

**ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: AUGUST 25, 2016
Town Hall, 41 South Main Street - 7:00 PM**

Board members present: Jeremy Eggleton, Arthur Gardiner, Carolyn Radisch (Chair)

Staff: Judy Brotman, Zoning Administrator

Others: See the Attendance Sheet

Carolyn Radisch, Zoning Board Chair, called the meeting to order at 7:01 PM in the Boardroom of the Hanover Municipal Building. She explained the need for 3 affirmative votes to be granted a request, and gave the applicants an opportunity to request a continuance to a date when a full board could be seated. 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 September 1, 2016.

- 1. Case #15092-Z2017-03: Audra Klumb, as Agent for Roger & Kimberly Lohr, 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 11 Mulherrin Farm Road, Tax Map 15, Lot 92, in the “RR” Rural Residence zoning district.**

Arthur Gardiner, acting clerk, read the Notice of Public Hearing.

Audra Klumb, as agent for the property owners, presented the application.

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

The Hearing on Case #Z2017-03 was closed.

- 2. Case #08009-Z2017-06: A. Paul & Janet Lawrence, property owners & Agents for the Josephine P. Higgin Estate, co-property owner, are requesting a Variance under Article II, Section 208, “Variance”, to enclose an open parking area and add an exterior door to a garage. Both structures are located in the front setback area. The property is located at 92 Lyme Road, Tax Map 8, Lot 9, in the “RR” Rural Residence zoning district.**

Arthur Gardiner, acting clerk, read the Notice of Public Hearing.

Paul & Janet Lawrence, property owners, presented the application.

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

The Hearing on Case #Z2017-06 was closed.

3. **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.**

Arthur Gardiner, acting clerk, read the Notice of Action.

Scott Williams, agent for Bruce and Emily Swomley, presented the application.

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

The Hearing on Case # Z2017-11 was closed.

4. **Case #43001/002-Z2017-04: Timothy McNamara, as Agent for Pine Park Association and the Trustees of Dartmouth College, property owners of record, is requesting a Wetlands Special Exception under Article XI, Section 1102, "Flood plain protection", to install a log check dam and associated work to stabilize an eroding steep slope in the flood plain district. The properties are located at 41 Rope Ferry Road, Tax Map 43, Lot 1, in the "NP" Nature Preserve zoning district, and 30 Lyme Road, Tax Map 43, Lot 2, in the "I" Institution zoning district.**

5. **Case #43001/002-Z2017-05: Timothy McNamara, as Agent for Pine Park Association and the Trustees of Dartmouth College, property owners of record, is requesting a Wetlands Special Exception under Article XI, Section 1103, "Wetland, waterbody, and intermittent stream protection", to repair gully walls, install stormwater drain pipes and construct a trail bridge. The properties are located at 41 Rope Ferry Road, Tax Map 43, Lot 1, in the "NP" Nature Preserve zoning district, and 30 Lyme Road, Tax Map 43, Lot 2, in the "I" Institution zoning district.**

Arthur Gardiner, acting clerk, read the Notice of Action for Cases #Z2017-04 and #Z2017-05. These two cases are related and are being heard together.

Tim McNamara, Rod Finley, Roy Schiff and Matt Gardner presented the applications.

The application has been amended to remove the proposed bridge from consideration at this time.

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

The Hearing on Cases #Z2017-04 and #Z2017-05 was closed.

6. The Hearing Adjourned at 9:30 pm.

Respectfully submitted,

Judith Lee Shelnutt Brotman
Zoning Administrator