



DARTMOUTH COLLEGE  
FACILITIES OPERATIONS & MANAGEMENT

TIMOTHY J. MCNAMARA  
ASSOCIATE DIRECTOR  
FACILITIES OPERATIONS & MANAGEMENT

6 VOX LANE  
HINMAN BOX 6111  
HANOVER, NH 03755  
TEL: (603) 646-0936

October 5, 2023

Bruce Simpson, Planner  
Town of Hanover  
Post Office Box 483  
Hanover, NH 03755

RE: SPECIAL EXCEPTION APPLICATION, OAK HILL SUPPORT STRUCTURES

Dear Bruce:

Enclosed please find an application and supporting materials relating to our Special Exception request for two proposed structures associated with future operations at the Oak Hill nordic center. The proposed structures consist of:

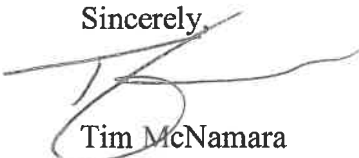
- a 32' x 60' garage with ~ 200 SF of covered storage area to house grooming equipment for the ski trails,
- a 42' x 22' warming hut for skiers with attached porch.

These structures would be located at the base of the ski area, adjacent to existing structures including a ticket office and pre-existing groomer garage, as shown on the attached plans. With regard to the special exception criteria:

- The area within which the proposed structures would be located is currently developed as a nordic skiing center. The proposed structures are compatible with this use and will not adversely impact the character of this area.
- There are no sidewalks in this area. The access drive to Oak Hill is located off Reservoir Road. The proposed structures will not directly impact the utilization of the access or Reservoir Road and will therefore have no adverse impact.
- There are no Town services or facilities in this area other than Reservoir Road, and the proposed structures will have no direct impact on services or facilities.

Please let me know if you have any questions regarding this application.

Sincerely,



Tim McNamara

**ZONING BOARD OF ADJUSTMENT  
TOWN OF HANOVER, NH**

**SPECIAL EXCEPTION**

**FOR OFFICE USE ONLY**

Case No. \_\_\_\_\_  
Fee total \_\_\_\_\_  
Date filed \_\_\_\_\_  
Received by \_\_\_\_\_

1. Applicant Name Trustees of Dartmouth College  
Mailing Address 40 Tim McNamara, Dartmouth Campus Services  
Phone No. (603) 646-0936 Hinman Box 6111, Hanover, NH  
Email timothy.j.mcnamara@dartmouth.edu 03755

2. Property Owner Trustees of Dartmouth College  
Mailing Address 40 Dartmouth Real Estate Office, P.O. Box 5188  
Phone No. (603) 646-0936 Hanover, N.H 03755-5188

3. Project Location (Street Address) 80 Reservoir Rd.  
Tax Map 4 Lot 8 Zoning District F

4. Applicant hereby requests a Special exception as provided in  
Article 405.10 Section B.9 of the Hanover Zoning Ordinance to permit:  
Construction of new groomer garage (~1,920 SF) and  
new warming hut (~924 SF) to support cran country  
skiing operations.

5. THE UNDERSIGNED HEREBY GRANTS PERMISSION for members of the Zoning Board to enter property for purposes of reviewing the information provided in this application.

Owner / Agent Signature [Signature] Date 10/5/23

6. This application has been completed in accordance with the Zoning Ordinance of the Town of Hanover.

Owner / Agent Signature [Signature] Date 10/5/23

**FOR OFFICE USE ONLY**

I hereby acknowledge receipt of this application.

Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

# SPECIAL EXCEPTION

## SUBMISSION REQUIREMENTS CHECKLIST

Payment of **filing fee** \$300 + \$25 Legal notice + \$15 per name on notification list\*  
(\*NO exclusions; every name)

**SEVEN copies of the following, COLLATED**

This **checklist** – completed by the applicant

**1<sup>st</sup> page of this application** – completed by the applicant

Application bears the signature of the property owner or authorized agent **OR** is accompanied by a letter of authorization signed by property owner or authorized agent

**Notification list** – provided by the applicant

Notification requirements are outlined in NH RSA 676:4, I(d) & in the Hanover Zoning Ordinance. The notification list shall be drafted not more than FIVE days prior to filing.

