ZONING BOARD OF ADJUSTMENT
PUBLIC HEARING: 10/24/2019
Town Hall, 41 South Main Street - 7:00 PM

Board members present: Arthur Gardiner, Richard Green, Christopher Ng, George Stanger, Jr., H. Bernard Waugh, Jr. (Vice-Chair)

Staff: Robert Houseman, Planning & Zoning Director

Others: See the Attendance Sheet

Bernie Waugh, Zoning Board Vice-Chair, called the meeting to order at 7:00 PM in the Town Hall Boardroom. Deliberations will be held on October 31 at 7:00 PM in the Town Hall Boardroom.

1. Case #09095-Z2019-25: Harold Frost is requesting a Special exception under Article VII, Section 704, “driveways”, pursuant to Section 207, “Special exception”, to construct a second driveway at 373 Hanover Center Road, Tax Map 9, Lot 95, in the “RR” Rural Residence zoning district.

   Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

   Stanger recused himself from the case, noting that his daughter is listed as an abutter.

   Harold Frost presented the application in Phase I.

   Kari Asmus spoke in favor of the application.

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

   The hearing on Case #Z2019-25 was closed.

2. Case #40017-Z2019-26: Christopher Ryckman is requesting a Special exception under Article V, Section 518, “Storage of natural material”, pursuant to Section 207, “Special exception”, to deposit fill in excess of 200 cubic yards for landscaping purposes at 21 Rope Ferry Road, Tax Map 40, Lot 17, in the “SR-1” Single Residence zoning district.

   Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

   Christopher Ryckman, owner, and Christopher Smith, Landscape Architect, presented the application in Phase I.

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

   The hearing on Case #Z2019-26 was closed.
3. **Case #13018-Z2019-27:** Megan Sandy, as Agent for the Trustees of Dartmouth College, property owner of record, is requesting a Variance under Article II, Section 208, “Variance”, pursuant to Article IV, Section 405.9, to allow a use that is not allowed at 8 Rennie Road, Tax Map 13, Lot 18, in the “RR” Rural Residence zoning district.

Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

Jessica Nyland, Dartmouth College, James Weick, GZA and Matt Dean, GZA presented the application in Phase I.

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

The hearing on Case #Z2019-27 was closed.

4. **Case #34102-Z2019-30:** John Scherding, as Agent for the Trustees of Dartmouth College, property owner of record, is requesting a Special exception under Article VII, Section 716, “Athletic scoreboards”, pursuant to Article II, Section 207, “Special exception”, to allow for two shot clocks to be installed at 4 Summer Street, Tax Map 34, Lot 102, in the “I” zoning district.

Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

John Scherding and Richard Whitmore, Dartmouth College, presented the application in Phase I.

Nina Lloyd, spoke in Phase II, raising noise concerns.

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

The hearing on Case #Z2019-30 was closed.

5. **Case #34027-Z2019-28:** Shilo Gregory, as Agent for Chris Harris, property owner of record, is requesting a Variance from Article VIII, Section 803, “Non-conforming structure”, pursuant to Article II, Section 208, “Variance”, to allow for an addition to the existing structure to extend closer to the lot line to which the existing structure is non-conforming.

The property is located at 4 Dorrance Place, Tax Map 34, Lot 27, in the “SR-2” Single Residence zoning district.

Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

Chris and Rachel Harris, property owners, and Shilo Gregory, builder, presented the application in Phase I.

Elizabeth Cascio and Nick Russell spoke in favor of the application.
No one else spoke in favor of or in opposition to the application.

The hearing on Case #Z2019-28 was closed.

6. **Case #23036-Z2019-29**: Bradford Atwood, Esq., as Agent for Eighty-Five South Main Street Condominium Association, is requesting a Special exception under Article IV, Section 405.7, “General Residence”, pursuant to Article II, Section 207, “Special exception”, to allow for changes to conditions of a previously approved special exception (Z1997-15) that allowed for a multi-family dwelling development at 85 South Main Street, Tax Map 23, Lot 36, in the “GR-2” zoning district.

Arthur Gardiner, Acting Clerk, read the Notice of Public Hearing.

Chet Hickock and Bradford Atwood presented the application in Phase I.

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

The hearing on Case #Z2019-29 was closed.

7. **OTHER BUSINESS**: The Board discussed scheduling a meeting to consider the CRC mediation settlement agreement.

8. **ADJOURNMENT**: The meeting adjourned at 9:30 PM.

Respectfully submitted,

Robert Houseman