

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

**SPECIAL EXCEPTION**

**FOR OFFICE USE ONLY**

Case No. 22023-14  
Fee total 430.7  
Date filed 8/29/23  
Received by ?

1. Applicant Name RANDALL T. MUDGE  
Mailing Address 85 OCH LANE, NEW HAMPSHIRE 03768  
Phone No. 603-795-4831  
Email RANDY@RTMUDGE.COM
2. Property Owner DANA ROBES  
Mailing Address 25 SOUTH POINT ROAD RIVINGTON, ME 04509-3703  
Phone No. 207-837-2639
3. Project Location (Street Address) 1 THREE MILE ROAD  
Tax Map 6 Lot 26 Zoning District RR

4. Applicant hereby requests a Special exception as provided in

Article 207 Section 207.1 of the Hanover Zoning Ordinance to permit:

REFERENCE 704.4 A(2) AN ADDITIONAL  
DRIVEWAY TO ACCESS THE PRIMARY LIVING  
LEVEL OF THE HOME.

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 Dana R. Robes

Date 29 AUG 23

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

Owner / Agent Signature Dana R. Robes

Date 29 AUG 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.
- DINA*  Every engineer, architect, land surveyor, or soil scientist whose professional seal appears on the plan
- DINA*  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"36")
  - SEVEN copies of file-size plans** (11"x17")
- Digital copy of complete submission** emailed to [bruce.simpson@hanovernh.org](mailto:bruce.simpson@hanovernh.org)



# 100 foot Abutters List Report

Hanover, NH  
August 29, 2023

## Subject Property:

Parcel Number: 06-026-01  
CAMA Number: 06-026-01  
Property Address: 1 THREE MILE RD

Mailing Address: ROBES, DANA R  
75 SOUTHERN POINT RD  
ROUND POND, ME 04564-3703

## Abutters:

Parcel Number: 06-010-01  
CAMA Number: 06-010-01  
Property Address: 84 RUDDSBORO RD

Mailing Address: ROBES, DANA R  
75 SOUTHERN POINT RD  
ROUND POND, ME 04564-3703

Parcel Number: 06-011-01  
CAMA Number: 06-011-01  
Property Address: 78 RUDDSBORO RD

Mailing Address: CHARRON, AUDRA J &  
78 RUDDSBORO RD  
ETNA, NH 03750-3513

Parcel Number: 06-033-01  
CAMA Number: 06-033-01  
Property Address: 40 OLD DANA RD

Mailing Address: NORTON, KATHERINE R &  
19 DRESDEN RD  
HANOVER, NH 03755-1305

Parcel Number: 06-048-01  
CAMA Number: 06-048-01  
Property Address: 2 THREE MILE RD

Mailing Address: GRONAUER, DEVORA T - REVOCABLE  
TRUST  
2 THREE MILE RD  
ETNA, NH 03750

Parcel Number: 06-051-01  
CAMA Number: 06-051-01  
Property Address: 79 RUDDSBORO RD

Mailing Address: HANOVER, TOWN OF  
PO BOX 483  
HANOVER, NH 03755-0483

*APPLICANT*

*5 RANDALL T. MUDGE  
85 PLIT  
LYME, NH 03769*



www.cai-tech.com

AUG 29 2023 PM02:34

Town of Hanover  
Zoning Board of Adjustment  
PO Box 483  
Hanover, New Hampshire 03755

29 August 2023

**Subject: Special Exception for second driveway 1 Three Mile Road**

**Board Members,**

**Property owner Dana Robes proposes to locate a second driveway to access the primary living level of his residence located at 1 Three Mile Road.**

**The sketch enclosed provides the maximum dimensions proposed for the driveway. The finished material will be gravel similar to Three Mile Road. The subgrade will be prepared per Town of Hanover requirements. The center of the proposed driveway will be a garden designed to receive the drainage from the gravel surface.**