The notification list shall include the **names AND mailing addresses** of:

Owner of the subject property

Applicant (if different from the owner of the subject property)

Abutting property owners

A list of abutting property owners & mailing addresses can be generated & printed from the Assessor's records at: [axisgis.com/HanoverNH/](http://axisgis.com/HanoverNH/)

Please call (603) 640-3213 for assistance.

Every engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plan

All holders of conservation, preservation or agricultural preservation restrictions as defined in RSA 477:45

The preparer of the plan

For properties under a condominium or other collective form of ownership, a list of the officers of the collective or association, is acceptable. When the officers are not known, each individual condominium owner must be listed.

For structures and building sites within 500 feet of the top of the bank of any lake, pond, river, or stream, NHDES must be notified.

**\* Failure to provide accurate information may result in hearing delays \***

**A detailed letter**

Describing the proposed use

Addressing Special Exception criteria outlined in Section 207

*Such proposed Special Exception use shall not adversely affect*

*The character of the area in which the proposed use will be located*

*The highways and sidewalks and use thereof in the area*

*Town services and facilities*

Detailed, legible **plans** showing the exact location of existing conditions **and** proposed changes. (Please contact the Zoning Administrator with questions about what should be included on the plans. 603 640-3213)

**ONE copy of full-size plans** (no larger than 24"x36")

**SEVEN copies of file-size plans** (11"x17")

**Digital copy of complete submission** emailed to [bruce.simpson@hanovernh.org](mailto:bruce.simpson@hanovernh.org)

## Notification List for Oak Hill Improvements Project

### Landowner

Dartmouth College Trustees, c/o Dartmouth Real Estate Office, Post Office Box 5188, Hanover, NH 03755-5188

### Applicant

Dartmouth College Trustees, c/o Tim McNamara, Dartmouth College Facilities Operations and Management, Hinman Box 6111, Hanover, NH 03755

### Lessee

Friends of Oak Hill, Post Office Box 441, Hanover, NH 03755-0441

### Abutters

(M4/L4): Hanover School District, 41 Lebanon St., Suite 2, Hanover, NH 03755-2147

(M4/L7): Hanover Improvement Society, Post Office Box 106, Hanover, NH 03755-0106

(M4/L9): Water Department – Town of Hanover, Post Office Box 483, Hanover, NH 03755-0483

(M5/L112): Trescott Company, c/o Town of Hanover, Post Office Box 483, Hanover, NH 03755-0483

