AND HAYES FARM PARK AS PERMITTED GOVERNMENTAL USES. THE PROPERTY IS LOCATED AT 130 ETNA ROAD, TAX MAP 31, LOT 1, IN THE "SR-2" SINGLE RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Jonathan Edwards, Director of Planning & Zoning, presented the application. Barbara Prince, Etna Librarian, and Kay Shumway spoke in favor of the application in Phase I.

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

The Hearing on Case No. Z2012-25 was closed.

- 5. CASE #12180-Z2012-26: SOLOMON & DIANE DIAMOND ARE REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION," TO PERMIT A WETLAND CROSSING FOR A RESIDENTIAL DRIVEWAY IMPACTING 1,000 SF OF WETLAND, 1,736 SF OF THE 0-25' BUFFER AREA, AND 4,933.5 SF OF THE 75' BUFFER AREA. THE PROPERTY IS LOCATED AT 14 ORCHARD HILL, TAX MAP 12, LOT 180, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Patrick St. Pierre, President of Five Eagles Design, as Agent for Mr. & Mrs. Diamond, presented the application. Adam Diamond, Sage Diamond, and Diane Diamond spoke in favor of the application in Phase I.

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

The Hearing on Case No. Z2012-26 was closed, with the record left open for receipt of an additional site plan on August 31, 2012.

- 6. CASE #15033-Z2012-27: LARRY & MAUREEN MORSE ARE REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION," TO PERMIT THE REPAIR/RECONSTRUCTION OF AN AGRICULTURAL ACCESS ROAD INTO A DRIVEWAY, RESTORATION OF A SECTION OF THE HEWES BROOK BANK, AND ESTABLISHMENT OF A BUILDING ENVELOPE WITH SEPTIC SYSTEM DISPOSAL AREA WITHIN THE WETLAND AND WETLAND BUFFER AREAS. THE PROPERTY IS LOCATED AT 50 RENNIE ROAD, TAX MAP 15, LOT 33, IN THE "RR" RURAL RESIDENCE ZONING DISTRICT.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Jim Kenned, Wetland Scientist and Larry Morse, property owner, presented the application. No one else spoke in favor of the application in Phase I.

Alan Saucier, of 5 Fern Lane, and Doug Robertson, of 1 Fern Lane, spoke in opposition to the application in Phase II

Kennedy & Morse rebutted in Phase III.

Robertson spoke in Phase IV.

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

The Hearing on Case No. Z2012-27 was continued to a site visit to be conducted on September 7th at 5:30 PM. The deliberative session for this case will be determined at a later time following the site visit.

- 7. CASE #22093-Z2012-28: WILLIAM A. NELSON AND PAULA SCHNURR ARE APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, "BOARD OF ADJUSTMENT", THAT THE EXTRA WIDTH OF A DRIVE COURT-TYPE OF DRIVEWAY EXTENSION, THE MAJORITY OF WHICH IS LOCATED IN THE FRONT SETBACK AREA OF THE PROPERTY, IS NOT ALLOWED WITHOUT A VARIANCE. THE DECISION BEING APPEALED IS CONTAINED A LETTER FROM THE ZONING ADMINISTRATOR DATED JULY 30, 2012. THE PROPERTY IS LOCATED AT 6 DOWNING ROAD, TAX MAP 22, LOT 93, IN THE "SR-1" AND "RR" ZONING DISTRICTS.**

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

Carolyn Radisch stepped down from the Board.

Ethan Frechette took over as Acting Chair for this case.

Mr. K William Clauson, Attorney and William Nelson, property owner, presented the application. Tom Porter spoke in favor of the application in Phase I.

Letters of support for the application were received from several neighbors. No one else spoke in favor of or in opposition to the application.

The Hearing on Case No. Z2012-28 was closed.

Radisch rejoined the Board and resumed as Acting Chair.

- 8. CASE #10030-Z2012-29: NEW CINGULAR WIRELESS PCS, LLC D/B/A AT&T MOBILITY, AGENT FOR NH PUBLIC BROADCASTING INC., PROPERTY OWNER OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE III, SECTION 322, "COMMUNICATION/TELECOMMUNICATIONS FACILITIES", PURSUANT TO ARTICLE II, SECTION 206, "SPECIAL EXCEPTIONS", TO COLOCATE 6 WIRELESS COMMUNICATION ANTENNAS AND ASSOCIATED EQUIPMENT AT THE LOCATION**

CURRENTLY KNOWN AS 55 MOOSE MOUNTAIN ROAD, TAX MAP 10, LOT 30, IN THE "F" ZONING DISTRICT.

Ethan Frechette, Acting Clerk, read the Notice of Public Hearing.

William J. Dodge, Attorney, Agent for AT&T, presented the application

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

A scheduled site visit has been noticed for 4 pm on Tuesday, September 12, 2012. A Balloon test will be conducted at a later date.

The Hearing on Case No. Z2012-29 was closed.

9. ADJOURNMENT: The meeting adjourned at 10:55 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman
Zoning Administrator