

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: October 11, 2012
Town Hall, 41 South Main Street - 6:00 PM**

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

Staff: None

Carolyn Radisch, Zoning Board Acting Chair, called the meeting to order at 6:00 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. Z2012-27 (MORSE)

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Frechette, to **GRANT** a Special Exception to Larry and Maureen Morse, property owner of record 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 driveway, barn, house, garage, shed and septic system disposal area within the wetland and wetland buffer areas at the property located at 50 Rennie Road, Tax Map 15, Lot 33, in the "RR" Rural Residence zoning district. This grant is subject to the following conditions:

1. The proposal shall be implemented substantially in conformity with the testimony and materials on file, including the plan prepared by Jim Kennedy, Drawing S-1, dated 7/30/12 and revised 9/26/12.
2. Other than the disturbed areas shown on Drawing S-1, there shall be no removal of soil, filling, or removal of vegetation within wetlands or within the wetland buffer areas on the property, other than required by the agricultural operations. As set forth in Section 702.2(B), there shall be no chemical fertilizers in these areas.
3. This approval is conditioned upon securing all other approvals required by law, including permits from New Hampshire Department of Environmental Services and potentially the US Army Corps of Engineers for placing fill within the floodplain.
4. The access road will be maintained as a 10-foot wide unpaved road 1' above existing grade. The driveway will be unpaved as well and compatible with zoning requirements.
5. The barn shall not be used to store commercial equipment other than agricultural equipment to be used on the property.
6. That the aggregate impervious building footprint on the site, including porches and patios will not exceed 2,500 square feet.

Voted in favor: 4

Opposed: 0

APPROVAL OF MINUTES: The minutes of 09/18/2012 were approved.

ADJOURNMENT: The meeting adjourned at 6:50 PM.

Respectfully submitted,

Beth Rivard