

ZONING BOARD OF ADJUSTMENT
Minutes of October 23, 2025

Members Present: Waugh (Chair), Green, Safro, Eggleton, Esinhart

Waugh opened the meeting at 7:07. Esinhart announced that she would recuse herself from the scheduled cases, as all had either been the subject of Planning Board proceedings, or would be if the requested relief were granted by the ZBA.

The Board noted that CASE #34014-Z2025-16:Alpha Delta Alumni Corporation was being continued to November 20 as the Applicant had requested a hearing before a full board. The remaining applicants consented to having their cases heard before a four-member board.

At 7:15 Waugh opened the public hearing in the following case:

CASE #34064-Z2025-11: Jeff and Lara Acker, are appealing the decision of the Zoning Administrator that site work on property owned by Christ Redeemer Church at 34 Greensboro Road, Map 25, Lot 16 was permitted under Town regulations.

Jeff Acker appeared in support of the appeal, raising three issues supporting his claim: 1) the work on the abutting property was not exempted under the 674:76, 2) the work was not exempted under Section 1103.4 of the Hanover Ordinance, and 3) that work was not permitted under the Flood Plain provisions in 1102. Acker and Zoning Administrator Bruce Simpson answered questions from the Board. No one else appeared in support or opposition. Waugh closed the hearing at 7:54 and the Board briefly discussed the case.

At 8:00 Waugh opened the public hearing in:

CASE #2903-Z2025-13, 14: Frank J. Barrett, Jr., Agent for the Baughman Trust, property owners of record, is requesting a Variance under Article V, Section 507 to allow creation of a lot smaller than required by the Ordinance, and a Wetlands Special Exception under Article XI, Section 1103 for a new driveway in a wetland and wetland buffer, both at 60 Etna Road, Tax Map 29, Lot 3 in the SR-2 and RR zoning districts.

Jay Barrett, Scott Baughman, and Audra Klumb appeared in support of the requests, with Barrett addressing the need for a variance and Klumb addressing the wetland impacts and the measures designed to meet the requirements of Section 1103.7. A letter from abutter Roger Clarkson in support of the application was read. No one else appeared in support or opposition. Waugh closed the hearing at 8:50 and the Board briefly discussed the case.

At 9:02 Waugh opened the public hearing in:

CASE #05064-Z2025-15: Conch Shell Realty Trust, property owner of record, is requesting a Wetlands Special Exception under Article XI, Section 1103 for disturbance in a wetland buffer at 2 Morgan Road, Tax Map 5, Lot 64 in the RR District.

Andrew Thibault and Rich Whitehouse appeared in support of the application. Owner Gil Alexio was present but did not speak. Thibault and Whitehouse presented the case for the wetlands special exception and answered questions from the Board about drainage and runoff issues.

Attorney Jason Crantz

Melina Hill Walker and Casey Villard were present, and Keven Keller, Lauren Groves, and Wayne McCutcheon joined by Zoom, but did not speak.

Adjournment: The Board adjourned at 10:21 P.M.

Respectfully Submitted,

Bruce Simpson