

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: July 31, 2014  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Gert Assmus, Arthur Gardiner (Chair), Phil Harrison, Ruth Lappin, Bernie Waugh (Acting 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 Thursday, August 7, 2014, in the Town Hall Boardroom at 7:00 PM.

The following agenda items were then heard.

1. **Case # Z2014-24, Appeal of Administrative Decision.** Hanover Consumer Cooperative Society is appealing an administrative decision that the number of off-street parking spaces required for a property is the sum of the total spaces required under Section 404.1 plus the number of ADA accessible spaces. The property is located at 45 S. Park Street.
2. **Z2014-25, Appeal of Administrative Decision.** Hanover Consumer Cooperative Society is appealing a decision that a 5year license for required parking does not comply with Section 406. C. The decision being appealed is contained in an email from the Zoning Administrator dated June 3, 2014. he property is located at 45 S. Park Street

Cases Z2014-24 & Z2014-25 will be heard together.

Bernie Waugh, Acting Clerk, read the Notices of Public Hearing.

C. Barry Schuster, Attorney for the applicants and Doug Sonsalla, Architect of Record, presented the applications.

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

Cases No. Z2014-24 and Z2014-25 were closed, with the record left open for an email showing the terms of the 10-year agreement, and any “old days” ZBA cases with downtown parking leases.

3. **Case #Z2014-26, Variance.** Frank J. Barrett, agent for Steven & Nancy Venti, is requesting a Variance to allow construction of a new garage within 3’6” of the proposed new side property line of 14 Allen Street.

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Frank J. Barrett, agent and Steven Venti, property owner, presented the application.

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

Case No. Z2014-26 was closed, with the record left open for an 'overlay' drawing.

- 4. Case # Z2014- 27, Special Exception.** Frank J. Barrett, agent for Raven Bay Associates LLC, is requesting a special exception to allow construction of a new parking facility at 9 Allen Street.

Bernie Waugh, Acting Clerk, read the Notice of Public Hearing.

Frank J. Barrett, agent and Stephen Buskey, property owner, presented the application.

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

Case No. Z2014-27 was closed.

- 5. Case # Z2014-28, [Rehearing of Z2013-37] Special Exception.** New Cingular Wireless PCS for Peter & Kay Shumway, are seeking a special exception to construct a communication/telecommunication facility consisting of a tower, twelve antennas, shelter, generator, and other necessary equipment and appurtenances enclosed within a stone compound at 67 Three Mile Road.
- 6. Case #Z2014-29, [Rehearing of Z2013-38] Variance.** New Cingular Wireless PCS for Peter & Kay Shumway, to construct a communication/telecommunication facility consisting of a tower, twelve antennas, shelter, generator, and other necessary equipment and appurtenances enclosed within a stone compound at 67 Three Mile Road.
- 7. Other Business: Notice of Extension Request – Z2012-30 & Z2013-31,** for a C.O.W. located on NH Public Broadcasting, Inc. property at 55 Moose Mountain Road.

Cases # Z2014-28 and Z2014-29 and the C.O.W. Extension Request will be heard together.

Bernie Waugh, Acting Clerk, read the Notices of Public Hearing.

Will Dodge, Attorney for AT&T and Patrick Nysten, for AT&T real estate, presented the applications.

No one else spoke in Phase I.

Elisha Huggins, Hawk Metheny, Rhonda Sheffield, MK Beach, Brad Atwood, Sean Gorman and Terry Osborne spoke in opposition to the application in Phase II.

Will Dodge and Patrick Nysten spoke in Phase III.

No one spoke in Phase IV.

Cases No. Z2014-28 and Z2014-29 and the C.O.W. extension were closed, with the record left open for receipt of AT maps, proposed Variance and Special Exception conditions, and terms of agreement documentation.

**8. ADJOURNMENT:**

The meeting adjourned at 10:20 PM.

Respectfully submitted,

Judith Lee Shelnuttt Brotman,  
Zoning Administrator