

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: 11/10/2014
Town Hall, 41 South Main Street – 7:00 PM**

Board members present: Gardiner, Harrison, Lappin, Radisch (Chair), Waugh

Staff: Judy Brotman, Zoning Administrator

Carolyn Radisch, Zoning Board 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. Z2014-36/37/38/39 (NH PUBLIC BROADCASTING)

Phil Harrison prepared the preliminary draft.

It was moved by Harrison, seconded by Gardiner, to **AUTHORIZE** NHPB to proceed with replacing the existing tower located at 55 Moose Mountain Road, subject to the following conditions:

- a. The plans shall be completed in substantial conformity with the materials and testimony provided in the application for ZBA Cases 10030-Z2014-36, 37, 38 and 39;
- b. NHPB shall comply with the “Annual Notification, Bonding, and Removal of Abandoned Antennas and Towers” provisions set forth in Section 322.4. NHPB and the Zoning Administrator shall work together in good faith to determine the amount for the bond or other surety required to cover the cost of removal of the tower.
- c. Once the replacement tower has been constructed and is fully operational, NHPB shall dismantle and remove the existing tower within 90 days of this completion.
- d. Prior to commencing construction of the replacement tower, NHPB shall investigate the feasibility of installing “radar activated lighting” on the tower. If NHPB determines that such type of lighting is available and is approved by the FAA, then NHPB shall install “radar activated lighting” as an alternate to the lighting plans provided in the applicant’s written testimony.

Voted in favor: 5

Voted in opposition: 0

CASE No. Z2014-40 (ANDERSON)

Bernie Waugh prepared the preliminary draft.

It was moved by Waugh, seconded by Harrison, to **GRANT** a special exception to Constance Anderson for the second driveway (already installed) at her home at 8 West Street, Tax Map 33, Lot 80, subject to the following conditions:

A. The crushed stone driveway shall not be widened, altered or improved in the absence of further action by the Board.

B. The uses of the crushed stone driveway shall not be appreciably increased beyond their current levels as described in Paragraph 3 above.

C. For as long as the crushed stone driveway remains in existence, the applicant (or her successors-in-interest) shall continue to maintain a hedge-like area of leafy vegetation (other than grass) between the paved driveway and the second driveway, to prevent the two from becoming aesthetically merged with each other.

D. In accord with Section 210.1(A) no vehicles may be parked on the crushed stone driveway within the front setback.

Voted in favor: 4

Voted in opposition: 1 (Radisch)

APPROVAL OF MINUTES: The minutes of October 2nd and November 4th were approved as amended.

ADJOURNMENT: The meeting adjourned at 8:50 PM.

Respectfully submitted,

Beth Rivard