

**ZONING BOARD OF ADJUSTMENT  
DELIBERATIONS: September 4, 2014  
Town Hall, 41 South Main Street - 7:00 PM**

**Board members present:** Connolly, Donegan, Harrison, Lappin, Radisch (Acting Chair)

**Staff:** Judy Brotman, Zoning Administrator

Carolyn Radisch, Zoning Board Acting, called the meeting to order at 7:09 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. Z2014-31 (GREENE)**

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Harrison:

To **DENY** the request for a 7' fence and **GRANT** a special exception to the applicant to construct a fence not to exceed 6' in height on the rear property line at 9 Pleasant Street. This grant is subject to the following condition:

1. If the fence is replaced, it must be returned to the height allowed in the Ordinance unless another Special Exception is requested in advance.

Voted in Favor: 4

Voted in Opposition: 0

**CASE No. Z2014-30 (OXMAN)**

Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Lappin, to **GRANT** a Special Exception in Case #23090/089-Z2014-30, subject to the following conditions:

- a. The fence shall be constructed no higher than 8' and shall be completed in substantial conformity with the materials and testimony provided.
- b. If the proposed fencing proves unable to deter incursion by deer, or if the threat of deer incursion becomes so reduced as to make the need for such fence unnecessary, then the applicant shall promptly remove any fencing subject to this Special Exception.

Voted in favor: 5

Voted in opposition: 0

**CASE No. Z2014-32 (BARRY)**

Donegan prepared the preliminary draft.

It was moved by Donegan, seconded by Connolly, to **GRANT** the application to James Barry to replace a septic system with leach field within the wetland buffer area at 115 Ruddsboro 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: 5

Voted in opposition: 0

**CASE No. Z2014-33 (JENKYN / GREENBERG)**

Connolly prepared the preliminary draft.

It was moved by Connolly, seconded by Harrison, to **GRANT** the application to Lawrence Jenkyn and Laurie Greenberg to place a Wastewater Disposal System within the wetland buffer area at 7 Fern Lane, with the following conditions:

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: 5

Voted in opposition: 0

**APPROVAL OF MINUTES:** The minutes of 8/28/14 and 8/7/14 were approved.

**ADJOURNMENT:** The meeting adjourned at 8:55 PM.

Respectfully submitted,

Beth Rivard