

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: April 24, 2014
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: Kate Connolly, Phil Harrison, Carolyn Radisch, Bernie Waugh (Acting Chair)

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Waugh, Zoning Board Acting Chair, called the meeting to order at 7:00 p.m. The deliberation meeting will be held May 1, 2014 in the Town Hall Boardroom at 7:00 PM. Waugh stated that a less than five-member board was seated and advised of the three-member board concurrence requirement. He explained that each applicant could request to continue their cases to a future date when a full board could be present or proceed before the smaller board with the understanding that a split decision, by the smaller board, would be grounds for a rehearing, if requested. The following agenda items were then heard.

- 1. CASE #44049-Z2014-13: HIDDE VAN HOEVEN & HELEN RIPMEESTER ARE APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, “BOARD OF ADJUSTMENT”, PURSUANT TO ARTICLE II, SECTION 210.1A “DRIVEWAYS”, THAT A SPECIAL EXCEPTION OR VARIANCE IS NEEDED TO ALLOW A SECOND DRIVEWAY AT 15 LEDGE ROAD, TAX MAP 44, LOT 49, IN THE “SR-1” SINGLE RESIDENCE ZONING DISTRICT. THE DECISION BEING APPEALED IS CONTAINED A LETTER FROM THE ZONING ADMINISTRATOR DATED FEBRUARY 19, 2014.**

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

Attorney Barry Schuster and property owner Hidde van Hoeven presented the application. Sam Westleman spoke in favor of the application in Phase I.

Brotman clarified several details of the application in Phase II

Schuster and van Hoeven rebutted in Phase III

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

Case No. Z2014-13 was closed.

- 2. CASES #43001/002 & 46022-Z2014-14 & 15: PINE PARK ASSOCIATION AND THE TRUSTEES OF DARTMOUTH COLLEGE, PROPERTY OWNERS OF RECORD, ARE REQUESTING WETLANDS SPECIAL EXCEPTIONS UNDER ARTICLE VII, (Z2014-14) SECTION 701, “PROTECTION OF FLOOD PLAINS, WATERBODIES, INTERMITTENT STREAMS, AND WETLANDS”, AND (Z2014-15) SECTION 702, “WETLAND, WATERBODY, AND INTERMITTENT**

STREAM PROTECTION,” TO REPAIR EROSION AND INSTALL PERMANENT EROSION CONTROL MEASURES IN AND ADJACENT TO A GIRL BROOK TRIBUTARY NEAR HOLE 13 AT THE HANOVER COUNTRY CLUB. PROPERTIES INVOLVED INCLUDE 41 ROPE FERRY ROAD, TAX MAP 43, LOT 1; 30 LYME ROAD, TAX MAP 43, LOT 2; 52 LYME ROAD, TAX MAP 46, LOT 22; LOCATED IN THE “I” INSTITUTION AND “NP” NATURAL PRESERVE ZONING DISTRICTS.

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

Tim McNamara, agent for Dartmouth College and Roy Schiff, Milone & MacBroom, engineers, presented the application.

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

Case Nos. Z2014-14 & 15 was continued to a site visit on Wednesday, April 30th, at 2:00 pm at the Hanover Country Club. The record was left open for updated plans and a memo detailing the revisions to the initial plan.

- 3. CASE #23138-Z2014-17: CAROLYN & MARTIN SINGER ARE REQUESTING A REHEARING OF CASE NO. Z2014-11, A VARIANCE UNDER ARTICLE X, SECTION 1006, “VARIANCE,” FROM THE REQUIREMENTS OF SECTION 209.3, TO ALLOW THE CONSTRUCTION OF A SMALL LIVING SPACE ADDITION WITHIN THE SIDE SETBACK AREA OF 2 BARRYMORE ROAD, TAX MAP 23, LOT 138, IN THE “SR-3” SINGLE RESIDENCE ZONING DISTRICT.**

Because there was a split decision of a 4-member Board, this request is automatically granted under the By-Laws of the Zoning Board of Adjustment. The hearing will be held on May 29, 2014.

- 4. ADJOURNMENT:** The meeting adjourned at 9:20 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman
Zoning Administrator