

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: 05/01/2014
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Connolly, Harrison, Radisch, Waugh

Staff: Judy Brotman, Zoning Administrator

Bernie Waugh, Zoning Board Acting Chair, called the meeting to order at 7:00 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. Z2014-13 (vanHOEVEN / RIPMEESTER)

Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Radisch, to **GRANT** the administrative appeal, on the following terms:

A. The Zoning Administrator shall rule on the requested driveway permit for Tax Lot 49 (15 Ledge Road) independently of the existence of a driveway on Tax Lot 56 (18 Ledge Road), and without requiring a special exception or variance, and shall grant such permit if it otherwise satisfies all other applicable regulations.

B. Prior to constructing a driveway at 15 Ledge Road, the applicants shall either: (i) demolish the garage at 18 Ledge Road; *or* (ii) present to the Zoning Administrator an acceptable plan with a specific timetable, not to exceed two years, for correcting the violation in some alternative manner (such as, but not necessarily limited to, the construction of a primary structure on the lot at 18 Ledge Road) and which requires the demolition of the garage in the event that timetable is not met. Any uncertainty concerning the acceptability of the plan may be resolved by this Board upon proper notice and hearing.

Voted in Favor: 4

Voted in Opposition: 0

Connolly exited the meeting.

CASE No. Z2014-14 & 15 (PINE PARK ASSOC / DARTMOUTH COLLEGE)

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Radisch, to **GRANT** Wetlands Special Exceptions in Case Nos. 43001/002 & 46022-Z2014-14 & 15, subject to the following conditions:

- a. The plans shall be completed in substantial conformity with the materials and testimony provided; except as specifically noted below;
- b. Prior to commencing construction, the applicant will finalize its plans and shall incorporate all applicable modifications sought by the Hanover Conservation Commission, subject to review and reasonable approval by the Zoning Administrator for the Town of Hanover;
- c. Prior to commencing with construction, the applicant shall be in receipt of any applicable federal and state permits, and shall have completed its design review with the Hanover Planning Board.

Voted in favor: 3

Voted in opposition: 0

APPROVAL OF MINUTES: The minutes of 04/03/2014 (both sessions), 04/24/2014, and 04/30/2014 were approved.

ADJOURNMENT: The meeting adjourned at 7:45 PM.

Respectfully submitted,

Beth Rivard