

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: DECEMBER 17, 2012
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Dietrich, 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 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.)

1. CASE No. Z2012-38 (HANOVER CONSUMER COOP SOCIETY)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Dietrich, to **GRANT** a Variance to Hanover Consumer Cooperative Society to replace an existing non-conforming sign at 51 South Park Street, Tax Map 23, Lot 154 in the "B" Retail Business zoning district. This grant is subject to the following conditions:

1. That the work be completed in substantial conformity with the plans and testimony as presented.
2. That the sign conform to the regulations laid out in Section 317.1

Voted in favor: 5

Opposed: 0

2. CASE No. Z2012-37 (DC: HCC)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Marion, to **GRANT** a Wetlands Special Exception to Trustees of Dartmouth College, property owner of record, to allow the filling and re-grading of a portion of the fairway area between Holes 1 and 2 at the Hanover Country Club. The property is located at 5 Hilton Field Lane, Tax Map 40, Lot 8, subject to the following conditions:

1. The filling, grading, impact on the wetland area, and impact on the related wetland buffer areas 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. The applicant shall receive Site Plan approval from the Hanover Planning Board for a plan substantially in accordance with this application before this Wetlands Special Exception shall take effect.

3. Prior to commencing with construction, the applicant shall be in receipt of all applicable State or Federal wetlands or other permits necessary for such construction.

Voted in favor: 5

Opposed: 0

3. CASE No. Z2012-39 (AMES)

Marion prepared the preliminary draft.

It was moved by Marion, seconded by Harrison, to **GRANT** the requested variance, subject to the following conditions:

1. The renovation shall maintain the colors and finishes of the existing porch and cottage and shall not add any elements that would increase the porch's visual intrusion when viewed from the pond. In particular, the wood or aluminum trim of the sliding glass doors shall be finished in a color which matches the existing porch and cottage as closely as possible and the guard cables and supports shall have a matte finish which does not glint in sunlight when viewed from the pond.
2. The applicant shall minimize or fully avoid the removal of existing trees or natural ground cover within the 50-foot setback as a result of the renovation.

Voted in favor: 5

Opposed: 0

4. **CASE #03010-Z2012-41: REQUEST FOR REHEARING OF CASE #Z2012-35**, an Appeal of an Administrative Decision, denied by the ZBA on November 1, 2012, that Zoning Permit #2012-334, was issued in error. The property to which the Zoning Permit was issued to is located at 120 Blueberry Hill Drive. **IF GRANTED** the rehearing will be held at a later date.

It was moved by Gardiner, seconded by Assmus, to deny the request for rehearing.

Voted in favor: 5

Opposed: 0

5. **APPROVAL OF MINUTES:** The minutes of November 1, 2012 were approved as amended. The minutes of November 8, 2012 approved as submitted.

6. **ADJOURNMENT:** The meeting adjourned at 9:00 PM.

Respectfully submitted,
Beth Rivard