

**ZONING BOARD OF ADJUSTMENT
DELIBERATIONS: 10/01/2015
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Assmus, Connolly, Gardiner, Harrison (Vice Chair), Marion

Staff: Judy Brotman, Zoning Administrator

Others: See the Attendance Sheet

Phil Harrison, Zoning Board Vice Chair, called the meeting to order at 7:03 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. Z2015-21 (WARE / JARVIS)

Connolly prepared the preliminary draft.

It was moved by Connolly, seconded by Gardiner:

To **GRANT** a special exception to the applicant to construct a ten feet high black vinyl covered chain-link fence to surround 25 feet of 240 feet of a Sport Court on the northwestern corner of 7 Hemlock Road, Tax Map 47, Lot 69, in the SR-1 Single Residence zoning district which will be less than 10 feet within the 20 foot side yard setback. This grant is subject to the following condition:

The fence for which the special exception is requested shall be designed as stated in the hearing, and shown in photos. The section of fence located in the side setback area of the property shall be 10 feet or less in height, and shall be constructed of materials of black vinyl coated chain link fencing.

Voted in Favor: 5

Voted in Opposition: 0

CASE No. Z2015-22 (ROBERTS / RICKARDS)

Assmus prepared the preliminary draft.

It was moved by Assmus, seconded by Marion, to **GRANT** the proposed Special Exception, subject to the following conditions:

A. The project shall be completed in substantial conformity with the plans and testimony on file. No substantial alterations to or deviations from those plans, or any future structural additions, shall be permitted in the absence of further action by the Board.

Voted in Favor: 5

Voted in Opposition: 0

CASE No. Z2015-23 (TOWN OF HANOVER)

Marion prepared the preliminary draft.

It was moved by Marion, seconded by Harrison, to **GRANT** a Special Exception to the Town of Hanover for the previously installed scoreboard at 4 Thompson Terrace, Tax Map 19, Lot 28, in the "SR-2" Single Residence zoning district.

Assmus, Gardiner, Harrison, Marion voting.

Voted in Favor: 4

Voted in Opposition: 0

CASE No. Z2015-24 (DARTMOUTH – OAK HILL SKI AREA)

Gardiner prepared the preliminary draft.

It was moved by Gardiner, seconded by Assmus, to **GRANT** the requested Special Exception.

Assmus, Gardiner, Harrison, Marion voting.

Voted in Favor: 4

Voted in Opposition: 0

APPROVAL OF MINUTES: The minutes of September 3, 2015 and September 24, 2015 were approved.

OTHER BUSINESS:

Discussion was held concerning the recent *Valley News* publication regarding the appeal of a case to Superior Court.

It was a consensus of the members that either the Chair or Vice Chair should make a call to the Editor of the *Valley News* and ask that a correction be made to the factually incorrect statement about a lawsuit being filed against the Town. To be factual correct, the article should have stated that an appeal of the Zoning Board of Adjustment decision was filed with the Court.

A comparison of the November 2004 and January 2009 versions of the Board's "Policy on Between-Meeting Communications" was made, noting that one sub-section appeared to have been deleted from the November 2004 version. Minutes of the December 11, 2008 and January 22, 2009 were reviewed. The intent of a change was to permit two Board members to collaborate on a draft decision (12/11/08 and 1/22/09 minutes attached). It was not the intent to eliminate the prohibition of Board discussion with the media. The Board concurred that the omission was an editing error, and should be corrected.

ADJOURNMENT: The meeting adjourned at 8:16 PM.

Respectfully submitted, Judith Lee Shelnett Brotman, Zoning Administrator