**The long term goal is to allow barrier free access to the primary living level of the residence. The existing driveway accesses a garage which is one level below the primary living level.**

**The proposed driveway is similar to other driveways on the road and will retain the rural character of the area.**

**The proposed driveway is located on a straight stretch of Three Mile Road and has good visibility in all directions. There are no sidewalks in the area.**

**The driveway will not inhibit town plowing and grading.**

**Thank you for your consideration of this request.**



Randall T. Mudge

ROBES RESIDENCE  
ETNA NEW HAMPSHIRE

Randall T Mudge & Associates  
85 Dartmouth College Highway Lyme New Hampshire

Date:  
28 AUG 2023

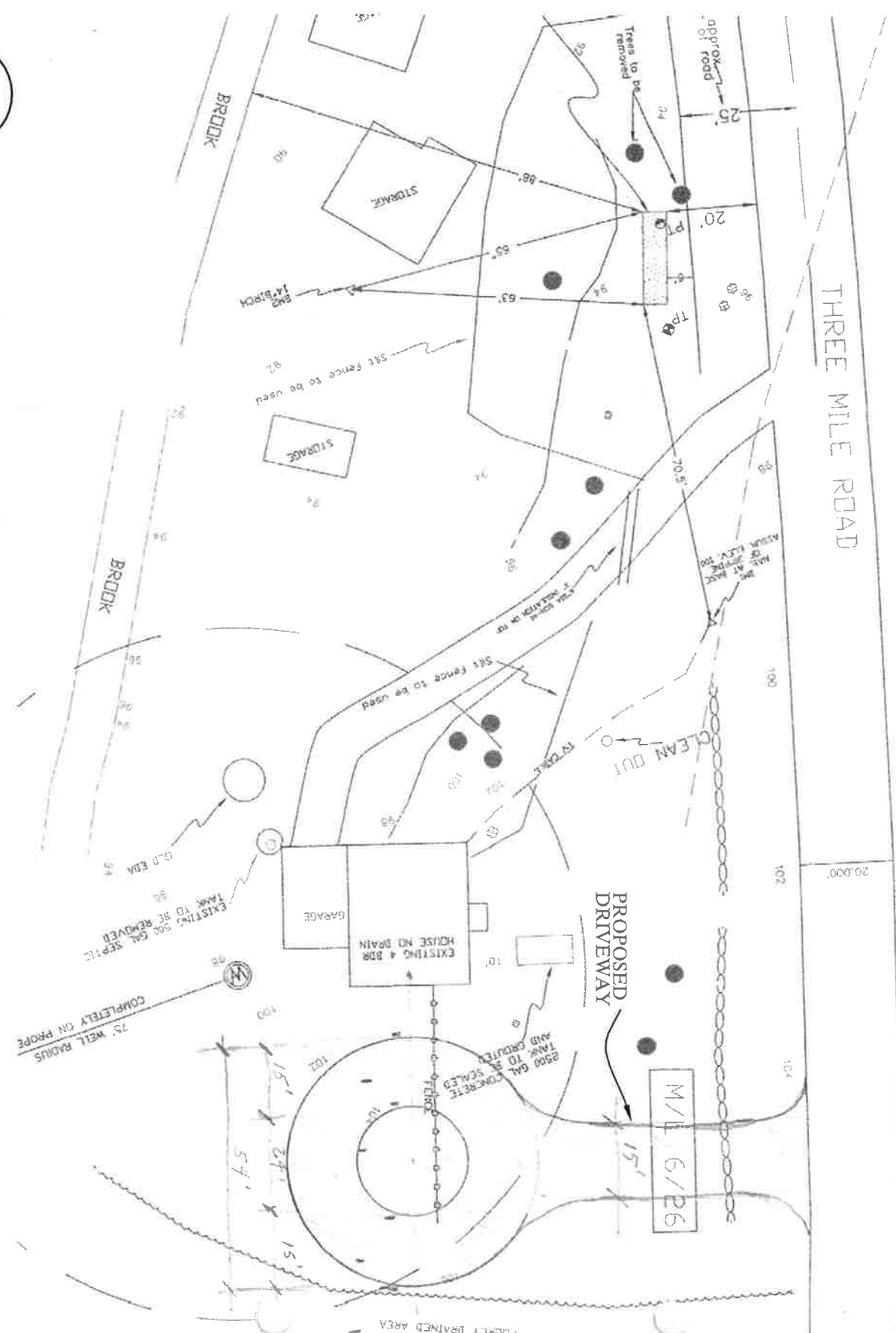
Scale:  
NOT TO SCALE

Drawing No:

PD



THREE MILE ROAD



1

PROPOSED DRIVEWAY

Property Location 1 THREE MILE RD  
 Vision ID 480 Account #

Map ID 6/26/11/  
 Bldg # 1

Bldg Name  
 Sec # 1 of 1 Card # 1 of 1

State Use 1010  
 Print Date 6/12/2023 10:35:28 A

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ROBES, DANA R  75 SOUTHERN POINT RD  ROUND POND ME 04564-3703		1 Level	5 Well	3 Unpaved	3 Rural	Description	Code	Assessed	Assessed	1917  HANOVER, NH  <b>VISION</b>
			6 Septic			RESIDNTL	1010	224,600	224,600	
						RES LAND	1010	190,100	190,100	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	27,800	27,800	
Alt Prcl ID 00006 00026 00001		EASEMEN 203500		PRECINC FIRE DIST 2 MRKTG DI TIF STATE UTI						
PARKING 5		PHOTO		GIS ID PR0489		Assoc Pid#				
						Total		442,500	442,500	

RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
ROBES, DANA R				3541	0607	08-11-2008	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROBES, DANA R & MARTHA S				2451	0070	03-16-2000	U	I	76,730	1A	2023	1010	224,600	2022	1010	224,600	2022	1010	224,600
ROBES, JOHN E & DANA R & PETER W				2112	0205	10-05-1994	U	I	0	1A		1010	190,100		1010	190,100		1010	190,100
ROBES, ERNEST C					0				0			1010	27,800		1010	27,800		1010	27,800
						Total		442,500		Total		442,500	Total		442,500	Total		442,500	

EXEMPTIONS				OTHER ASSESSMENTS				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
108				

NOTES			
Both baths updated,new roof-hse&Oby's, Upgrade cabin-Int finished w/elec&FPL1, Elect to BRN3,Cabin has FPL  Cond - G			

