

ZONING BOARD OF ADJUSTMENT

Minutes of July 24, 2025

Members Present: Waugh (Chair), Green, Safro

Public Hearings:

Waugh opened the meeting at 7:03 pm and opened the public hearing in the following case:

CASE #34064-Z2025-07-9: Wayne Young, property owner of record, is requesting variances from the frontage and lot size requirements of Section 405.8, and from the 'square box' requirement of Section 501.3 to create a nonconforming at 16 Ledyard Lane, Tax Map 34, Lot 64 in the SR-2 District.

Because the Board did not have five members present, the applicant had requested that the case be continued for a hearing before a full board, as permitted under the ZBA Rules of Procedure. It was moved by Green, seconded by Safro to continue the hearing to August 28 at 7:00 p.m. All voted in favor.

At 7:07, Waugh opened the public hearing in the following case:

CASE #1025-Z2025-10: Hanover Conservancy, agent for the Clyde D. Watson Trust, property owner of record, is requesting a variance from Section 507.2 to allow creation of a conservation lot at 55 Three Mile Road, Tax Map 10, Lot 25 in the Rural Residential and Forestry Districts which will leave the remainder lot with less than 50 acres in the Forestry District.

Adair Mulligan, Executive Director of the Hanover Conservancy, appeared in support of the application. Clyde Watson, Trustee of the trust that owns the subject property, appeared via Zoom, but did not speak. No one else appeared in support or opposition. Prior to closing the hearing, the Chair noted that the record in the case would be held open until Tuesday, July 29, to give the Conservancy the opportunity to submit additional documentation regarding permanent protection and stewardship of the land should the variance be granted.

The case was set for deliberation on July 31.

ZBA/PB Joint Meeting: The Board discussed the Planning Board invitation for a joint meeting. Staff will poll the Board as to the best date.

Legislative Zoning Amendments: Following a discussion of recent legislation affecting the Hanover Zoning Ordinance, staff agreed to prepare a memo detailing the relevant changes.

Minutes: After review, the Board unanimously approved the Minutes of May 1, 2025.

The Board adjourned at 8:24.

Respectfully Submitted,
Bruce Simpson