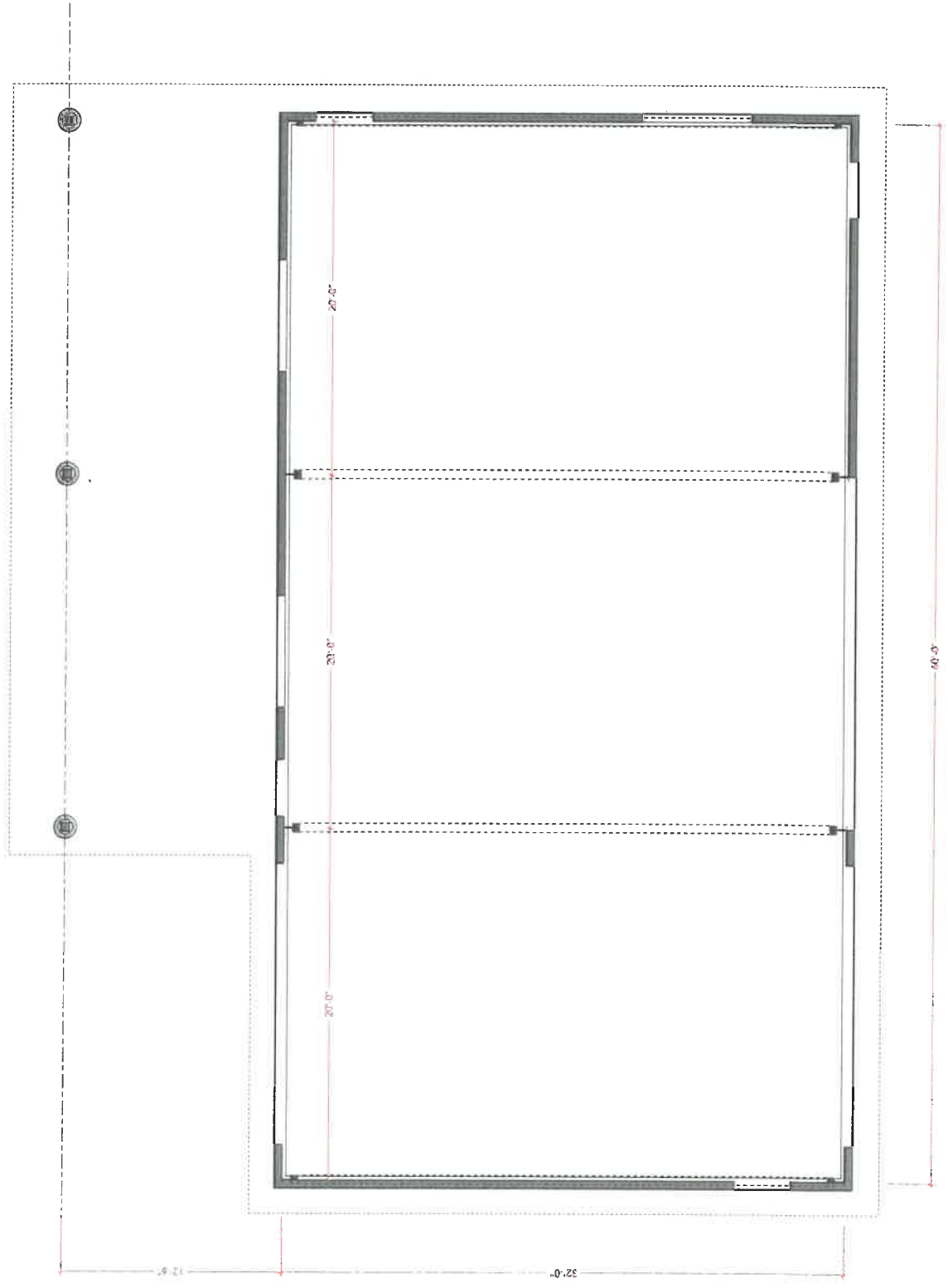
(M8/L4): Town of Hanover, Post Office Box 483, Hanover, NH 03755-0483

(M8/L8/11/14): Dartmouth College Trustees, c/o Dartmouth Real Estate Office, Post Office Box 5188, Hanover, NH 03755-5188

