

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: APRIL 3, 2014
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Harrison, Lappin, Marion (Acting Chair). Waugh was unable to attend the deliberation session.

Staff: Judy Brotman, Zoning Administrator

Steve Marion, Zoning Board Acting Chair, called the meeting to order at 7:05 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. Z2014-11 (SINGER)

Marion prepared the preliminary draft.

It was moved by Marion, seconded by Assmus, to **GRANT** the requested Variance, subject to the following condition:

1. The addition project must be completed in substantial conformity with the plans and testimony provided, and shall not extend more than 3 feet into the 15-foot side setback.

Voted in favor: 2

Voted in opposition: 2 (Lappin, Assmus)

CASE No. Z2014-12 (HYPERTHERM)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Lappin, to **GRANT** a Wetlands Special Exception in Case #01024-Z2014-12, subject to the following conditions:

- a. The plans shall be completed in substantial conformity with the materials and testimony provided.
- b. The applicant may maintain lawn areas, but may not use chemical fertilizer, pesticides, or herbicides for such.
- c. Prior to commencing with construction, the applicant shall be in receipt of any applicable federal and state permits, and shall have received Site Plan Review approval from the Hanover Planning Board.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2014-08 (AYRES)

Lappin prepared the preliminary draft.

It was moved by Lappin, seconded by Harrison, to **GRANT** the application to Rosemary and Matthew Ayres to replace a leach field within the wetland buffer area at 123 Lyme Road, with the following condition:

1. That the construction and construction sequence be done in substantial conformance with the plans, specifications and testimony presented to the Board, with special care taken to avoid erosion and runoff during construction.
2. Prior to commencing construction the applicant shall be in receipt of all other required permits, including from the State.

Voted in favor: 4

Voted in opposition: 0

CASE No. Z2014-10 (McCARTHY)

Waugh prepared the preliminary draft. (Assmus recused)

It was moved by Harrison, seconded by Lappin, to **DENY** the requested variance for the reasons summarized above.

Voted in favor: 3

Voted in opposition: 0

CASE No. Z2014-09 (McDEVITT)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Harrison, to **GRANT** a Special Exception to Kristine and Patrick McDevitt to replace an existing non-conforming garage and storage shed with a larger garage, subject to the following condition:

- a. The proposed garage and walkway will be constructed in substantial conformity with the plans and other materials submitted with the application.

Voted in favor: 4

Voted in opposition: 0

APPROVAL OF MINUTES: The minutes of March 13th and March 27th were approved.

ADJOURNMENT: The meeting adjourned at 9:05 PM.

Respectfully submitted, Beth Rivard