

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: August 29, 2013  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Arthur Gardiner (Chair), Phil Harrison, Ruth Lappin, Steve Marion, Carolyn Radisch (Clerk)

**Staff:** Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Arthur Gardiner, Zoning Board Chair, called the meeting to order at 7:00 p.m. The deliberation meeting will be held September 5, 2013 in the Town Hall Boardroom at 7:00 PM.

The following agenda items were then heard.

- 1. Case #19028-Z2013-28:** Hank Tenney, as Agent for the Town of Hanover, property owner of record, is requesting a Special Exception under Article IX, Section 902, pursuant to Section 206, “Special Exceptions”, to allow structures associated with Outdoor Recreation at 4 Thompson Terrace, Tax Map 19, Lot 28, in the “SR-2” Single Residence zoning district

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Hank Tenney presented the application.

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

Case No. Z2013-28 was closed.

- 2. Case #33046-Z2013-30:** Frank Barrett, Agent for Trumbull-Nelson Construction Company, Incorporated, property owner of record, is Appealing an Administrative Decision, under Article X, Section 1005, “Board of Adjustment”, that the terms of Article VIII, Sections 802 and 803, do not apply to the redevelopment of the property at 8 School Street, Tax Map 33, Lot 46, in the “GR-2” General Residence zoning district.

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Frank J. Barrett, Jr. and Lawrence Ufford presented the application.

George Hathorn and Katherine Connolly spoke in opposition to the application in Phase II

Barrett rebutted in Phase III.

No one spoke in Phase IV.

Case No. Z2013-30 was closed.

- 3. Case #23059-Z2013-31:** The Ledyard Lane Neighborhood Association is Appealing an Administrative Decision, under Article X, Section 1005, "Board of Adjustment". The decision being appealed is the July 18, 2013 issuance of Zoning Permit #2013-103. The property is located at 12 Ledyard Lane, Tax Map 23, Lot 59, in the "SR-2" Single Residence zoning district.

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Zoning Board members discussed continuing the case to allow the appellants time to review the recently submitted changes to the original zoning/building permit application.

Steve Marion moved to continue the hearing to the September hearing. Carolyn Radisch seconded the motion. Motion unanimously voted in the affirmative.

Case No. Z2013-31 was continued to September 26, 2013.

- 4. Request for Extension of a Temporary Permit (Cases # Z2012-30 & Z2012-31)** granted under Zoning Ordinance Section 310, to allow the Cellular On Wheels facility (C.O.W.) to continue to operate for one additional year. The C.O.W. is located at 55 Goss Road / Goss Road Extension (also known as Moose Mountain Lodge Road, at Tax Map 10, Lot 3, in the "F" Forest and Recreation zoning district.

Carolyn Radisch, Clerk, read the Notice of Public Hearing.

Mr. W.J. Dodge for AT&T and Mr. Nysten, AT&T Real Estate manager, presented the request.

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

The hearing was closed.

- 5. ADJOURNMENT:** The meeting adjourned at 8:56 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman  
Zoning Administrator