

**ZONING BOARD OF ADJUSTMENT  
PUBLIC HEARING: APRIL 30, 2015  
Town Hall, 41 South Main Street – 7:00 PM**

**Board Members Present:** Gert Assmus, Arthur Gardiner, Phil Harrison, Vice Chair, Steve Marion, Clerk, Bernie Waugh

**Staff:** Judith Brotman, Zoning Administrator

Others: See the Attendance Sheet

Phil Harrison, Zoning Board Acting Chair, called the meeting to order at 7:00 p.m. The deliberation meeting will be held Thursday, May 7, 2015 at 7:00 PM in the Boardroom at Town Hall. The following agenda items were then heard.

- 1. CASE #22085-Z2015-10: ANDREW GARTHWAITE, AS AGENT FOR XAVIER & VICTORIA GONIN, PROPERTY OWNERS OF RECORD, IS REQUESTING A SPECIAL EXCEPTION UNDER ARTICLE VIII, SECTION 803, “CHANGE OF NON-CONFORMING STRUCTURES”, TO INCREASE THE HEIGHT OF A NON-CONFORMING GARAGE AT 4 DOWNING ROAD, TAX MAP 22, LOT 85, IN THE “SR-1” SINGLE RESIDENCE AND “NP” NATURAL PRESERVE ZONING DISTRICTS.**

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

Andrew Garthwaite, agent, presented the application. Barbara Hall spoke in favor of the application.

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

Case No. Z2015-10 was closed.

- 2. CASE #05092-Z2015-09: SCOTT MCGEE, AGENT FOR EDITH RABINOVITZ, IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, “WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION,” TO PERMIT IMPACTS WITHIN WETLAND BUFFERS FOR A PROPOSED NEW TURNAROUND AND TO RECONFIGURE AN EXISTING DRIVEWAY AT 14 ELM ROAD, TAX MAP 5, LOT 92, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**
- 3. CASE #09060-Z2015-08: SCOTT MCGEE, AGENT FOR EDITH RABINOVITZ, IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, SECTION 702, “WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION,” TO PERMIT IMPACTS WITHIN WETLAND BUFFERS FOR A**

**PROPOSED NEW TURNAROUND ON ELM ROAD AND TO REFIGURE AN EXISTING DRIVEWAY. [ at 11 Elm Road, Tax Map 9, lot 60, in the “RR” rural residence zoning district ]**

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

Bernie Waugh acknowledged that he had some interactions with the property owners concerning the Class VI right-of-way several years ago, but that he felt he could be impartial as to the Wetlands Special Exception request before the Board. Scott McGee on behalf of the property owners had no objection to Mr. Waugh participating in the hearing on the case.

Scott McGee, Eric Goldwarg, and Scott Williams, agents, presented the application.

Kelly Kendal Hawes and Stuart Hawes spoke in favor of the application in Phase I. They also asked several clarifying questions about the proposed turn-around project.

Mr. McGee, Mr. Goldward and Mr. Willams responded to the questions.

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

On a motion by Mr. Waugh, seconded by Mr. Harrison, Cases No. Z2015-09 & Z2015-08 were continued to May 7, 2015, with the record open for receipt of a letter from Peter Kulbacki, Director of Hanover Public Works Department, concerning his design criteria (driveways not to intersect the turn-around; the turn-around is sufficiently sized to accommodate large/oversize trucks in the turn-around.)

**4. ADJOURNMENT:** The meeting adjourned at 8:14 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman  
Zoning Administrator