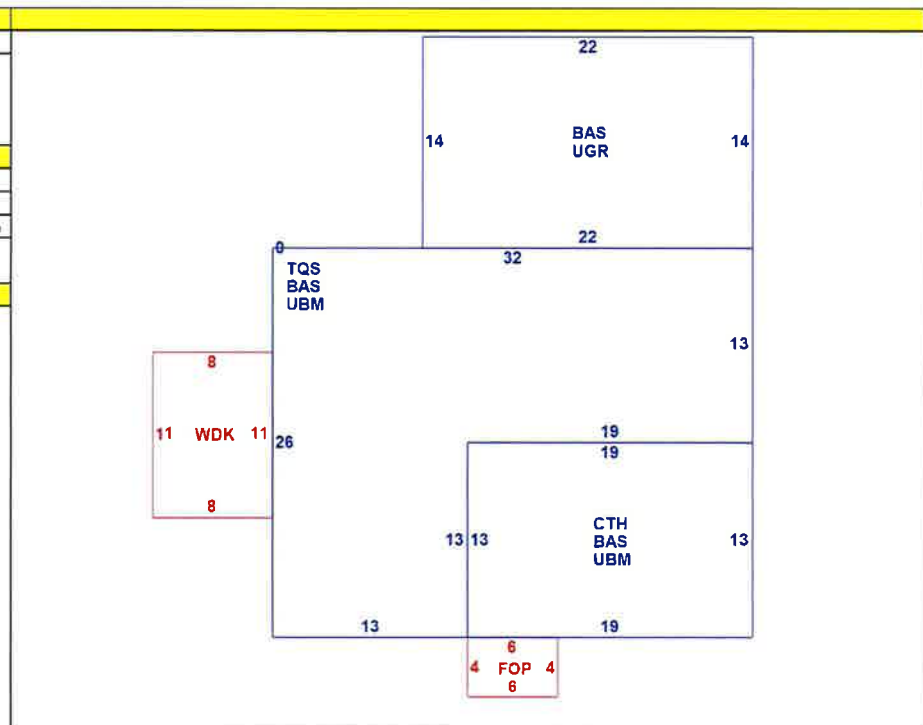
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpost/Result
2004-241	10-26-2004	RS	ROOFING & MI	6,400		100	04-01-2005	REPAIRS	04-14-2021	SS			16	Field Review
2000-67	04-14-2000	RE	Remodel	12,000		100	09-07-2000	RENOV.BATH/ELECTRICAL	10-22-2020	AS			00	Measur+Listed
									08-16-2011	JM			00	Measur+Listed
									10-04-2006	JM			00	Measur+Listed
									09-07-2000	DZ			00	Measur+Listed
									08-03-1987	DA			00	Measur+Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	REC	Location Adjustm	Adj Unit P	Land Value		
1	1010	Single Fam MDL	RR		43,560	SF	5.01	1.00000	5	1.00	108	0.800	0		1.000	4.01	174,700	
1	1010	Single Fam MDL	RR		2.000	AC	8,000.00	1.00000	5	1.00	108	0.800	0		1.000	6,400	12,800	
1	1010	Single Fam MDL	RR		0.800	AC	4,000.00	1.00000	0	1.00	108	0.800	0		1.000	3,200	2,600	
Total Card Land Units					3.80	AC	Parcel Total Land Area					3.80	Total Land Value					190,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style:	04	Cape Cod			
Model	01	Residential			
Design/Appeal	03	Average			
Stories:	1.75	1 3/4 Stories			
Occupancy	1				
Exterior Wall 1	09	Logs			
Exterior Wall 2					
Roof Structure:	03	Gable/Hip			
Roof Cover	01	Metal			
Interior Wall 1	07	Knotty Pine			
Interior Wall 2					
Interior Flr 1	09	Pine/Soft Wood			
Interior Flr 2					
Heat Fuel	02	Oil			
Heat Type:	04	Forced Air-Duc			
AC Type:	01	None			
Total Bedrooms	04	4 Bedrooms			
Total Bthrms:	2	2 Full			
Total Half Baths	0				
Total Xtra Fixtrs					
Total Rooms:	7	7 Rooms			
Bath Style:	02	Average			
Kitchen Style:	02	Average			
			Building Value New		303,301
			Year Built		1939
			Effective Year Built		1992
			Depreciation Code		GD
			Remodel Rating		
			Year Remodeled		
			Depreciation %		29
			Functional Obsol		0
			External Obsol		0
			Trend Factor		1
			Condition		
			Condition %		
			Percent Good		71
			RCNLD		215,300
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA					
Parcel Id		C	Owne	0.0	
			B		S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

