

## **ZONING BOARD OF ADJUSTMENT**

Minutes of February 27, 2025

Members Present: Waugh (Chair), Green, Safro, Fischel, Epps

Waugh opened the meeting at 7:04 p.m., introduced the Board, and read the hearing procedures.

1. Case #39021-Z2025-02. At 7:07 Waugh opened the public hearing, and Green read the hearing notice. Frank J. Barrett, Jr. appeared as agent for Robert and Myra Kelbalka requesting a special exception under Article VII, Section 704.4 to allow a driveway more than 14' wide at 63 E. Wheelock St. Mr. Barrett presented the case for the additional width, addressed the special exception criteria, and answered questions from the Board. No one else spoke in favor or opposition. Waugh will draft a preliminary motion for discussion at the deliberative session.
2. Case #23030-Z2025-03. At 7:34, Waugh opened the public hearing, and Green read the hearing notice. Catherine Rieke and Jason Pettus appeared to request a variance from the setback provisions of Section 504.2.B to expand a nonconforming garage further into the front setback on their property at 5 Huntley Rd. Tim Jennings, the applicant's contractor, answered questions from the Board. Abutter Eric Martin spoke in favor of the request. No one spoke in opposition. Green will prepare a preliminary motion.
3. Case #Z41052-2025-04. At 7:48, Waugh opened the public hearing, and Green read the hearing notice. Waugh, Green, Fischel, and Epps all disclosed various connections to Dartmouth College, but all stated that they were able to make a disinterested decision in the matter, and there was no objection to their participation in the case. Terry Impey and Dan Justynski of the Dartmouth Real Estate Office appeared in person, and Ian MacKenzie of MacKenzie Engineering and Contracting appeared via Zoom in support of the request by Dartmouth College for a special exception to add a garage to one-family dwelling at 13 Lyme Road. No one else spoke in favor or opposition. Following the close of the hearing and discussion by the Board, the consensus was that the request met the special exception criteria, and staff was directed to prepare an appropriate motion for consideration at the deliberative session.
4. Cases #06028-Z2024-016 & 019. As the Applicants were not prepared to go forward, the Board continued the hearing in those cases to April 24, 2025, at 7:00 p.m.
5. After review, Green moved, and Fischel seconded a motion to approve the Minutes of 1/30/2025 as written.

The Board adjourned at 8:15.

Respectfully Submitted,  
Bruce Simpson