

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: APRIL 25, 2013
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Gert Assmus, Arthur Gardiner (Chair), Phil Harrison, Ruth Lappin, Bernie Waugh

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:01 PM. The deliberation meeting will be held TUESDAY, APRIL 30, 2013 in the Town Hall Boardroom at 7:00 PM. The following agenda items were then heard.

- 1. Case #37037/038-Z2013-10:** The Trustees of Dartmouth College are requesting a Special Exception under Article II, Section 210.1K, “Fences”, pursuant to Section 206, “Special Exceptions”, to replace and extend an existing fence greater than 4’ tall within the required side setback. The properties are located at 3 Clement Road, Tax Map 37, Lot 37, and 2 Rope Ferry Road, Tax Map 37, Lot 38; both located in the “SR-1” Single Residence zoning district.

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Tim McNamara presented the application.

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

Case No. Z2013-10 was closed.

- 2. Case #37014/048/047/022/016-Z2013-11:** The Trustees of Dartmouth College are requesting a Special Exception under Article II, Table 204.4 “Institution”, pursuant to Section 206, “Special Exceptions”, to allow a student residence at 1 Occom Ridge, Tax Map 37, Lot 48. Included in the proposal is parking reconfiguration that will affect properties at 15 Webster Avenue, Tax Map 37, Lot 14, 13 Webster Avenue, Tax Map 37, Lot 47, 10 Choate Road, Tax Map 37, Lot 22, and 9 Webster Avenue, Tax Map 37, Lot 16. All properties are located in the “I” Institution zoning district.

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Joe Broemel and Woody Eckels presented the application.

Rick Sayles, of 4 Occom Ridge, spoke in opposition to the application in Phase II

Mr. Broemel & Mr. Eckels rebutted in Phase III.

Mr. Sayles spoke in Phase IV.

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

Case No. Z2013-11 was closed.

3. **Case #38011-Z2013-12:** The Trustees of Dartmouth College are requesting a Special Exception under Article II, Table 204.4 “Institution”, pursuant to Section 322, “Communication/Telecommunications Facilities”, to install three cellular telephone booster antennas on the roof of the Class of 1978 Life Sciences Center at 78 College Street, Tax Map 38, Lot 11, in the “I” Institution zoning district.

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Tim McNamara and Frank Archambeault presented the application.

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

Case No. Z2013-12 was closed.

4. **Case #40007-Z2013-13:** Benjamin and Lorna Smith are requesting a Wetlands Special Exception under Article VII, Section 702, “Wetland, Waterbody, and Intermittent Stream Protection,” to construct a single-family residence within a waterbody buffer, at 43 Occom Ridge, Tax Map 40, Lot 7; in the “SR-1” Single Residence and “F” Forestry and Recreation zoning districts.

Ruth Lappin, Acting Clerk, read the Notice of Public Hearing.

Lorna Smith, Alan Saucier, Russ Rohloff, and David Scully presented the application.

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

Case No. Z2013-13 was closed.

5. **ADJOURNMENT:** The meeting adjourned at 10:06 PM.

Respectfully submitted,

Beth Rivard