

**ZONING BOARD OF ADJUSTMENT  
DELIBERATIONS: October 3, 2013  
Town Hall, 41 South Main Street - 7:00 PM**

**Board members present:** Assmus, Harrison, Lappin, Radisch, Waugh  
**Staff:** Judy Brotman, Zoning Administrator

Carolyn Radisch, Acting Chair, called the meeting to order at 7:00 pm 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. Z2013-21 (GALBRAITH)**

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Assmus, to **GRANT** a Special Exception in Case #23125-Z2013-21, subject to the following conditions:

- a. The proposed turn-around shall be constructed in a manner consistent with the submitted plans and testimony.
- b. The proposed turn-around shall not exceed 19 feet in width.
- c. No parking shall be permitted in the proposed turn-around.
- d. To remove the gravel in the front setback so the driveway and turn-around are no more than 14 feet in width.

Voted in favor: 3

Voted in opposition: 2 (Lappin, Radisch)

**CASE No. Z2013-32 (SCANNELL)**

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Lappin, to **DENY** the appeal for the reasons stated in the notice of decision on record.

Voted in Favor: 5

Voted in Opposition: 0

**CASE No. Z2013-31 (SALAZAR-KISH, Ledyard Lane Neighborhood Assoc)**

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Waugh, to **AFFIRM** the Zoning Administrator's approval of Zoning Permit #2013-103 for 12 Ledyard Lane, subject to the following conditions:

1. Constructed improvements to provide vehicular access on the north side of the lot and to the rear of the lot are prohibited unless a Special Exception is granted for that purpose. This area may not be used for parking or any activity related to the property owner's business or other non-residential purposes.
2. The doors on the workshop area must be redesigned to eliminate openings and doors that would allow access by vehicles.
3. The workshop may only be used by the occupants of the house for non-commercial home projects.
4. Other than as set forth above, the project shall be constructed in substantial conformity with the plans of August 23, 2013.

Voted in Favor: 5

Voted in Opposition: 0

**APPROVAL OF MINUTES:** The minutes of September 5<sup>th</sup> and 26<sup>th</sup> were approved.

**ADJOURNMENT:** The meeting adjourned at 8:45 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman  
Zoning Administrator