### Engineer of Record

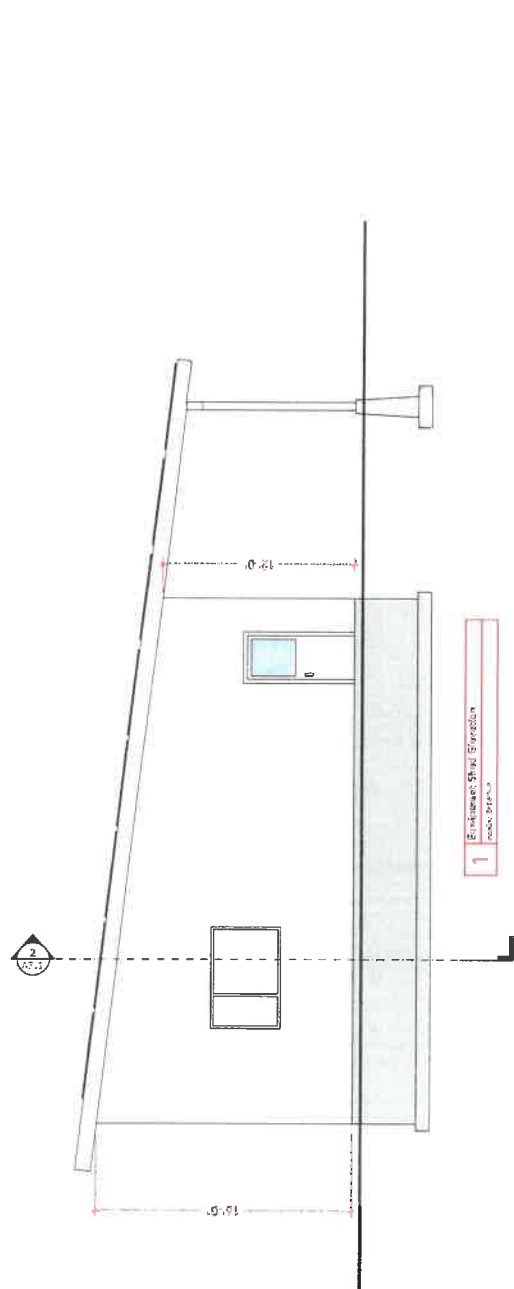
Pathways Consulting, LLC, 240 Mechanic Street, Suite 100, Lebanon, NH 03766

