

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: 12/04/2014
Town Hall, 41 South Main Street – 7:00 PM**

Board Members Present: David Donegan, Arthur Gardiner, Steve Marion, Carolyn Radisch (Chair), Bernie Waugh

Staff: Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Carolyn Radisch, Zoning Board Chair, called the meeting to order at 7:05 p.m. The deliberation meeting will be held Thursday, December 11, 2014, at 7:00 PM in the Boardroom at Town Hall. The following agenda items were then heard.

- 1. CASE #37013-Z2014-41: KERNAN & JUDITH OBERTING ARE APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, “BOARD OF ADJUSTMENT”, PURSUANT TO ARTICLE II, TABLE 204.6, “INSTITUTION”, THAT 26 OCCOM RIDGE, TAX MAP 37, LOT 13, IN THE “SR-1” SINGLE RESIDENCE ZONING DISTRICT, IS NOT BEING USED IN CONFORMANCE WITH THE ZONING ORDINANCE. THE DECISION BEING APPEALED IS CONTAINED A LETTER FROM THE ZONING ADMINISTRATOR DATED SEPTEMBER 26, 2014.**

Steve Marion, Clerk, read the Notice of Public Hearing.

Attorney Darrell Hotchkiss of Burke & Hotchkiss, PLLC, and Kip Oberting presented the application.

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

Case No. Z2014-41 was closed.

- 2. CASE #37020-Z2014-42: KAPPA KAPPA KAPPA SOCIETY IS APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE X, SECTION 1005, “BOARD OF ADJUSTMENT”, PURSUANT TO ARTICLE II, TABLE 204.4, “INSTITUTION”, THAT A SPECIAL EXCEPTION IS REQUIRED FOR A PROPOSED ADDITION TO THE FRATERNITY BUILDING AT 1 WEBSTER AVENUE, TAX MAP 37, LOT 20, IN THE “I” INSTITUTION ZONING DISTRICT. THE DECISION BEING APPEALED IS CONTAINED A LETTER FROM THE ZONING ADMINISTRATOR DATED OCTOBER 7, 2014.**

Steve Marion, Clerk, read the Notice of Public Hearing.

Attorney Kim Butler of Downs Rachlin Martin PLLC, and Bruce Williamson of Domus, Inc., presented the application.

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

Case No. Z2014-42 was closed.

3. **CASE #04004-Z2014-43: HANOVER SCHOOL DISTRICT IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION," TO CONSTRUCT SITE IMPROVEMENTS AT THE BERNICE RAY SCHOOL, 26 RESERVOIR ROAD, TAX MAP 4, LOT 4, IN THE "I" INSTITUTION ZONING DISTRICT THAT WILL IMPACT WETLANDS AND WETLAND BUFFER AREAS.**

Steve Marion, Clerk, read the Notice of Public Hearing.

Charlie Hirschberg of CLD Consulting Engineers and Jonathan Brush of the Hanover School District presented the application

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

The hearing on Case No. Z2014-43 was closed; the record was left open for receipt of requested information.

4. **ADJOURNMENT:** The meeting adjourned at 9:16 PM.

Respectfully submitted,

Beth Rivard