

**ZONING BOARD OF ADJUSTMENT  
DELIBERATIONS: MARCH 7, 2016  
Town Hall, 41 South Main Street - 7:00 PM**

**Board members present:** Eggleton, Gardiner, Radisch (Chair), Waugh

**Staff:** Judy Brotman, Zoning Administrator

Carolyn Radisch, Zoning Board Chair, called the meeting to order at 7:01 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.)

**1. CASE No. Z2016-03 (MEYERS)**

Radisch prepared the preliminary draft.

It was moved by Radisch, seconded by Gardiner:

To **GRANT** a special exception to the applicant to operate a Bed & Breakfast at 62 King Road. This grant is subject to the following conditions:

1. This Special Exception is limited to two rental rooms with a total maximum occupancy of four persons.
2. That the operation will cease if the unit is no longer owner-occupied.
3. That the driveway shall be maintained in a plowed and sanded condition during the winter periods when the Bed & Breakfast is in operation.
4. If a sign is desired in the future it must not exceed the one square-foot as provided by Section 317.2 of the Ordinance.
5. That any other required approvals and licenses from other agencies (e.g. approvals for food service) be obtained before operation shall commence. A copy of such additional approvals and licenses shall be provided to the Zoning Administrator to be included in the case file.

Voted in Favor: 4

Voted in Opposition: 0

**2. CASE No. Z2016-04 (KEPLER)**

Eggleton prepared the preliminary draft.

It was moved by Eggleton, seconded by Gardiner, to **GRANT** a special exception subject to the following conditions:

- a. The approved use does not permit mature billy (male) goats; and
- b. The approved use does not permit the sale of goats or chickens for gain; and

- c. The approved use does not permit goats or hens in excess of the numbers applied for, and in the case of “kids”, the four month period in which the kids are matured;
- d. The approved use is based upon a request for Nigerian Dwarf goats;
- e. The approved use is based upon the size, scope and quality of the pasturage, fencing and enclosure proposed herein;
- f. The approved use does not permit roosters;
- g. No slaughtering of chickens or goats will occur on the property;
- h. The chicken and goat feed will be stored in a rodent proof container;
- i. The animal housing and fencing will be constructed and maintained in substantial conformity with the materials submitted with the application;
- j. The chicken house and run will be enclosed on top and otherwise constructed to prevent predator break-ins;
- k. The facilities will be subject to inspection by officers or agents of the town who may order the removal of animals as required to avoid a health risk;
- l. Any odors from the facilities or waste shall not be perceptible at the property boundary; and
- m. The property owners will make arrangements for the care of the animals when they are out of town.

Voted in Favor: 4

Voted in Opposition: 0

**3. APPROVAL OF MINUTES:** The minutes of February 4<sup>th</sup> and 22<sup>nd</sup> were approved.

**4. ADJOURNMENT:** The meeting adjourned at 7:55 PM.