Mark	Date	Description

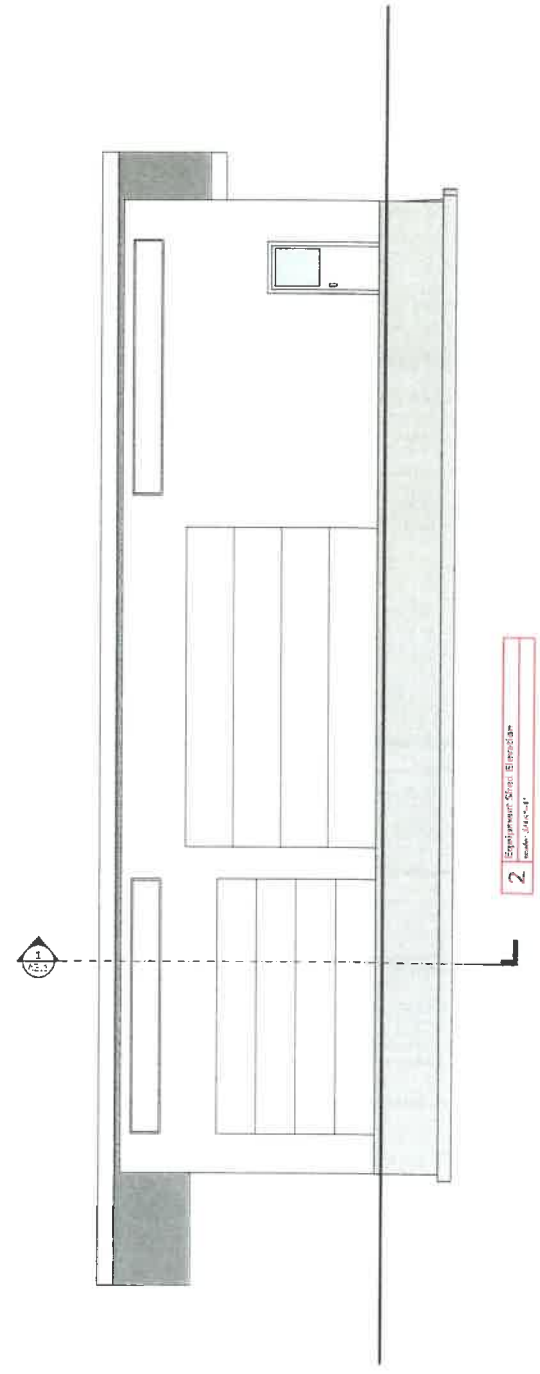


1 Schematic Shed Floor/Gather Plan  
12/20/2023

Mark	Date	Description



1 Groomer Shed Elevation  
Scale: 1/4" = 1'-0"



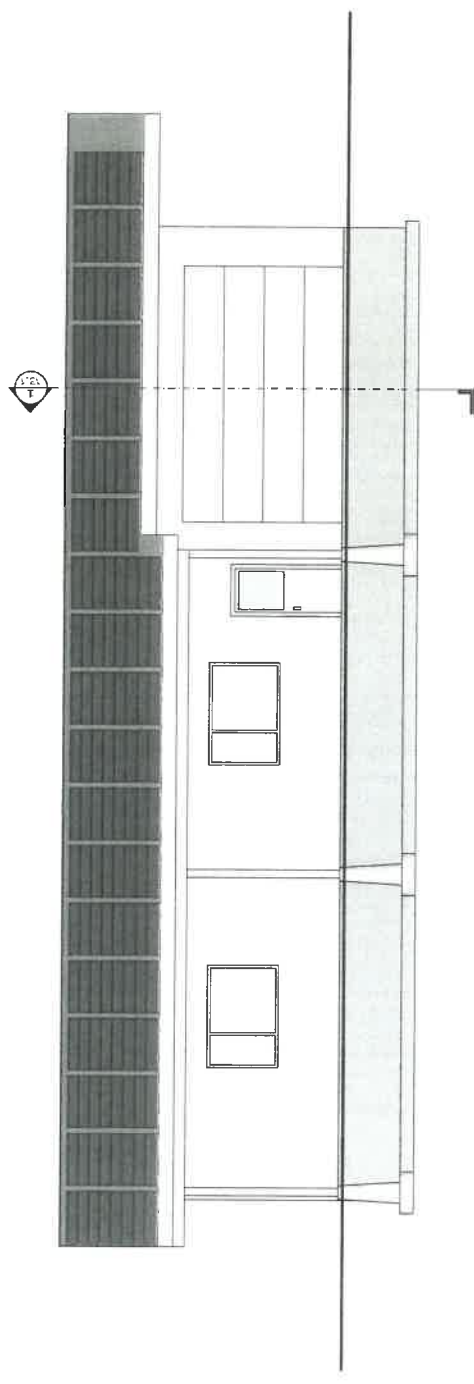
2 Groomer Shed Elevation  
Scale: 1/4" = 1'-0"

