

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: JULY 28, 2016
Town Hall, 41 South Main Street – 7:00 PM**

Board members present: Arthur Gardiner, Phil Harrison (Vice Chair), and Bernie Waugh

Staff: Judith Brotman, Zoning Administrator

Others: See Attendance Sheet.

Phil Harrison, Zoning Board Vice Chair, called the meeting to order at 7:00 PM in the Boardroom of the Hanover Municipal Building. He explained the need for 3 affirmative votes to be granted a request, and gave the applicants an opportunity request a continuance to a date when a full board could be seated. In the case of an appeal, the appellant is required to go forward with the hearing. In all cases, if there is no affirmative vote, then the lack of a 5-member board will be grounds for a rehearing.

The Deliberation Session will be held August 4, 2016 in the Boardroom.

- 1. CASE #12065-Z2016-11: BRUCE & EMILY SWOMLEY ARE REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE VII, “PROTECTION OF FLOOD PLAINS, WATERBODIES, INTERMITTENT STREAMS AND WETLANDS”, SECTION 701 AND SECTION 702, TO CONSTRUCT BANK STABILIZATION, A GRAVEL FOOTPATH, DOCK ABUTMENT, SEASONAL DOCK AND INCIDENTAL WORK WITHIN A WETLAND AND WETLAND BUFFER AREAS. THE PROPERTY IS LOCATED AT 26 RIVER ROAD, TAX MAP 12, LOT 65, IN THE “RR” RURAL RESIDENCE ZONING DISTRICT.**

Case No. Z2016-11 was continued to the August 25, 2016 Hearing. Due to the number of continuations of this case, Notices will be sent out to the abutters by regular U. S. mail.

- 2. CASE #34044-Z2017-01: SKINNY PANCAKE
JONNY ADLER, AS AGENT FOR KALEIDESCOPE, PROPERTY OWNER OF RECORD, IS APPEALING AN ADMINISTRATIVE DECISION, UNDER ARTICLE II, SECTION 206, “BOARD OF ADJUSTMENT”, PURSUANT TO ARTICLE IV, SECTION 405.2, THAT A MUSIC VENUE, ADMISSION BY TICKET ONLY, IS NOT ALLOWED AS AN ACCESSORY USE TO A RESTAURANT. THE DECISION BEING APPEALED IS CONTAINED AN EMAIL FROM THE ZONING ADMINISTRATOR DATED JUNE 22, 2016. THE PROPERTY IS LOCATED AT 3 LEBANON STREET, TAX MAP 34, LOT 44, IN THE “D” DOWNTOWN ZONING DISTRICT.**

Phil Harrison, Acting Clerk, read the Notice of Public Hearing.

Jonny Adler, owner of the Skinny Pancake restaurant, presented the appeal.

Paul Gross and Peggy Sadler, from Designer Gold, also located in the 3 Lebanon Street building, spoke in favor of the appeal.

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

Case No. Z2017-01 was closed.

The record was left open for several documents from the Zoning Ordinance proposed amendment files and the Downtown Visioning document, as well as the Skinny Pancake public support petition and supporting information on other restaurants within 50 miles of Hanover that charge a cover for music entertainment events.

- 3. CASE #03002-Z2017-02: BOGAN-BROWN**
AUDRA KLUMB, AS AGENT FOR KATRINA BOGAN & SETH BROWN, PROPERTY OWNERS OF RECORD, IS REQUESTING A WETLANDS SPECIAL EXCEPTION UNDER ARTICLE XI, SECTION 1103, "WETLAND, WATERBODY, AND INTERMITTENT STREAM PROTECTION", TO PLACE A LEACH FIELD WITHIN THE 125' WETLAND BUFFER AREA. THE PROPERTY IS LOCATED AT 104 BLUEBERRY HILL DRIVE, TAX MAP 3, LOT 2, IN THE "RR" RURAL RESIDENCE" ZONING DISTRICT.

Phil Harrison, Acting Clerk, read the Notice of Public Hearing.

Audra Klumb and Chris Leister, Agents, presented the appeal.

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

Case No. Z2017-02 was closed.

- 4. ADJOURN:** The meeting adjourned at 8:57 PM.

Respectfully submitted,

Judith Lee Shelnutt Brotman
Zoning Administrator