

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

Board members present: Dietrich, Frechette, Harrison, Radisch (Acting Chair)

Staff: Judy Brotman, Zoning Administrator

Carolyn Radisch, 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.)

CASE No. Z2012-10/11/12 (KENDAL)

Dietrich prepared the preliminary draft.

It was moved by Dietrich, seconded by Radisch, to **GRANT** the Variances requested in these three cases to Applicant, Kendal at Hanover, to construction and locate three signs at its facility on Lyme Road. These grants are subject to the following conditions:

1. That applicant receives permission from NHDOT for the sign. In the event that NHDOT does not approve the sign, it may be located at the property line; and
2. That the work be completed, and the uses be, in substantial conformity with the plans and testimony as presented.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-25 (TOWN – HAYES FARM PARK)

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Harrison, to **GRANT** a Special Exception to the Town of Hanover, property owner of record, 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.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-26 (DIAMOND)

Frechette prepared the preliminary draft.

It was moved by Frechette, seconded by Radisch, to **GRANT** Solomon and Diane Diamond a Special Exception to construct 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, subject to the

conditions that (1) all work be performed in strict conformance with the plans and other documents Applicants have submitted and (2) that the driveway conform to the requirements of the Zoning Ordinance.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-29

(NH PUBLIC BROADCASTING)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Radisch, to **GRANT** a Special Exception to New Cingular Wireless PCS, LLC d/b/a AT&T Mobility, Agent for NH Public Broadcasting Inc., property owner, to allow the colocation of 6 wireless communication antennas and related ground-located equipment at the property, subject to the following conditions:

- a. The proposed antennas and related ground-located equipment shall be constructed in substantial conformity with the plans submitted with the Special Exception application.
- b. The applicant, prior to proceeding with construction of the proposed antennas and related ground-located equipment shall furnish the Town with a bond or acceptable other surety in an amount sufficient to cover the cost of removing the antennas and related equipment in the event the facility is deemed abandoned.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2012-28

(SCHNURR / NELSON)

Frechette prepared the preliminary draft.

It was moved by Frechette, seconded by Harrison, to **AFFIRM the Zoning Administrator's decision**, as we do not find, nor have we been shown, any provision in the Ordinance that permits a driveway, a parking area, a drive-court, or turnaround to be located within the front setback area at 6 Downing Road.

Voted in favor: 3

Voted in opposition: 0

APPROVAL OF MINUTES: The minutes of August 9, 2012 were approved.

ADJOURNMENT: The meeting adjourned at 8:45 PM.

Respectfully submitted,

Beth Rivard