OAK HILL OUTDOOR CENTER  
HANOVER, NH

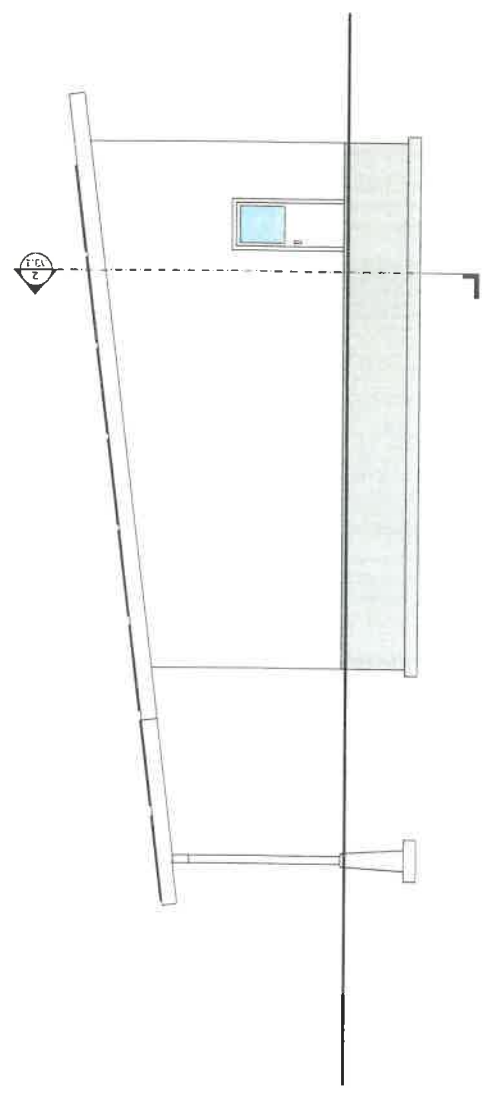
Mark	Date	Description

SCHEMATIC  
GROOMER SHED  
ELEVATIONS

A2.3

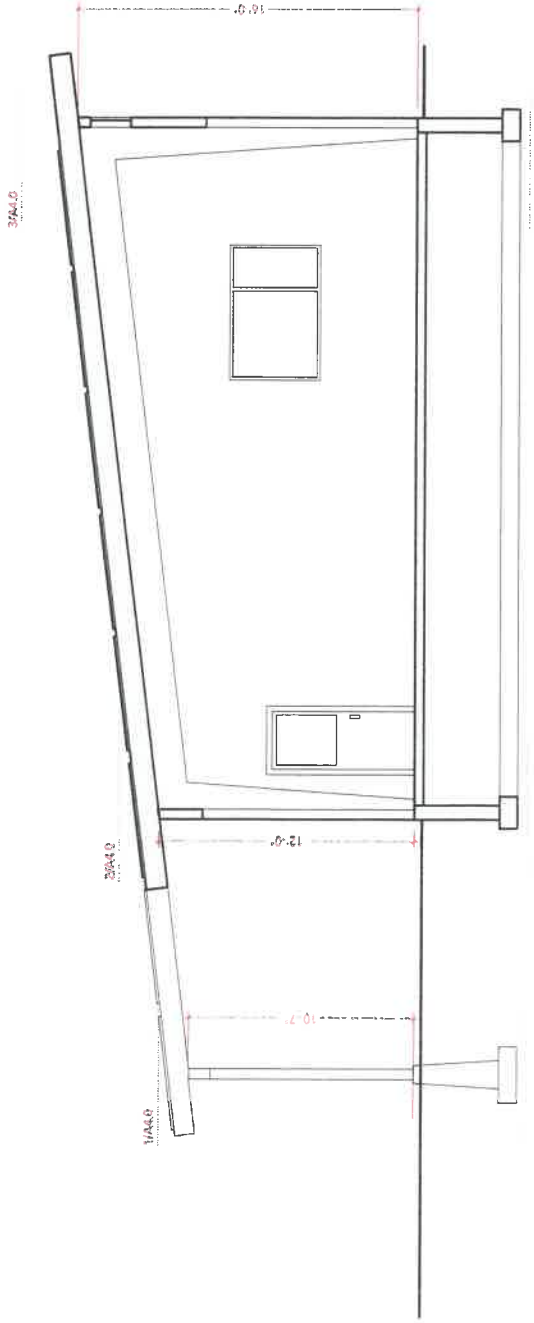


1 Elevations Shed Elevation  
Scale: 1/4" = 1'-0"

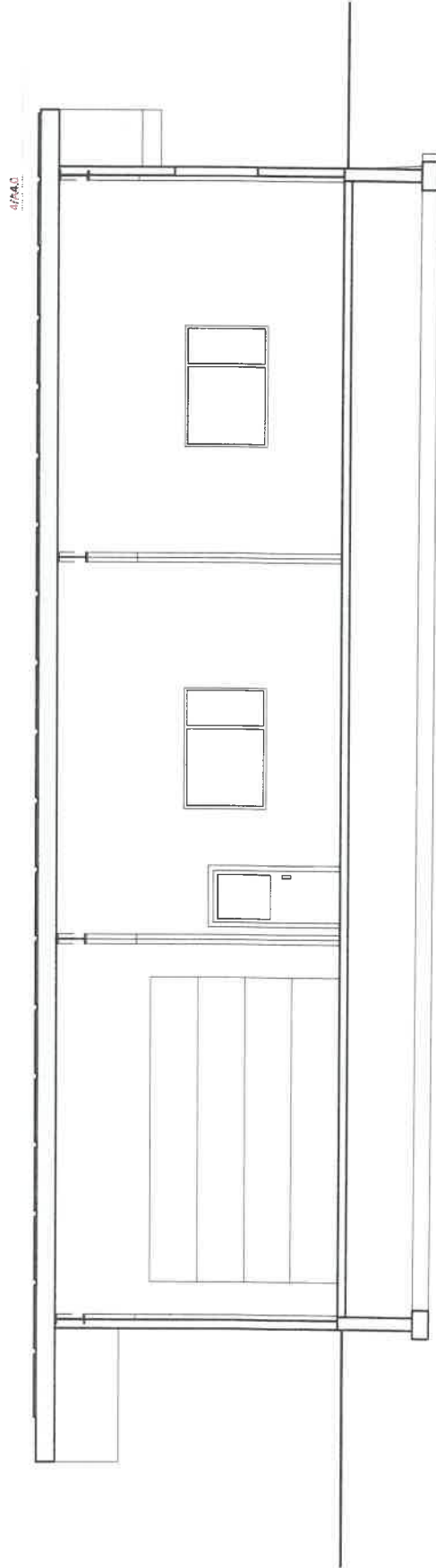


2 Elevations Shed Elevation  
Scale: 3/8" = 1'-0"

Mark	Date	Description



1 Equipment Shed Section

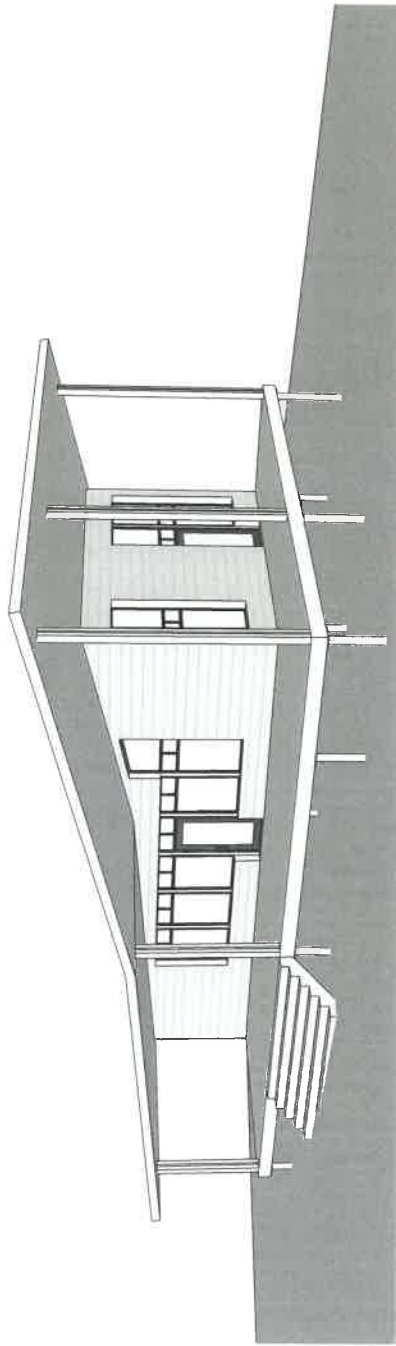


2 Storage Shed Section



# OAK HILL SKIWAY - SKIER'S HUT

JULY 25, 2023



## Materials: Site milled rough sawn

- Exterior siding board feet: ~1400
- Interior siding board feet: ~1400
- 10' 4x6 posts: 18
- 12' 4x6 posts: 8
- 14' 4x6 posts: 8
- 16' 4x6 posts: 6
- 2x4 for Nail Laminated Timber: TBD w/ remaining lumber
- 2x- for floor framing: TBD w/ remaining lumber

OAK HILL OUTDOOR CENTER

HANOVER, NH

Mark	Date	Description
	2/21/23	Wood cutlist only

3D

A0.0