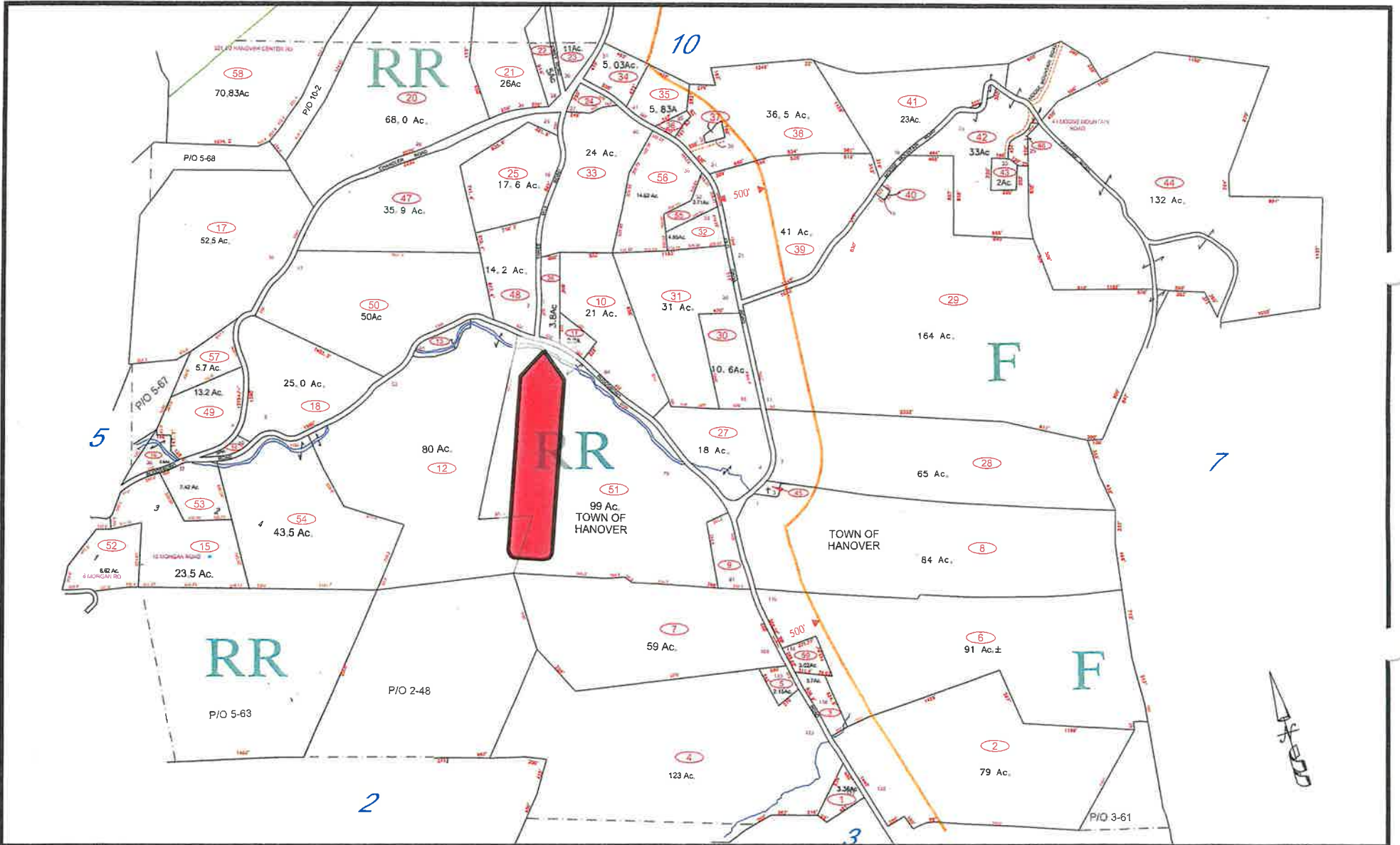
COST / MARKET VALUATION		
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Condition %		
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Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPL1	FIREPLACE 1	B	1	5000.00	1995		71		0.00	3,600
SHD1	SHED FRAME	L	180	17.00	1987		50		0.00	1,500
BRN3	1 STORY W/L	L	688	27.00	1987		70		0.00	13,000
CAB1	CABIN-MINIM	L	432	44.00	1987		70		0.00	13,300
FPL3	2 STORY CHI	B	1	6000.00	1995		71		0.00	4,300
FPO	EXTRA FPL O	B	1	2000.00	1995		71		0.00	1,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,140	1,140	1,140	158.37	180,542	
CTH	Cathedral Clg	0	247	0	0.00	0	
FOP	Porch, Open, Finished	0	24	6	39.59	950	
TQS	Three Quarter Story	439	585	439	118.85	69,524	
UBM	Basement, Unfinished	0	832	166	31.60	26,289	
UGR	Garage, Unfinished	0	308	92	47.31	14,570	
WDK	Deck, Wood	0	88	9	16.20	1,425	
Ttl Gross Liv / Lease Area		1,579	3,224	1,852		293,300	





	<p>PROPERTY MAP FOR THE TOWN OF <b>HANOVER, NH</b></p>	<p>For assessments only - not for conveyances.</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>PARCEL NUMBER ———— 14</li> <li>HOUSE NUMBER ———— 27</li> <li>ADJACENT MAP NUMBER ————</li> <li>MATCHLINE - - - - -</li> <li>RIGHT-OF-WAY OR EASEMENT ————</li> </ul>	<p><b>APPROXIMATE SCALE:</b></p> <p>FEET 0 400 800 1200 1600</p> <p>METERS 0 200 400</p>	<p>MAP NUMBER <b>6</b> July 10, 2013</p>
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# Bldg Permits

Map	Lot	YR	#	OWNER		LOCATION	DESCRIPTION	STATUS
6	26	2004	241	Robes	Dana	1 Three Mile Road	Roofing, misc repairs	Closed out
6	26	2000	67	Robes	Dana	1 Three Mile Road	RENO bathroom	CO Issued

# ZBA Cases

Map	Lot	YR	#	OWNER		LOCATION	TYPE	DESCRIPTION	DECISION
6	26	2023	14	Robes	Dana	1 Three Mile Road	SE	additional driveway	
6	26	2016	12	Robes	Dana	1 Three Mile Road	SE-W	septic system in wetland buffer	Granted
6	26	1964	11	Brown	Luther	1 Three Mile Road	V	garage in 32' of road	Denied

# Zoning Permits

Map Lot	YR	#	OWNER	LOCATION	DESCRIPTION	WL	FP
6 26	2016	256	Robes	Dana	1 Three Mile Road		
6 26	2004	247	Robes	Dana & Martha	1 Three Mile Road	Y	N
6 26	2000	52	Robes	Dana	1 Three Mile Road	Y	N

ZONING BOARD OF ADJUSTMENT  
TOWN OF HANOVER, NH

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CASH ONLY IF ALL CheckLock™ SECURITY FEATURES LISTED ON BACK INDICATE NO TAMPERING OR COPYING

**RANDALL T MUDGE & ASSOCIATES** 07/94  
ARCHITECTS  
TEL. (603) 795-4831  
85 DARTMOUTH COLLEGE HWY.  
LYME, NEW HAMPSHIRE 03768

**LEDYARD NATIONAL BANK**  
HANOVER, NH 03755  
54-198/117

6976

8/29/2023

PAY TO THE ORDER OF Town of Hanover

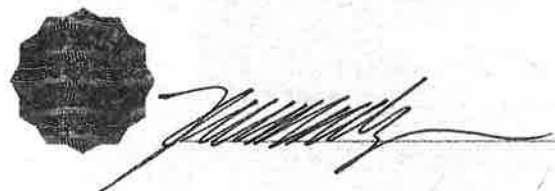
\$ **\*\*430.00**

Four Hundred Thirty and 00/100\*\*\*\*\*

DOLLARS

PROTECTED AGAINST FRAUD

Town of Hanover  
P O Box 483  
Hanover, NH 03755



MEMO 1 Three Mile Road Special Exception

⑈006976⑈ ⑆011701987⑆ 46250⑈

Details on Back Intuit® CheckLock™ Secure Check